FAIR RENT & QUALITY HOUSING COMMISSION

COMMUNITY CULTURAL CENTER AUDITORIUM

January 24, 2024

PRESENT Shawna Rohan, Cathy Flippen, Sarah Lapean

ABSENT Goviana Morales, Katherine Russello

ALSO Robert Fitzgerald, Assistant Corporation Counsel

PRESENT

CALL TO ORDER

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

APPROVAL OF MINUTES

MOTION By Shawna Rohan

seconded by Cathy Flippen

to approve the minutes from the December 27, 2023

Motion carried 3/0

NEW BUSINESS

A. Case # 2024-01 Jerismery Diaz vs. Carmen Cervantes

The Commission received notice that the parties came to an agreement and this case has been resolved outside of this hearing with the Town.

MOTION By Shawna Rohan

seconded by Sarah Lapean

to dismiss this case, it has been resolved outside of this hearing

with the town.

Motion carried 3/0

B. Case# 2-24-02 Shante Taylor vs. Up Realty

Chair Rohan called upon Shante Taylor, resident at Unit B-1, 50 Hillside Avenue.

Ms. Taylor stated that her present rent is \$950. The resident received notice on December 11, 2023, that management will be exercising their right to Not Renew the Lease. They asked that she vacate the unit and return the keys no later than 01/31/24. A second notice was sent regarding the lease in the amount of \$1300 with a sign-on bonus of \$100 but if the rent is late, the tenant will have to pay the full lease amount of \$1300 including \$150.00.

Ms. Taylor stated that she lived at this residence since 2019 with no repairs and stated that the bathroom needs recaulking, kitchen floor is old and outdated. The resident also claimed that repairs have been done only to clogged pipes in the bathroom. Ms. Taylor states that amount for rent is excessive and was given with less than 30 days' notice.

The Commissioners asked clarifying questions regarding the complaint filed.

Legal Counsel for Up Realty provided evidence from HUD and the 2024 Fair Market Rent Documentation System including steps used to calculate the 2-bedroom rent for zip code 06108

Daysha James, Property Manager, Up Realty said 95% of the property was renovated. Ms. Taylor lived in an older apartment and no renovations have been made.

MOTION By Shawna Rohan

seconded by Sarah Lapean

that the monthly rent for Ms. Taylor stays at \$950 until her unit has been renovated/upgraded or Up Realty can offer Ms. Taylor an upgraded apartment in the building.

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 Sarah Lapean

to pay the Commission Clerk for tonight's meeting.

Motion carried 3/0

<u>ADJOURNMENT</u>

MOTION

By Sarah Lepean seconded by Cathy Flippen

to adjourn at 6:44pm

Motion carried 3/0

Submitted by Juliet Relph, Clerk