

CITY OF NORWALK
FAIR RENT COMMISSION
JUNE 2, 2010

ATTENDANCE: Martin Bernard; Fran Collier-Clemmons; Mary Geake;
Johnnie Mae Weldon

STAFF: Adam Bovilsky, Director; Lawrence Patterson, Field
Representative

CALL TO ORDER

Ms. Collier-Clemmons called the meeting to order at 7:43 p.m.

ELECTION OF A *CHAIR PRO TEM*

** MR. BERNARD MOVED TO ELECT A CHAIR PRO TEM
** MS. WELDON SECONDED
** MOTION PASSED UNANIMOUSLY

NOMINATION

** MS. GEAKE MOVED TO NOMINATE MR. BERNARD AS *CHAIR PRO TEM*
** MS. COLLIER-CLEMMONS SECONDED
** MOTION PASSED UNANIMOUSLY

APPROVAL OF MINUTES

The following corrections were made to the minutes:

Page 1: Ms. Bernard should be changed to Mr. Bernard
Submitted an edited version should be changed to submitted as an
edited version

Page 2: Staff recommended deleting the word October and replaced with April
and that Mr. Bovilsky presented his written report to the commission and
highlighted that there were 55 intakes during the month of April and that there
were 240 follow up contacts in April, related to Fair Rent.

Mr. Bovilsky said that there were numerous deletions and additions. He read the
paragraph and said that under In the News, it should read that the national
income coalition listed Norwalk and Stamford as the most expensive areas in the
country as part of their out of reach 2010 report. He added that the report had

been referenced in local newspapers and televised news programs revealing that the fair market rent for a two bedroom unit was \$1,800 per month and that for a family to spend only 30% of their income on rent and utilities, they would have to have 4.2 full time jobs at the State's minimum wage or earn approximately \$35.00 per hour at one full time job. He stated that there were pages of interesting data and added copies of the report were available for the members.

Page 3. Delete rent and submit asking price

Delete with various options and inserting by various means including the consumer price index and approximately eight other sources
Change CLMS to CMLS

Page 4. Change the paragraph that begins with Mr. Bernard to read - Mr. Bernard said that there had been a federation of Fair Rent Commissions with representatives from surrounding cities and he had served as an officer of this group.

Page 5. There were no changes to page 5.

- ** MS. COLLIER-CLEMMONS MOVED TO ACCEPT THE CORRECTIONS TO THE MINUTES AS PRESENTED BY THE STAFF
- ** MS. GEAKE SECONDED
- ** MOTION PASSED UNANIMOUSLY

CHAIR'S REPORT

Mr. Bovilsky said that Chair Genuario asked him to read her report into the record. She thanked everyone for attending the June 2nd meeting of the Fair Rent Commission. She said that the spring dinner was a wonderful success. It was held on May 26th and there were 16 attendees. She said that she believed that a good time was had by all. Chair Genuario did not have a formal report.

DIRECTOR'S REPORT

Mr. Bovilsky said that his report was distributed. There was one complaint filed in May. There are four commissioners whose terms expire on July 1, 2010. The staff recommended to the Mayor that those members be reappointed. Mr. Bovilsky thanked all those who attended the Fair Rent Commission annual dinner; it was nice to see the former Commissioners and staff who attend this event regularly.

Mr. Bovilsky said that they are now keeping track of people who do not want extra copies of printed materials. He said that this is a way to opt out and as well as a way to stop wasting paper.

Mr. Bovilsky reported that there were several articles about affordable housing.

OLD BUSINESS

Mr. Bovilsky said that they are continuing to make progress on the new website. He said that it is a work in progress for the staff. The new go live date, according to the City, is in August. He said that in the earlier version they had to rely on the IT department to make changes. With this version, they will be able to make their own changes.

Mr. Bovilsky said that he will have a computer available at the next meeting, so that Commissioners will be able to see the website. He said that every City department is getting a new website.

Ms. Geake asked Mr. Bovilsky if he found that the new website is working how he wants. Mr. Bovilsky said that it will be ADA accessible, which means that there will be no hidden text. It also has a font function so that people can enlarge the size of the font. That function is not working correctly yet, but the consultants are aware of the problem and are working on it.

NEW BUSINESS

REVIEW, DISCUSSION AND MOTIONS ON OPEN CASES

1596-10

Mr. Patterson distributed the open cases. He said that this case is still pending. He and the Health Department have been in touch with the tenant and the landlord as recently as today. He recommended no action on this case.

Ms. Geake asked when the flooding occurred. Mr. Patterson said that it appeared that it was from the big storm in March. The complaint was filed on April 1st. When the Health Department was there they saw that there was an extensive amount of flood damage to a converted garage that was being used as a fourth bedroom in a single family house. By the time the tenant filed the complaint, they had already started work to correct the situation. Mr. Patterson said that he had made a note about permits being applied for in terms of making that converted bedroom into a legal bedroom.

** MS. GEAKE MOVED TO TAKE NO ACTION ON CASE 1596-10
** MS. WELDON SECONDED
** MOTION PASSED UNANIMOUSLY

PRESENTATION OF NEW CASES

1598-10

Mr. Patterson said that this is a new case that came to them on May 21st. The tenant pays \$750.00 for a one bedroom apartment. The new landlord wants \$1,300, an increase of \$550.00. This property had been in the same family and when the tenant moved in 20 years ago, the grandfather owned the property and then it was passed to the son. Now the son and grandson have title in their name and the grandson is stepping up to the plate as far trying to remedy the problems. But he also wants to get the tenant up to what he believes is market rent in one fell swoop. Mr. Patterson recommended hearing this case.

** MS. COLLINS-CLEMMONS MOVED TO HEAR CASE # 1598-10
** MS. GEAKE SECONDED
** MOTION PASSED UNANIMOUSLY

Mr. Patterson said that he believes that this case will go to a hearing

MOTION TO ADJOURN

** MS. GEAKE MOVED TO ADJOURN
** MS. COLLIER-CLEMMONS SECONDED
** MOTION PASSED UNANIMOUSLY

There was no further business and the meeting was unanimously adjourned at 8:04 p.m.

Respectfully submitted,

Rosemarie Lombardi
Telesco Secretarial Services