TOWN OF BLOOMFIELD
FAIR RENT COMMISSION

There was a regular meeting of the Fair Rent Commission held at 6:00 p.m. on Thursday, April 6, 2017 in Conference Room #3, Bloomfield Town Hall, 800 Bloomfield Avenue, Bloomfield, CT.

Commissioners present were: Joy Chance, Barbara Thornton, Gus Walek, Abraham Ford and Alan Budkofsky

Also present was: India Rodgers, Clerk of Council

Commissioner Joy Chance, Chair of the Fair Rent Commission called the meeting to order at 6:02 p.m.

Discussion regarding Fair Rent Commission Training

The Commissioners discussed the need for an annual informational refresher training regarding topics involving the Fair Rent Commission.

Commissioner Chance spoke with Deputy Mayor Schulman of the Bloomfield Town Council about conducting a refresher training for Commissioners. He has agreed to conduct the training and will send an e-mail of possible dates and times. The Commission would like to receive training on any new initiatives, topics and review of state statutes, town ordinances and public hearing procedures.

Discussion regarding the Fair Rent Complaint – E. Saria

A complaint was received from Ms. Elizabeth Saria requesting a review regarding a rental increase. Ms. Saria resides at 9 West Lane, Apt. F. Her original monthly rental amount was $1305.00 at the end of the first lease year (April 30, 2017). The landlord has increased the amount by $60.00 per month, totaling $1365.00. She offered and attempted to negotiate a rental rate of $1310.00, but to no avail.

The site manager contacted the tenant and agreed to a $35.00 increase versus $60.00. The tenant stated that this amount was still too expensive for her to maintain on a monthly basis. Ms. Saria stated that the advertising price with online rental search engines state $1250.00 for the same size unit. In the past year, she has paid $55.00 more than the advertised price.

The Commission discussed the possibility to invite the landlord to the next meeting and submit evidence to substantiate the reason for a rental increase. The tenant sent an e-mail to the rental site and local manager reiterating a conversation held on April 6, 2017. Her new lease renewal must be signed by April 30, 2017.

Commissioner Chance will consult with the Town Attorney about drafting a letter to the landlord.

Chair’s Report

Commissioner Chance discussed updating the complaint form and webpage. She also would like a spreadsheet categorizing all complaints received, contact information, status and resolutions.
Public Comments

There were no public comments.

Approval of Minutes

It was moved by Commissioner Budkofsky seconded by Commissioner Thornton and voted unanimously to approve the minutes of March 2, 2017.

Adjournment

It was moved by Commissioner Budkofsky seconded by Commissioner Thornton to adjourn the meeting at 7:21 p.m.