



CITIZENS ADVISORY COUNCIL FOR HOUSING MATTERS



Reply to:

Minutes of Council Meeting of June 21, 1989

Members present: See attachment

1. Call to Order: The meeting was called to order at 2:15 p.m.
2. Minutes: The minutes of the December 15, 1988 meeting were approved.
3. Financial Report: Kenneth White reported that the Council's treasury balance is approximately \$381.61. There had been a \$50.00 expenditure since the last meeting.
4. Judicial Assignments: In September 1989 there will be a change in the judicial assignment for Bridgeport-Norwalk housing district. There will be no change in the judicial assignment for Hartford housing district.
5. Open Houses: Bob Kor reported that the Hartford-New Britain housing court held an open house. Ethel Austin offered to update housing lists for all areas of the state.
6. Report by Deputy Chief State's Attorney - Dominick Galluzzo: Mr. Galluzzo was invited to attend the CACHM meeting to explain and answer questions concerning the criminal justice administrative system as it affects housing court prosecution. Mr. Galluzzo works for the Chief State's Attorney. There are 12 judicial districts in the state, each with its own state's attorney. In eastern Connecticut, the housing court prosecutor deals with three state's attorneys from New London, Windham and Tolland Counties. Mr. Galluzzo understands that there has been some conflict between the council's desire for the eastern Connecticut housing prosecutor to do only housing prosecution whereas the state's attorneys have asked the housing prosecutor to help out with other prosecutorial work when possible. They also understand, however, that housing prosecution takes precedence over any other work that the state's attorneys may have for him.

Complaints about the housing prosecutor should be brought to the attention of Dominick Galluzzo. He has periodic meetings with the housing prosecutors from the state and can pass on any complaints at that time. He mentioned, however, that the housing prosecutors suffer from a lack of resources, namely clerical staff and investigators. For this reason, some of the recommendations in the CACHM report to the legislature cannot be implemented due to lack of resources. Any concerns that the advisory council may have concerning state wide policy for housing prosecution should go through Mr. Galluzzo.

Mr. Galluzzo made us aware that the housing prosecutors are doing more than what is required of most other prosecutors. Because tenants often call the housing prosecutor rather than the police in some situations, the housing prosecutors at times have

to call the police and educate them on housing law, e.g. lockouts.

The issue arose as to who should educate the police concerning criminal matters relating to housing. David Pels made two suggestions: 1) The police should receive training from a housing prosecutor on criminal matters relating to housing. 2) The housing prosecutor should prepare one page of information on lockouts for distribution to the police. Dominick Galluzzo responded that the housing prosecutors do have a sheet on lockouts which they have distributed in some towns. However, he agreed to make this information available to the advisory council to distribute to other towns.

A committee was formed comprised of Dave Pels and Joe Wincze to follow up concerning these recommendations.

Sr. Suzanne Gebrian reported that many of the officials in the Putnam, Danielson and Thompson areas were not aware of the housing prosecutor. Mr. Galluzzo responded that he thought it would be wise if the advisory council subcommittee for eastern Connecticut meet with State's Attorneys Satti and Caldwell concerning any problems with housing prosecution in eastern Connecticut, particularly if it feels that the prosecutor is not being allowed to do enough outreach to these communities because of his other prosecutorial responsibilities. Mr. Galluzzo believes that possibly Mr. Satti, Mr. Caldwell and the new Windham State's Attorney will need to be educated as to the importance of community outreach for housing matters.

7. Meeting with Judge Ment and Deputy Director for Housing Matters, William Sadek: An English and a Spanish version of a housing court pamphlet is being written. If anyone has comments about this pamphlet they should be sent to Glen Falk. The lockout form has been drafted and is currently at the Legal Services Department of the Judicial Department for its approval. The new housing specialist for New London County is Roberta Palmer.

8. Report on legislation before the General Assembly in 1989:
- a. Eastern Connecticut housing court died due to lack of funds.
 - b. Milford was added to the New Haven Housing Court.
 - c. The recommendation that clerks in non-housing court districts provide legal assistance to pro se litigants was killed on the floor.
 - d. House Bill 7401 passed. This bill includes many changes in housing court procedures and landlord tenant law. A few of those changes are that the fees have been increased for the housing court as well as the jurisdictional limits for small claims.
 - e. The bill that prohibits discrimination against tenants based on their income was passed.
 - f. A modified version of the fair rent commission bill was approved. The law, as it is, requires towns with five thousand

or more rental units to have a fair rent commission by June of 1991 unless they hold a public hearing and vote to opt out by June of 1990.

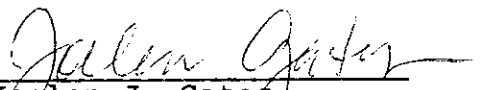
9. New Business: David Pels heard from a pro se tenant that the New Britain housing court doesn't have the Hartford housing court forms for fee waivers. The council recommended that the chief housing court clerk make housing court fee waiver forms available to all housing court clerks and G.A. clerks with housing sessions. Also, the housing court clerks should advise the tenants that the form is available. Bob Kor, Dave Pels and Rafie Podolsky will talk to Bill Sadek about this recommendation.

10. New Project: Murray Czaczkes recommended that other housing districts compile housing code enforcement information.

Finally, Rafie asked that members recommend more names for the citizens advisory council particularly members of minorities groups. Due to a few resignations there are some openings on the council.

The meeting was adjourned at 3:55 p.m.

Respectfully submitted,


Joelen J. Gates
Acting Secretary

Members Present:

David Pels
Richard Tenenbaum
Joelen Gates
Glenn Falk
Linda Francois
Sr. Suzanne Gebrian
Peter Rotella
Murray Czaczkes
Elaine DiNigris
Raphael Podolsky
Robert Kor
Elisabeth McKee
Samuel E. Deibler
Kenneth White
Kevin Tierney
Joe Wincze
Sheldon Hosen
Sue Manchester
Ethel Austin

Others:

Fran Calafiore
Dominick Galluzzo
Roberta Oris Palmer