



CITIZENS ADVISORY COUNCIL FOR HOUSING MATTERS



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MINUTES OF THE MEETING DECEMBER 17, 1990

CALL TO ORDER

The meeting was called to order by Chairperson Raphael Podolsky at approximately 2:15PM. The following members were present.

Karin Nigol
Richard Tenenbaum
Raphael Podolsky
Elaine DeNigris
Morris Czaczkes

Sister Susanne Gebrian
Peter W. Rotella
Kenneth M. White
Joseph Wincze, Jr.
Glenn Falk

APPROVAL OF AGENDA & MINUTES

Following the approval of the agenda, the minutes of the November 20th meeting were approved as written with one correction: under Section K on page 2, the minutes should read, "Morris Czaczkes (instead of Peter Rotella) suggested that Dominic Galluzzo and William Sadek be included as members of the Council to give them more input."

TREASURER'S REPORT

Kenneth White presented the following Treasurer's Report:

\$381.35 balance currently in the account

\$201.59 check to be written

\$179.76 actual balance remaining

FINAL APPROVAL OF 1991 BIENNIAL REPORT

Chairperson Raphael Podolsky explained changes made to the draft copy of the report since the last meeting were indicated by a black line in the margin next to the section where the change occurred. He stated in reviewing the draft, he would first discuss changes to the draft and second, additions to the draft. (copies of the draft had been mailed to members prior to the meeting and copies of the appendices to the body of the report were distributed at the meeting)

Member Glenn Falk noted one technical change which needed to be made in appendix C-2.

At this point, a non-member of the Council wished to make a comment regarding language which appeared on page 10 of the draft under the heading, HOUSING PROSECUTION POLICIES. Chief Housing Specialist, Frances Calafiore, said she was disturbed by the sentence which read, "----the practical day-to-day responsibility for monitoring (repairs needed to be made under probation and accelerated rehabilitation) needs to be placed elsewhere if it is to be effective-- either with the prosecutor and the housing code enforcement agency or with the housing specialists." She strongly recommended that the last part of the sentence, "OR WITH THE HOUSING SPECIALISTS" be deleted because she does not believe the housing specialists should be doing the job of the prosecutor re: criminal cases and monitoring.

Housing specialist, Linda Bantell, from the Hartford Housing Court then added that she was baffled by any reference being made to housing specialists regarding monitoring of repairs because she said housing specialists were not qualified to do such monitoring but that it should be left up to the local code enforcement agency.

Chairperson Raphael Podolsky then explained that the intention of the Council was not specifically to have housing specialists do monitoring but to sit down with others to discuss a workable solution to effective monitoring. After some additional discussion, a vote was then taken by the Council as to whether or not to delete the part of the sentence per the recommendation of the chief housing specialist. The vote to delete passed 5-3.

Council member Morris Czaczkes recommended that on page 14 under the heading, Housing specialist assignments in eastern Connecticut, there should be a weekly docket scheduled in J.D. Windham. He also recommended on page 15 under the heading, Non-housing court districts, the word "Meriden" should be deleted.

At this point, Chief Housing Clerk Bill Sadek then provided some explanation regarding the purpose of the docket sheet made reference to on page 13 of the draft but there was no recommendation for any change in the report. Chief Housing Clerk Sadek then suggested a change on page 20 of the report under the heading, EXPANSION OF THE HOUSING COURT SYSTEM, in the last sentence of the second paragraph. He recommended that the last sentence should include that a mechanism for the entry of default judgements to be signed by a judge to avoid delay be implemented and delete the words, "assure that uniform procedures will be followed".

Following the distributing of two letters received by the Council by the Chairperson from the State's Attorney's Office, Council member Czaczkes made the remark that the newly appointed housing specialist in New London, Richard Tynan, was doing a good job.

David Pels, Chairperson of the Council's Foreclosure Committee, then presented a report on behalf of the Committee to the Council. He said the following items had been discussed by the committee.

1. The committee had reached a consensus that foreclosures on residential property as a housing matter would not be productive if adequate staff was not available to handle the cases.
2. The committee had decided that a change in the mortgage foreclosure restructuring statute was necessary and suggested that the length of time be changed from 6 months to 36 months. This was unanimously approved by the Council and added to the report.
3. The committee had not reached a consensus on whether or not the ejectment statute be changed to require banks to have to evict tenants living in the foreclosed building instead of just ejecting them once the foreclosure becomes final. The Council then took a vote and voted 7-2 that a recommendation be made in the report that the statute be changed to state that the affected tenants would have to be evicted and not just ejected. It was clarified that this would not apply to commercial tenants.

Chairperson Podolsky then took a vote on whether the report be adopted by the Council including the changes made. The vote for adoption was unanimous with one abstention by member Peter Rotella.

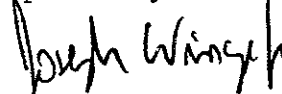
OTHER BUSINESS

Under other business, Chairperson Podolsky announced that he does not expect another meeting of the Council to take place any earlier than the Spring of 1991. He also pointed out that all terms of council members expire on June 30, 1991 and that a survey will be taken of members to determine who wishes to continue to serve on the Council.

ADJOURNMENT

Being no further business to discuss, the meeting was adjourned by Chairperson Podolsky at approximately 3:40PM.

Respectfully submitted,



Joseph Wincze, Jr.
(Acting Secretary)