



THE CITIZEN'S ADVISORY COUNCIL FOR HOUSING MATTERS

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

June 1, 1982

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

MINUTES OF THE MEETING OF MAY 28, 1982

Persons present: Carol Maurer, Patricia Augur, Joseph Zabbideo, Marc Margolius, Raphael Podolsky, Sr. Sarah Lapean, Lawrence Northrup, Ed Murtha, Mark Taylor, David Pels.

1. Call to order: The meeting was called to order at 9:40 a.m. in the waiting room of the Hartford Housing Court by Chairperson Raphael Podolsky.

2. Approval of minutes: The minutes of the May 5, 1982, meeting were approved unanimously.

3. Council officers and committees: The following appointments were made by the chairperson:

a. Treasurer: Carol Maurer was appointed treasurer.

b. Housing Code Committee: Pat Augur, Pat Landau, Larry Northrup, Jerry Maine, and David Pels were appointed as members of the Housing Code Committee. Pat Augur was designated as convenor.

c. Legislative Committee: Carol Maurer and Jerry Maine were appointed to this committee. Carol Maurer was designated as convenor. The committee was asked to consider proposing three types of legislation: (1) legislation directly affecting the housing court or the advisory council (e.g., to prevent expiration of the council in June, 1983); (2) legislation indirectly affecting the housing court (e.g., permitting tenants to pay rent into court or to substitute civil penalties for criminal fines); and (3) legislation otherwise dealing with housing issues.

d. Forms Committee: David Pels, Bob Kor, and Marc Margolius were appointed to this committee. David Pels was designated as convenor. The committee was asked to review existing housing court forms and the Advisory Council's 1979 recommendations and to come up with recommendations for forms which are still needed. In particular, the committee was directed to explore simplified forms for the initiation of affirmative actions by tenants and a criminal form for enforcing the lockout law adopted last year (P.A. 81-24).

4. Report on finances: The Council has received a \$350 contribution from Connecticut General, of which \$105.08 was spent on the reception for Judges Maloney and Satter. The only outstanding bills are for xeroxing

and mailing meeting notices and minutes. The only other major anticipated expense is the Council's biennial report, which is due on January 1, 1983.

Ed Murtha moved that the chairperson be authorized, if necessary, to open a bank account in the name of the Council. The motion was approved unanimously.

5. Council membership: The Council continues to have four vacancies. The chairperson reported assurances from the Governor's office that they will be filled soon. The chairperson also reported that letters had been sent to the six Council members who had not attended a Council meeting during the past year. None had responded and none were present at the meeting. The Council requested that their names be reported to the Governor's office.

The chairperson requested that anyone interested in appointment to the Council contact him. Members were also asked to seek out others for Council membership, particularly persons with an interest in code enforcement administration, since that appears to be a major focus of the Council at the present time.

6. Quorum: The Council has no formal quorum requirement, and none is mandated by state law. The Council tabled discussion of establishing a minimum quorum until such time as it has full membership.

7. Terms of officers: The Council has never established a term for its officers. The chairperson was elected in June of 1981. Carol Maurer moved that the terms of all officers be temporarily extended until January 1, 1983, subject to further review before that date. The motion carried, 3-1. In favor: Maurer, Podolsky, Murtha. Opposed: Augur.

8. Housing code enforcement: There was extensive discussion of the housing court's handling of housing code prosecution cases and review of information gathered at the Council's May 5 meeting. There were indications of strong concern from both neighborhood organizations (particularly in Asylum Hill) and the City of Hartford. The Council unanimously reaffirmed its previous recommendations on housing code enforcement, as reflected in pages 36-40 of the January 29, 1981, report of the Capitol Region Conference of Churches and in the Council's letter to Judge Satter of September 25, 1981. In addition, in light of comments made by the prosecutor on May 5, it unanimously approved the following specific positions:

a. That all valid code violations referred for prosecution should be prosecuted;

b. That lockout cases should be handled through the housing court and not through the G.A. courts;

c. That violations should be prosecuted without regard to the fact that a complaint was filed with another agency and, in particular, that the fact that an inspection was requested by a fair rent commission should not in any way prevent its prosecution by the prosecutor.

d. That a case file should not be closed until all cited housing code violations have been corrected;

e. That cases should not be nolleed unless all violations have been corrected by the first court appearance date;

f. That representatives of the Advisory Council should be included in meetings in which the court's code enforcement policy, as it affects the City of Hartford, is being established.

The chairperson was requested to convey these recommendations in writing to the prosecutor and to Judge Maloney.

9. Meeting times: The chairperson asked whether morning meetings were better than afternoon ones. A straw vote was 1 for mornings, 2 for afternoons, and 6 for no difference. David Pels was unavailable Monday, Tuesday, and Wednesday mornings, Sr. Sarah Lapean unavailable Thursday mornings, and Pat Augur unavailable Friday mornings. The chairperson was left to select a time for future meetings.

10. Adjournment: The meeting was adjourned at 11:00 a.m.

Respectfully submitted,

/s/ Patricia Augur
Patricia Augur
Acting Secretary