

**CITY OF NORWALK  
FAIR RENT COMMISSION  
REGULAR MEETING  
MAY 1<sup>ST</sup> , 2019**

**ATTENDANCE:** Patricia Genuario, Chair; John Church, Vice-Chair; Peter Halladay, Samuel Pride, Sonja Oliver, Johnnie-Mae Weldon (7:52 p.m.)

**STAFF:** Anna Keegan, Acting Director

**CALL TO ORDER**

Ms. Genuario called the meeting to order at 7:38 p.m. A quorum was present.

**1. APPROVAL OF MINUTES OF PREVIOUS MEETING**  
**a. APRIL 3, 2019**

The following corrections were made to the minutes of April 3, 2019:

On page 1: in Attendance, should read Mr. Enrique Santiago.

On page 2: in Chair's report, second paragraph, second sentence, add the word "by" : ...the exploitation of poor Americans who are taken advantage of "by" unscrupulous landlords.

On page 3: in "Open Cases" d. 1755-17, first line of motion, replace "Commissioner Church" with "Commissioner Pride".

On page 3: in "Open Cases" e. 1757-18, first line of motion, replace "Commissioner Church" with "Commissioner Pride".

**\*\* COMMISSIONER PRIDE MOVED TO APPROVE MINUTES AS AMENDED.**  
**\*\* COMMISSIONER CHURCH SECONDED.**  
**\*\* THE MOTION CARRIED OUT WITH FOUR VOTES IN FAVOR AND ONE ABSTENTION (MS. OLIVER)**

**2. CHAIR'S REPORT**

Ms. Genuario presented her report:

**FAIR RENT COMMISSION  
MAY 1, 2019**

Good evening, Commissioners and Staff. As always, many thanks for attending our meeting this evening. Since we are not having a hearing, I am confident that we can address all items on our agenda in a timely manner.

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You should have received the agenda as well as the minutes from our previous meeting of April 3, 2019. I am hoping that you have had an opportunity to read them.

Having no additional business to discuss, I will ask our Acting Director, Anna Keegan to present her report.

Respectfully submitted,



Patricia Genuario, Chair

### **3. DIRECTOR'S REPORT**

Ms. Keegan presented her report:

**City of Norwalk  
Fair Rent Commission  
May 1, 2019  
Director's Report**

Good evening and thank you for coming out this evening.

#### **Statistics**

Departmental statistics are attached to this report. In April, 30 of the Department's 34 new intakes were related to the Fair Rent Commission, and 122 of the Department's 313 follow-up contacts were related to the Fair Rent Commission. Two new Fair Rent Complaints have been filed since the last meeting.

#### **Commission Members and Departmental Staff**

We currently have two vacancies on our Alternate list of Commissioners and one Regular Commissioner vacancy.

#### **Budget**

Our departmental budget for the 2019-20 fiscal year has been progressing through the usual lengthy budget process. The current recommended budget includes all of the funding we requested.

#### **Departmental Work**

We have had a large increase in the amount of work related to the Human Relations side of the department this past month, including more ADA plan reviews, which has slowed down our Fair Rent work, however, we believe these will abate soon.

Respectfully submitted,

**Anna T. Keegan**

Acting Director

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**4. REVIEW, DISCUSSION AND MOTIONS ON OPEN CASES**

**a. 1742-17      12 Elm Street, 1st Floor**

Ms. Keegan then reviewed the status of the case. Staff recommends no action.

**\*\* COMMISSIONER CHURCH MOVED TO TAKE NO ACTION ON CASE 1742-17, 12 ELM ST, 1ST FLOOR.**

**\*\* COMMISSIONER WITHERSPOON SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**b. 1746-17      24 Pulaski St, Apt. 2**

Ms. Keegan then reviewed the status of the case. Staff recommends no action.

**\*\* COMMISSIONER OLIVER MOVED TO TAKE NO ACTION ON CASE 1746-17, 24 PULASKI ST, APT. 2.**

**\*\* COMMISSIONER PRIDE SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**c. 1746-17 R    24 Pulaski St, 2<sup>nd</sup> Floor**

Ms. Keegan then reviewed the status of the case. Staff recommends no action.

**\*\* COMMISSIONER CHURCH MOVED TO TAKE NO ACTION ON CASE 1746-17R, 24 PULASKI ST, 2<sup>nd</sup> Floor.**

**\*\* COMMISSIONER WITHERSPOON SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**d. 1755-17      142 East Ave, Apt. 302A**

Ms. Keegan then reviewed the status of the case. Staff recommends no action.

**\*\* COMMISSIONER OLIVER MOVED TO TAKE NO ACTION ON CASE 1755-17, 142 East Ave, Apt. 302A**

**\*\* COMMISSIONER HALLADAY SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**e. 1757-18      8 Union Ave, Apt. B3**

Ms. Keegan then reviewed the status of the case. Staff recommends no action.

**\*\* COMMISSIONER OLIVER MOVED TO TAKE NO ACTION ON CASE 1757-18, 8 UNION AVE, APT. B3.  
 \*\* COMMISSIONER PRIDE SECONDED.  
 \*\* THE MOTION PASSED UNANIMOUSLY.**

**f. 1760-18 2 Park St, Suite 1A.**

Ms. Keegan then reviewed the status of the case. Staff recommends no action.

**\*\* COMMISSIONER CHURCH MOVED TO TAKE NO ACTION ON CASE 1760-18, 2 PARK ST, SUITE 1A.  
 \*\* COMMISSIONER WITHERSPOON SECONDED.  
 \*\* THE MOTION PASSED UNANIMOUSLY.**

**g. 1762-18 10 Union Ave, Apt. F1.**

Ms. Keegan then reviewed the status of the case. Staff recommends no action.

**\*\* COMMISSIONER OLIVER MOVED TO TAKE NO ACTION ON CASE 1762-18, 10 UNION AVE, APT. F1.  
 \*\* COMMISSIONER PRIDE SECONDED.  
 \*\* THE MOTION PASSED UNANIMOUSLY.**

**h. 1764-18 8 Norden Pl, Apt. 354**

Ms. Keegan then reviewed the status of the case. Staff recommends no action.

**\*\* COMMISSIONER OLIVER MOVED TO TAKE NO ACTION ON CASE 1764-18, 8 NORDEN PL, APT. 354.  
 \*\* COMMISSIONER CHURCH SECONDED.  
 \*\* THE MOTION PASSED UNANIMOUSLY.**

**i. 1765-18 13 Lincoln Ave, Apt. 2**

Ms. Keegan then reviewed the status of the case. Staff recommends no action.

**\*\* COMMISSIONER OLIVER MOVED TO TAKE NO ACTION ON CASE 1765-18, 13 LINCOLN AVE, APT. 2.  
 \*\* COMMISSIONER PRIDE SECONDED.  
 \*\* THE MOTION PASSED UNANIMOUSLY.**

**j. 1772-18 27 Aiken St. Apt. D**

Ms. Keegan then reviewed the status of the case. Staff recommends no action.

**\*\* COMMISSIONER OLIVER MOVED TO TAKE NO ACTION ON CASE 1772-18, 27 AIKEN ST. APT. D.**  
**\*\* COMMISSIONER CHURCH SECONDED.**  
**\*\* THE MOTION PASSED UNANIMOUSLY.**

**k. 1773-19      106 East Ave.**

Ms. Keegan then reviewed the status of the case. Staff recommends no action.

**\*\* COMMISSIONER OLIVER MOVED TO TAKE NO ACTION ON CASE 1773-19, 106 East Ave.**  
**\*\* COMMISSIONER PRIDE SECONDED.**  
**\*\* THE MOTION PASSED UNANIMOUSLY.**

### **5. PRESENTATION OF NEW CASES**

Ms. Keegan introduced the following cases:

Case number 1774-19   6 Silvermine Ave., Apt. 12. Tenant pays \$1,400 per month for a one bedroom apartment. Landlord is requesting Tenant begin paying common charges, which are currently \$273 per month. Tenant alleges that this increase is unfair because it is too high for an apartment that has not been updated since 1974.

4/22/19 Complaint filed

5/1/19 ATK inspects

5/1/19 Negotiations on-going

Staff recommends vote to hear the case.

**\*\* COMMISSIONER CHURCH MOVED TO HEAR CASE 1774-19, 6 SILVERMINE AVE., APT. 12.**  
**\*\* COMMISSIONER PRIDE SECONDED.**  
**\*\* THE MOTION PASSED UNANIMOUSLY.**

*Ms. Weldon joined the meeting at 7:52 p.m.*

Case number 1775-19   66 Wilton Ave., Apt. 4. Tenant pays \$1,450 per month for a one bedroom apartment. Landlord is requesting an increase of \$200 per month. Tenant alleges that the increase is unfair because it is too much for the small apartment and is unfair when added to the \$ 400 increase Tenant paid Last year.

5/1/19 Complaint filed.

Staff recommends vote to hear the case.

**\*\* COMMISSIONER OLIVER MOVED TO HEAR CASE 1775-19, 66 WILTON AVE., APT. 4.**  
**\*\* COMMISSIONER HALLADAY SECONDED.**  
**\*\* THE MOTION PASSED UNANIMOUSLY.**

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## **6. OLD BUSINESS**

### **a. Rental Values Subcommittee Report and Motions**

Commissioner Church mentioned that the Rental Values Subcommittee met this evening (05/01/2019). He reminded that on a quarterly basis, they receive an average rental price for a variety of types of units. Around last year, they realized that these data aren't a complete picture of the rental market in Norwalk because it doesn't include either apartments that are listed by the owner, without a real estate broker or apartments there are listed by an internal management company.

Commissioner Church said that, they looked to see if there was a way to update the CMLS listing with information particularly about the new apartments in order to have more accurate picture of the complete rental market in the City of Norwalk

Commissioner Church reiterated that, the reason why they receive these quarterly reports, is to give them the general idea of what the rental market behavior is in Norwalk and also to assist with the commissioners that may or may not be familiar with the changing type of market.

He mentioned that they tried different options to receive this information, about the new apartments buildings but didn't have any success.

Commissioner Church noted that, the CMLS report, provides a limited portion of the entire rental market and shouldn't be used to draw conclusions about the rental market as a whole. He said that, the Rental Values Subcommittee concluded that they wanted the CMLS report data, because it is better to have limited information then none.

Commissioner Church opened the subject for discussion.

Ms. Genuario commented saying this: then; basically, the accurate data when there is a new tenant signing up when it has been listed, it is good for one year only, since most leases are renewed on an annual bases, therefore, after one year, unless they hear from a tenant or a landlord, the rent can change, and inevitably it will change.

Ms. Keegan mentioned that; this subset of data does not cover the new apartments because the renting system being used is not the realtor's system that submitted the CLMS data.

Ms. Genuario asked Commissioner Church what he would like to do. Commissioner Church said that, the CLMS data they receive, is accurate for what it presents. But it has to be clear that, it's not going to include the number of units that make up Norwalk and as long as everybody understands that , it's fine to include the data.

Ms. Genuario suggested a motion to continue with the CLMS report coming in, as long as a disclaimer is placed.

- \*\* COMMISSIONER OLIVER MOVED TO CONTINUE WITH THE CLMS REPORT COMING IN AS LONG AS A DISCLAIMER IS PLACED.**
- \*\* COMMISSIONER WELDON SECONDED.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

### **7. NEW BUSINESS**

There will be a dinner , currently scheduled for June 5<sup>th</sup>, 2019

### **ADJOURNMENT**

- \*\* MR. OLIVER MOVED TO ADJOURN.**
- \*\* MS. PRIDE SECONDED .**
- \*\* MOTION PASSED UNANIMOUSLY.**

There was no further business and the meeting was unanimously adjourned at 8:15 p.m.

Respectfully submitted,

Marizete Venancio  
Telesco Secretarial Services

**Fiscal Year July 2018 - June 2019  
Statistics**

Client Activity	July	Aug.	Sept	Oct	Nov	Dec	Subtotal	Jan	Feb	Mar	Apr	May	June	Total
<b>New Contacts</b>	49	56	28	67	40	16	256	34	34	48	33	0	0	405
<b>Human Relations</b>	4	6	4	3	1	0	18	2	1	4	3			28
Discrimination	2	4	1	1	1	0	9	1	1	0	2			13
Basis														
Age	0	0	0	1	0	0	1	0	0	0	0			1
Color	0	0	0	1	0	0	1	0	0	0	0			1
Disab. Mental	1	0	0	0	0	0	1	0	0	0	0			1
Disab. Phys.	1	0	0	0	1	0	2	0	1	0	0			3
Fam. Status	0	1	0	0	0	0	1	0	1	0	0			2
Lawful Source	0	1	0	0	0	0	1	1	0	0	0			2
Mar. Status	0	0	0	0	0	0	0	0	0	0	0			0
Nat. Origin	0	1	0	0	0	0	1	0	0	0	0			1
Race	1	1	1	1	0	0	4	0	0	0	0			4
Religion	0	0	0	0	0	0	0	0	0	0	0			0
Sex	0	0	0	0	0	0	0	0	0	0	0			0
Sex. Harras.	0	0	0	0	0	0	0	0	0	0	0			0
Sex. Orient.	0	0	0	0	0	0	0	0	0	0	0			0
Type							0							0
Employment	2	2	0	1	1	0	6	0	1	1	3			11
Housing	1	3	0	1	0	0	5	1	0	0	0			6
Pub. Acc	0	0	0	0	0	0	0	0	0	1	0			1
Police	0	0	0	0	0	0	0	0	0	0	0			0
ADA	0	0	3	2	1	0	6	0	0	1	0			7
Other	1	2	0	3	0	0	6	2	0	2	1			11
Complaints Filed	0	0	0	0	0	0	0	0	0	0	1			1
Spanish	2	1	0	0	0	0	3	0	0	2	0			5
<b>Fair Rent</b>	45	50	24	64	39	16	238	32	33	44	30			377
Tenants	28	35	13	43	33	11	163	18	19	29	24			253
Landlords	12	4	7	13	4	3	43	5	7	4	3			62
Other	4	10	4	7	1	2	28	9	6	10	2			55
Type														
Increase	5	7	1	6	7	3	29	2	3	6	4			44
Repairs	18	18	4	20	7	6	73	7	5	8	7			100
Security Dep.	10	14	6	14	3	3	50	6	12	10	4			82
Eviction	13	14	8	11	14	7	67	6	17	12	8			110
Terms	6	5	4	11	9	4	39	3	5	10	7			64
Utilities	5	4	0	6	6	2	23	4	3	4	3			37
Other	22	23	14	39	16	11	125	22	20	23	14			204
Complaints Filed	2	3	0	1	0	1	7	0	0	0	2			9
Retaliation Complaint	0	0	0	0	0	0	0	0	0	1	0			1
NHA	5	9	2	8	5	2	31	5	1	11	5			53
Out of Town	4	1	1	3	3	3	15	4	5	4	2			30
Spanish	13	6	15	8	2	6	50	1	11	20	10			92
Follow-up Contacts	262	305	359	327	182	90	1525	118	189	178	313	0	0	2323
Human Relations	46	43	47	183	22	11	352	45	22	17	191			627
Fair Rent	216	262	312	144	160	79	1173	73	167	161	122			1696

Department

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