3 Primrose Street Newtown, CT 06470 Tel. (203) 270-4282 Fax (203) 270-4205 www.newtown-ct.gov



TOWN OF NEWTOWN

Fair Rent Commission MEETING MINUTES

March 21, 2024 Newtown Municipal Center Shared Meeting room 3 3 Primrose Street

Present: Mary Fields, Steve Sedensky, Brian Lauro

Absent: Alice Fitzsimons, Robert Morey

Also Present: Kim Chiappetta – Economic and Community Dev & Fairfield Hills Coordinator (clerk)

Public Attendance: None

The meeting was called to order at 6:37 pm.

Public Participation: None

Approval of Minutes:

<u>Steve Sedensky made a motion to accept the meeting minutes from March 7, 2023.</u> Brian Lauro <u>seconded. Motion passed with all in favor.</u>

New Business:

Fair Rent Commission Q & A Workshop:

Chair Mary Fields began by thanking Sarah White of the Connecticut Fair Housing Center and Rafie Podolsky of Connecticut Legal Services for attending. Ms. White and Mr. Podolsky gave a presentation of *Fair Rent Commission Basics* and answered procedural questions asked by Commission members. (*Refer to Attachment A.*)

Adjournment:

Steve made a motion to adjourn the meeting at 7:48 p.m. Brian seconded. Motion passed with all in favor.

Respectfully Submitted, Kimberly Chiappetta, Secretary

Page 1 of 1

These minutes are subject to the approval of the Fair Rent Commission in their next meeting. Recordings of this meeting are available in the Economic and Community Development department.



What are Fair Rent Commissions?

- For more than 50 years, Connecticut cities & towns have been permitted to set up Fair Rent Commissions (FRCs)
- An FRC is a municipal board with the power to limit or modify rent increases and other rental charges so as to prevent them from being so "excessive" that they're "harsh and unconscionable".
- Most tenants have no practical way to challenge an unfair rent increase unless they live in a town with a fair rent commission.
- An FRC functions as the conscience of the community regarding rental charges and increases. Commissioners are ordinary residents of the town, not experts.



What else does a Fair Rent Commission do?

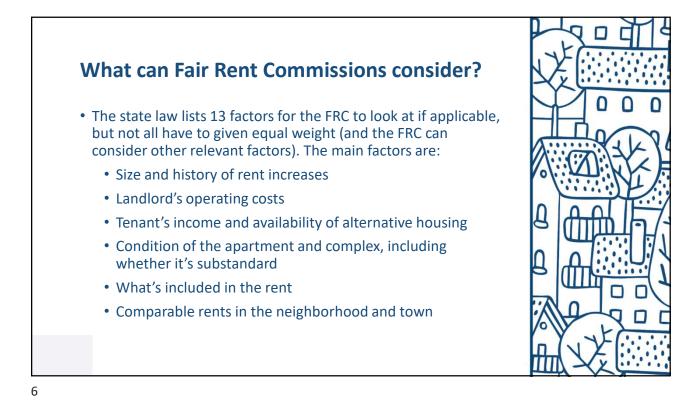
- An FRC buttresses housing code enforcement
 - FRC can delay or deny rent increases or reduce rental charges if the landlord fails to maintain the property in compliance with the housing code.
- An FRC can help resolve many landlord-tenant disagreements, often without a hearing

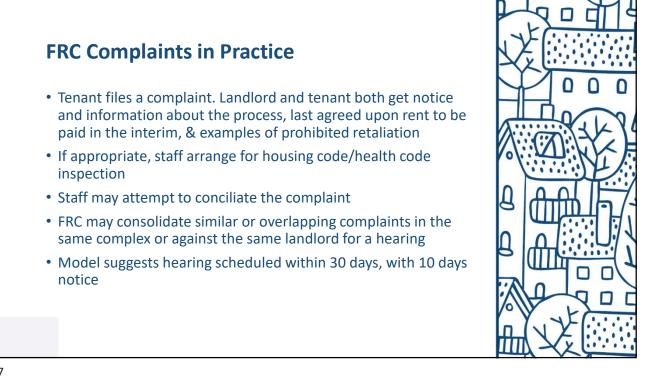




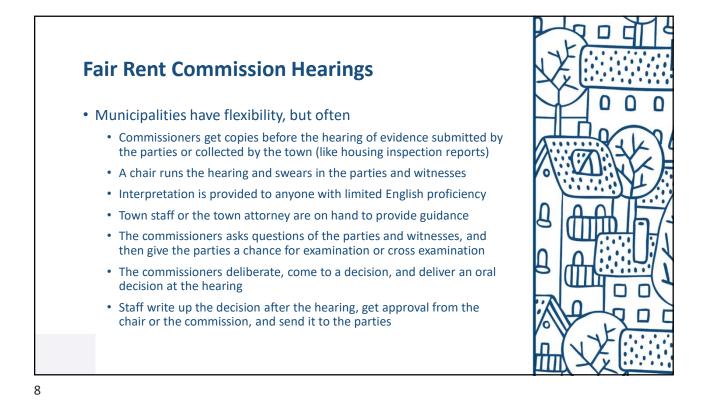
0 0



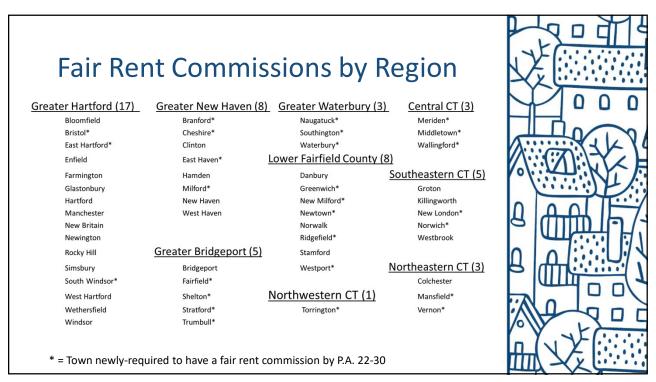








Towns with Fair Rent Commissions					
Branford*	Groton	New London*	Stratford*	Bloomfield	
Bridgeport	Hamden	New Milford*	Torrington*	Clinton	
Bristol*	Hartford	Newington	Trumbull*	Colchester	
Cheshire*	Manchester	Newtown*	Vernon*	Killingworth	
Danbury	Mansfield*	Norwalk	Wallingford*	Rocky Hill	
East Hartford*	Meriden*	Norwich*	Waterbury*	Simsbury	13 1/11/1 1/-1/-
East Haven*	Middletown*	Ridgefield*	West Hartford	Westbrook	
Enfield	Milford*	Shelton*	West Haven		
Fairfield*	Naugatuck*	South Windsor*	Westport*		
Farmington	New Britain	Southington*	Wethersfield		
Glastonbury	New Haven	Stamford	Windsor		
Greenwich*					VOV JE
* = Town newly	* = Town newly-required to have a fair rent commission by P.A. 22-30				



Contact Info

Raphael Podolsky

Attorney at Connecticut Legal Services <u>rpodolsky@ctlegal.org</u> 860-836-6355

Sarah White

Attorney at Connecticut Fair Housing Center <u>swhite@ctfairhousing.org</u> 860-263-0726

