

**MANCHESTER HOUSING AND FAIR RENT COMMISSION  
DIRECTOR'S ROOM – LINCOLN CENTER  
WEDNESDAY, MAY 15, 2024  
7:00 P.M.**

MEMBERS PRESENT: Kevin Hood, Linda Harris, Christine Carroll, Cyril D'Auria, Brenda Earle

OTHERS PRESENT: Tim O'Neil, Administrative Staff Attorney  
Emma Petersen, Principal Comprehensive Planner  
Joseph D'Ascoli, Executive Director of Manchester Housing Authority

The meeting was called to order at 7:07 p.m. by Commission Chair, Kevin Hood.

**Fair Rent Complaint Hearing: Yesennia Cabrera v. Alan Lozano**

The fair rent complaint scheduled for this meeting was resolved by the Town Attorney's office prior to the hearing date. Mr. D'Auria made a motion to remove the item from the meeting agenda. Ms. Harris seconded the motion. The vote was unanimous, 5-0 in favor.

**Adoption of Minutes**

Ms. Earle moved to adopt the minutes from January 22, 2024; February 26, 2024; March 26, 2024; and April 4, 2024, as written. Mr. D'Auria seconded the motion. The vote was unanimous, 5-0 in favor.

**Election of Officers**

Mr. D'Auria nominated Kevin hood for the position of Commission Chair. Mr. Hood accepted the nomination. Ms. Earle seconded the nomination. The vote was unanimous, 5-0 in favor.

Ms. Earle nominated Cyril D'Auria for the position of Commission Vice Chair. Mr. D'Auria accepted the nomination. Mr. Hood seconded the nomination. The vote was unanimous, 5-0 in favor.

## **Update Regarding Recent Fair Rent Complaint Hearings and Future Hearings**

Tim O’Neil, from the Town Attorney’s office, informed the commission that Grateful Holdings, LLC. has appealed the decisions related to seven (7) fair rent hearings that took place on February 26, 2024, and March 26, 2024.

1. Johanna Ayus-Hernandes vs. Grateful Holdings, LLC.
2. Eugene Legassie vs. Grateful Holdings, LLC.
3. Maria Lotas vs. Grateful Holdings, LLC.
4. Krystal Sherman-Davis vs. Grateful Holdings, LLC.
5. Carolyn Smith vs. Grateful Holdings, LLC.
6. Thomas Strickland vs. Grateful Holdings, LLC.
7. Beatrice Stanley vs. Grateful Holdings, LLC.

Tim O’Neil led a discussion and question and answer session with the commission regarding future hearings. He recommended that in the future when commission members are deliberating and making its decisions, that the decisions should state the factors that its decisions were based upon from the 13 statutory factors.

## **Update Regarding Implementation of the Plan of Conservation and Development**

Emma Petersen, from the Planning & Economic Development Department, provided an overview of the Manchester NEXT Implementation Matrix, a key document that will be used to guide the implementation of the Town’s updated Plan of Conservation and Development through 2033.

## **Public Comment**

A Manchester resident expressed interest in learning about the process of filing a fair rent complaint and was connected with the Town Attorney’s office for further assistance. The resident also described several common challenges for renters, including specific concerns for seniors, lack of cost of living increases for pension payments, and the prevalence of “junk fees” in addition to monthly rents.

## **Adjournment**

The meeting was adjourned at 8:03 p.m. by Commission Chair, Kevin Hood.