

COMMUNITY CULTURAL CENTER AUDITORIUM
FAIR RENT & QUALITY HOUSING COMMISSION

DECEMBER 27, 2023

PRESENT Shawna Rohan, Sarah Lapean, Goviana Morales
ABSENT Cathy Flippen, Katherine Russello
ALSO Robert Fitzgerald, Assistant Corporation Counsel
PRESENT

CALL TO ORDER

The meeting was called to order at 6:05 pm.

NOMINATION OF OFFICERS

MOTION By Sarah Lapean
seconded by Goviana Morales
to **nominate Shawna Rohan** as Commission Chair

Motion carried 3/0

MOTION By Shawna Rohan
seconded by Sarah Lapean
to **nominate Goviana Morales** as Secretary

Motion carried 3/0

ADOPTION OF RULES GOVERNING MEETINGS

MOTION By Shawna Rohan
seconded by Sarah Lapean
to **adopt** Robert's Rules of Order as the rules governing the regular meetings of the Fair Rent & Quality Housing Commission.

Motion carried 3/0

ESTABLISHMENT OF MEETING DATES

MOTION By Shawna Rohan
seconded by Sarah Lapean
to **establish** Commission meetings to be held on the 4th Wednesday of every month.

STORAGE OF RECORDS

Motion carried 3/0

APPROVAL OF MINUTES

Motion carried 3/0

EXPLANATION OF ADMINISTRATIVE HEARING GUIDELINES

Chair Rohan advised that everyone was present for the purpose of holding a hearing. The Chair ensured that all parties were present, and went over the hearing procedures.

OTHER ORGANIZATIONAL BUSINESS

None

NEW BUSINESS

Case #2023-01: Ayon v. 83 Mill City Realty LLC

Chair Rohan called Zayed Ayon resident at 83 Elm Street to the dais. Zayed Ayon Jr., the petitioner's son was also present to speak on his father's behalf. The petitioner stated that he has resided at the property since 2018 and that rent has been raised from \$650 per month to \$900 in April 2023 upon transfer of ownership of the property. The resident stated that in October 2023, rent was again raised to \$1000 per month. As part of the complaint filed, the resident stated that minimal upkeep and repairs have been performed on the property since the change in ownership.

The Commissioners asked clarifying questions regarding the complaint filed. Since the time of the complaint, the petitioner stated that repairs requested have not been completed.

Jose Colon, landlord on the property, clarified that he purchased in 2022, not 2023 as initially stated by Mr. Ayon. At the time of acquisition in March of 2022, notification was provided to all tenants at the property of a pending raise in rent and provided a signed

copy of the letter by Mr. Ayon. The defendant stated that on May 1, 2022 rent was raised to \$900 per month and in October 2023 to \$1,000. Mr. Colon stated that heat and hot water are included in the monthly rent.

Mr. Colon provided comparable rents in the area and stated that Fair Market Rent Prices for East Hartford for one bedroom apartments for 2023 is set at \$1,200 per month.

The Commission clarified that the resident has been paying \$900 per month from May 1, 2022. Mr. Colon stated that the repairs as requested on the property have been made. Due to the holiday, the Town's Inspection Department has yet to confirm the repairs.

Robert Fitzgerald, Assistant Corporation Counsel provided procedural guidance to the Commissioners as requested.

The Commissioners proceeded with deliberations before making a decision based on the information provided. Mr. Colon confirmed for the Commission that the property card as provided by the Town states that Mr. Ayon's apartment is listed as a one-bedroom apartment.

MOTION By Shawna Rohan
 seconded by Sarah Lapean

that monthly rent for Mr. Ayon be set at \$900 until confirmation is received by the Town of East Hartford confirming that all issues are resolved including a rodent inspection and flooring update. Once the inspection has cleared, rent for the unit will be \$1,000 moving forward.

Motion carried 3/0

Mr. Fitzgerald confirmed that following the proceedings of tonight's meeting, a written order signed by Commission Chair Rohan reflecting the decision made will be completed and provided to the public.

PAYMENT OF CLERK

MOTION By Shawna Rohan
 seconded by Goviana Morales

to pay the Commission Clerk for tonight's meeting.

Motion carried 3/0

ADJOURNMENT

MOTION By Sarah Lepean
 seconded by Shawna Rohan

to **adjourn** (6:44 p.m.).

Motion carried 3/0