



THE CITIZENS ADVISORY  
COUNCIL FOR HOUSING MATTERS

FOR THE HOUSING SESSION OF THE HARTFORD - NEW BRITAIN JUDICIAL DISTRICT OF THE SUPERIOR COURT

Respond to: 111 Oak Street  
Hartford, CT 06106  
(203) 525-6604

MINUTES OF THE MEETING OF DECEMBER 21, 1982

Persons present: Robert Kor, David Pels, Joe Stafford, Carol Maurer, Ed Murtha, Lynn Cochrane, Raphael Podolsky, Patricia Augur.

1. Call to order: The meeting was called to order at 2:50 p.m. at the Hartford Housing Session, 18 Trinity Street, Hartford.

2. Approval of Minutes: The minutes of the December 9 meeting were approved.

3. Treasurer's Report: Raphael Podolsky reported that there was \$71.80 in the bank, with two bills for \$50.00 each for mailing costs outstanding.

Carol Maurer reports that response on request for funding from Connecticut General won't come until January of 1983, but she'll continue follow-up on it.

Raphael Podolsky has contacted the Judiciary Committee to see if they'd be interested in printing CACHM report to General Assembly. No response received yet.

There was a general discussion of whether we ought to cut number of copies printed or cut the content.

A general discussion ensued about the pros and cons of CACHM's continued existence. Carol Maurer thought we should continue to exist but not without appropriated funding. There was a general consensus that lack of attendance is a problem, especially for certain council members - e.g. Larry Reeves, Angel Rosario and Nancy Robinson.

Raphael Podolsky suggested that the balance between landlord and tenant interests still prevails; he also added that we should exist if only because our recommendations of judges for housing court are usually followed and that the Judicial Department was probably less likely to listen to ad hoc groups.

Joe Stafford, while believing CACHM should exist, opined that criticizing the judiciary about housing court staff lay-offs for Christmas was outside our province.

Raphael Podolsky asked if anyone wanted to move to abolish the CACHM, and no such motion was heard.

4. Election of Officers:

MOTION: By Maurer, seconded by Murtha, that Bob Kor be nominated for the position of Chairperson. ELECTED UNANIMOUSLY.

MOTION: By Stafford, seconded by \_\_\_\_\_, that Carol Maurer be nominated for the combined positions of Secretary and Treasury. Maurer accepted nomination on condition that she'll fulfill duties only as long as her office space and facilities allow. ELECTED UNANIMOUSLY.

MOTION: By Podolsky, seconded by \_\_\_\_\_, that Ed Murtha be nominated for the position of Vice-Chairperson. ELECTED UNANIMOUSLY.

5. Draft of CACHM report to General Assembly

As a preliminary matter, Raphael Podolsky suggested some editing might be necessary to trim redundancies, as well as to shorten the report to meet budgetary limitations on printing. Carol Maurer suggested all council member names be added to cover.

Each section was separately discussed as follows:

Authority, History and Overview Sections were approved

Citizens Advisory Council: Joe Stafford suggested "five realtors or property managers" (line 10, p.3) be replaced by "six persons in the real estate industry." Carol Maurer suggested adding "and in 1981 by the Capitol Region Council of Churches" after "State Department of Housing" (line 30, p.4), and the word "Life" to "Connecticut General Insurance Co."

Judicial Selection: approved.

Prosecution Policy: It should be added that the extensive report mentioned in the third paragraph on page 6 was commissioned by CROC.

Location of the Court: approved.

Forms: Raphael Podolsky reports that the percentages on pro se evictions are not completed and therefore may be deleted from the final report. Also, "developed" was changed to "amended" (last paragraph, 3rd to last line, p.9)

Staff Hiring

The word "pretry" (last line, 3rd paragraph) was changed to "help negotiate the settlement of cases." It was suggested that something be added to say housing specialists should be familiar with housing programs and funding.

Prosecutor: The second sentence of the second paragraph was amended to read that the prosecutor "through his position should set the housing code enforcement policy for the region."

Clerk's Office: It was agreed the second paragraph should be amended to reflect the hiring of anew clerk. It was also agreed that this section recommend the clerk's office maintain adequate permanent staff.

Housing Specialists: There was discussion about the creation of a position for a Chief Housing Specialist, however, it was also agreed that if such a position is created, it should not be at the expense of one of the other housing specialists jobs.

Community Outreach: approved.

Legislation, Section(a): Raphael Podolsky will add to section (a) the role of CACHM vis a vis other advisory councils. There was a discussion about Bill Sadek's policy of not accepting papers for non-landlord-tenant housing cases.

After more discussion, we decided to discuss whether the council should take a position on it. Mention will be made in this section of the council's need for funding. Sections 2 and 3 were approved. Section 4: there was discussion about whether the council should recommend broader jurisdiction for housing court in order to attract more judges to the court, or whether the court should remain narrow in focus so as to enhance its expertise in landlord-tenant disputes, and thereby fulfill the intent of the legislature in creating such a court.

Raphael Podolsky agreed to take motions on deleting any or all parts of section (b).

MOTION: By Pels, seconded by Pat/Augur, to retain the reference to "utility receiverships" (penultimate line, p. 15.)

Favored: 2 Opposed: 1 Abstained: 2

Section(b): Regarding payments into court, it was noted that the housing court staff opposes this bill.

Regarding the housing code repair fund, discussion brought out the point that this bill was proposed by the court staff but later withdrawn by them. It was questioned whether this was a proper role for the court, and whether the Department of Housing ought not to administer this fund given the small amount of revenues generated by criminal fines.

MOTION: By Pels, seconded by Maurer, that this section be amended to require the monies to be put into the receivership fund. PASSED UNANIMOUSLY.

Section 3 was approved.

Regarding the Tenant's receivership statute, David Pels suggested that rather than shortening pleading deadlines, the council should emphasize that such a case ought to be brought by means of an order to show cause, and that such a procedure should be mandated.

All of Section 3 was deleted because it seemed to give the appearance of a CACHM bias toward tenants.

Summary: Section 6 will be amended to note the possibility of creating a housing prosecution unit within the States' Attorney's Office. Section 9 will be changed to reflect the current staffing situation. Section 10 will be softened a little bit.

MOTION: by Podolsky, seconded by Maurer, to approve this draft as amended. UNANIMOUSLY PASSED.

Respectfully submitted,



Lynn B. Cochrane  
Acting Secretary