

**CITY OF NORWALK
FAIR RENT COMMISSION
AGENDA
NOVEMBER 2, 2016**

ATTENDANCE: Patricia Genuario, Chair; John Church; Johnnie Mae Weldon;
Jeannette Jean-Pierre; Sonja Oliver; Manny Langella;

STAFF: Adam Bovilsky, Director; Anna Keegan, Civil Rights/Fair Rent Investigator

CALL TO ORDER

Ms. Genuario called the meeting to order at 7:37 p. m. A quorum was present.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Regular Meeting September 7, 2016

Page 1 Change "Chairwoman" to "Chair."
Page 3, 4, 5 Change "Ms. Collier Clemmons" to "Ms. Collier-Clemmons."
Page 4 Change "Jean Pierre" to "Jean-Pierre."
Page 4 Change "Ns." To "Ms."

**** MS. OLIVER MOVED TO APPROVE SEPTEMBER 7, 2016 MINUTES AS AMENDED.
** MS. WELDON SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

Annual Meeting/Hearing October 5, 2016

Page 1 Change "Mr. Oliver" to "Ms. Oliver."
Page 1 and 3 Change "Ms. Penn Williams" to "Ms. Penn-Williams."
Page 3 and 4 Change "Muskegon" to "Ms. Keegan."
Page 4 Add "1725-16 93 Richards Ave., Apt 511
Page 4 Change "Richards Ave., Apt 808" to "93 Richards Ave., Apt 808."
Page 5 Change "10:05 a. m." to "12:10 a. m."
Page 5 Add "Commissioner deliberations took place."
Page 5 Change "Request" to "order the landlord to cease and desist on the retaliation."
Page 5 Change "Walker" to "Weldon."

**** MR. CHURCH MOVED TO DELETE THE POINTS OF DISCUSSION IN
DELIBERATION.
** MR. LANGELLA SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

CHAIR'S REPORT

Chair Genuario reviewed her report as follows:

FAIR RENT COMMISSION
CHAIR'S REPORT
NOVEMBER 2, 2016

Good evening, Commissioners and Staff on the Norwalk Fair Rent Commission. Thank you for your attendance this evening.

Your packet should have included Regular Meeting Minutes of September 7th and also Annual Meeting/Hearing Minutes of October 5th. One article of interest was attached as well.

Please note that Darlene Young, Program Coordinator in our offices sent out an informational e-mail with regard to voting for those residents who are ADA-compliant. A demonstration was held on Saturday, October 29, 2016 at City Hall for those needing assistance and information.

Andres Roman asked not to be reappointed to the Fair Rent Commission due to time constraints with work, sports and family obligations.

With a crowded agenda this evening and having no further business to discuss, I will ask Adam to present his Director's Report.

DIRECTOR'S REPORT

Mr. Bovilsky reviewed his report as follows:

CITY OF NORWALK
FAIR RENT COMMISSION
NOVEMBER 2, 2016
DIRECTOR'S REPORT

Statistics

Departmental statistics are attached to this report. So far this fiscal year, from July through October, of the Department's 195 intakes, 183 were related to the Fair Rent Commission. Of the Department's 948 follow-up contacts, 842 were related to the Fair Rent Commission. Please note that we have changed our system for recording follow up contacts and now only count follow-up contacts that relate to a specific intake. We no longer count follow-up contacts that are related to our work on homelessness or other programmatic work of the Department.

Over the past four months we received 20 new fair rent complaints compared with just 4 new complaints at this time last year. Nine of those complaints come from one building, but regardless, it has been a busy season for the office.

City of Norwalk
Fair Rent Commission
November 2, 2016
Page 2 of 5

CMLS

I have attached our quarterly Connecticut Multiple Listing Service survey to this report, along with the previous 5 years. Comparing the July-September time period with previous years, the average price of one bedroom units has stayed fairly steady the last few years, but is up substantially from the 2012 report. Two bedrooms follow a similar pattern showing a relatively flat market since 2014.

Commission Members and Department Staff

The Commission has one regular commissioner vacancy and one alternate commissioner vacancy. Additionally, the terms of 5 regular commissioners and 3 alternate commissioners have expired. The Mayor's office has reported that they plan to take up the reappointments at the November 22nd Council meeting.

Respectfully submitted,

Adam D. Bovilsky
Director

REVIEW, DISCUSSION, AND MOTIONS ON OPEN CASES

1710-16R 4 France St.

Ms. Keegan reviewed the case, and recommends a vote to take no action.

**** MS. OLIVER MOVED TO TAKE NO ACTION.**
**** MS. JEAN-PIERRE SECONDED THE MOTION.**
**** THE MOTION PASSED UNANIMOUSLY.**

1713-16 9 Park St. Apt. #318

Ms. Keegan reviewed the case, and recommends a vote to take no action.

**** MS. OLIVER MOVED TO TAKE NO ACTION.**
**** MR. LANGELLA SECONDED THE MOTION.**
**** THE MOTION PASSED UNANIMOUSLY.**

1716-16 42-44 Ferris Ave, Apt. B1C

Ms. Keegan reviewed the case, and recommends a vote to take no action.

**** MR. CHURCH MOVED TO TAKE NO ACTION.**
**** MS. OLIVER SECONDED THE MOTION.**
**** THE MOTION PASSED UNANIMOUSLY.**

1717-16 11 Wilton Ave, Apt. 1

Ms. Keegan reviewed the case, and recommends a vote to take no action.

**** MS. OLIVER MOVED TO TAKE NO ACTION.
** MR. LANGELLA SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

1718-16 2 Spring Hill Ave, Apt 7

Ms. Keegan reviewed the case, and staff recommends a vote to close the case.

**** MS. OLIVER MOVED TO CLOSE THE CASE.
** MR. CHURCH SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

1719-16 6 Truman Court, Apt 1

Ms. Keegan reviewed the case, and recommends a vote to take no action.

**** MS. OLIVER MOVED TO TAKE NO ACTION.
** MR. CHURCH SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

1720-16 149 South Main St., Apt. C.

Ms. Keegan reviewed the case, and recommends a vote to take no action.

**** MS. OLIVER MOVED TO TAKE NO ACTION.
** MR. LANGELLA SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

1721-16 22 Old Lantern Place

Ms. Keegan reviewed the case, and staff recommends a vote to close the case.

**** MR. CHURCH MOVED TO CLOSE THE CASE.
** MS. JEAN-PIERRE SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

1722-16 93 Richards Ave., Apt 704

1723-16 93 Richards Ave., Apt 311

1724-16 93 Richards Ave., Apt 301

1725-16 93 Richards Ave., Apt 511

1726-16 93 Richards Ave., Apt 808

1728-16 93 Richards Ave., Apt 411
1729-16 93 Richards Ave., Apt 108
1730-16 93 Richards Ave., Apt 211

Ms. Keegan reviewed cases 1722-16, 1723-16, 1724-16, 1725-16, 1726-16, 1728-16, 1729-16, and 1730-16. The staff recommends a vote to take no action on all of the cases.

**** MS. OLIVER MOVED TO TAKE NO ACTION ON ALL OF THE CASES.**
**** MR. CHURCH SECONDED THE MOTION.**
**** THE MOTION PASSED UNANIMOUSLY.**

PRESENTATION OF NEW CASES

1731-16 19 Murray St.

Ms. Keegan reviewed the case, and staff recommends a vote not to hear the case.

**** MR. CHURCH MOVED TO NOT HEAR THE CASE.**
**** MS. OLIVER SECONDED THE MOTION.**
**** THE MOTION PASSED UNANIMOUSLY.**

NEW BUSINESS

No new business was brought forward.

OLD BUSINESS

No old business was brought forward.

MOTION TO ADJOURN

**** MS. OLIVER MOVED TO ADJOURN.**
**** MS. JEAN-PIERRE SECONDED THE MOTION.**
**** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 8:07 p. m.

Respectfully submitted,

Tom Blaney
Telesco Secretarial Services