

MINUTES

Citizens Advisory Committee  
for Housing Matters

January 13, 1981 4:30p.m.  
Hartford Housing Court

Absent: Arnold (excused), Coll, Faucher, Greenblatt, Maurer(excused)  
Reeves, Stafford, Washington

Guests: Marie Langan and Robert Senkow, Connecticut Association of  
Code Enforcement Officials; Robert Kor and David Pels, Neighborhood  
Legal Services; Judge Robert Satter, Housing Session of the Hartford-  
New Britain Judicial District.

The meeting was convened at 4:45 p.m. by Chairperson Augur.

A. Chairperson's Report - Augur

Augur announced that future CAC meetings will be held on the  
1st Thursday of the month, not the 2nd Thursday, due to a housing-  
related schedule conflict on the part of several Hartford CAC  
members.

Judge Spada appeared twice on television; his remarks were excellent.

Augur has incurred a \$240.00 telephone bill for CAC business. She  
has expended \$18.00 of her own funds for other expenses.

A vacancy remains on the CAC, caused by the resignation of DOH Dep.  
Comm. Mike Sharpe. Sharpe's replacement will assume the CAC seat.  
The Black Caucus is supporting Victor Cruz for the position.

Augur sent Justice Speziale of the Judicial Dept. a letter of  
commendation regarding the appointment of Judge Satter.

The Minutes of the December 11, 1980 meeting were not available  
for review; they were not mailed out by CAC Member Carol Maurer's  
office.

The Minutes of the 11/20/80 meeting were approved with the  
following corrections:

Page 1 Paragraph 2: Rewrite to read: There are currently two  
vacancies on the CAC: The DOH Dep. Commissioner's slot and one  
other. The Office of Protection and Advocacy has requested that  
Cathy Coffin be appointed to the CAC.

B. Forms Subcommittee - Podalsky

Podalsky and Kor obtained from the Clerk's Office copies of  
Housing Session forms currently in use. The modifications  
suggested by the CAC last year were not adopted. Judge Spada  
vetoed the suggested forms for tenants who wish to bring actions.

Podalsky suggested that the CAC's evaluation of the Court, due  
February 1981, contain the committee's recommendations and  
contain the suggested forms in the appendix.

C. CAC Report to General Assembly - Augur

Augur advised that CAC member Art Greenblatt will Xerox the report. There will be short and long versions. The long version, containing appendices, will be sent to CAC members.

D. Remarks - Judge Robert Satter

Satter commented that his first week on the job has left him very impressed with the staff's patience and concern for clients. He is similarly impressed with the body of housing case law created by Judge Spada. Satter noted that he will be hearing contested cases in the afternoons, resulting in a longer trial day. For now, he will be in New Britain on Wednesday and Friday mornings.

CAC members and guests expressed their concern about housing code enforcement cases. Judge Satter stated that he favored a strict approach to these cases. He also favors a location index of problem buildings. There is already an alphabetized file kept listing all parties to summary process actions. CAC member Femia pointed out that staff time must be available to maintain the index, and that such records must be consulted routinely for maintainance of such systems to have any value. Marie Langan, President of the Connecticut Association of Housing Code Enforcement Officials, offered to host a meeting of the Judicial District's officials, the Judge, and staff.

Nolle policy in housing code enforcement cases is established between the Judge and the Prosecutor, although the Prosecutor has sole discretion concerning individual cases. Satter agreed that the Prosecutor should always advise the local Code Enforcement officer of the hearing date.

E. Legislative Subcommittee - Podalsky

Podalsky distributed copies of a draft lockout bill, suggested by Prosecutor Ray Wieszalis. The lockout section of the Statutes is vague, and is currently enforced by the threat of prosecution. The draft bill will allow police to arrest violators immediately. The draft bill was approved by consensus.

Podalsky suggested that the CAC submit a bill to revise the statutes to mandate a CAC for the Housing Court. The CAC sunsets 6/30/81.

A motion (Podalsky - Collins) was passed to recommend to the Legislature that the Advisory Council be made permanent.

Yes: 6

No: 0

Abstention: 2

Podalsky noted that Friday, 1/16/81, is the deadline for submitting bills. The Chief States' Prosecutor's office will introduce the lockout bill; Senator Nancy Johnson will probably introduce the other. The CAC agreed to actively lobby for these bills, adding their weight to similar proposals introduced by Legal Services.

F. Judges' Reception - Washington

No Report.

G. Court Facilities Subcommittee - Collins

Jesse Collins distributed copies of his report before leaving the meeting. Augur reported that the State has an ad prepared regarding the new court.

H. New Britain CAN-BE Meeting - DiNigris

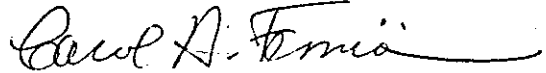
Elaine DiNigris reported that the people in attendance at the CAN-BE meeting were highly critical of the Housing Court and Judge Spada, but their basic quarrel appeared to be with the Prosecutor and his approach to housing code enforcement.

I. Ad-Hoc "No Heat" Subcommittee - Podalsky, Augur

Both Augur and Podalsky stated that they were under the impression that they did not have to get CAC approval for their product. Podalsky distributed copies of the proposed policy to those present. The proposed policy has already been sent to Judge Satter, Bill Sadek, and John Bailey; a meeting will follow.

The meeting adjourned at 6:35 p.m.

Respectfully submitted,



Carol A. Femia, M.S.W.  
Recording Secretary