



CITIZENS ADVISORY COUNCIL FOR HOUSING MATTERS



Reply to:

CITIZENS ADVISORY COUNCIL FOR HOUSING MATTERS MINUTES OF SEPTEMBER 25, 1996

Present: Houston Putnam Lowry, Vic Feigenbaum, David Pels, Ivan Hirsch, Elaine DeNigris, Raphael Podolsky, Joe Wincze, Robin Hammeal-Urban, Morris Czackes, Joseph Zibbideo, Robert J. Kor, Maureen M. Desjardin, Cynthia D. Teixeira, Domenick J. Galluzzo, Linda Francois

1. **Preliminary Matters.** The meeting was called to order at 2:10 p.m. The minutes of 6/12/96 and the agenda were approved.

2. **Housing Court Operations Reports**

a. Housing Clerk (V. Feigenbaum). No new cutbacks, some clerks returning. Limited hours has alleviated some problems. No backlog. Computer program will save further man-hours. Motion made and carried that we recommend that housing courts acquire an answering machine at least stating court hours and that there be a secure dropbox for filing when the clerk's office is closed.

b. Housing Specialist (Cynthia Teixeira) One position open in New London/Norwich. Authority to hire forthcoming. Phone approved for Bridgeport conference room. Discussion re who has responsibility to restock "Dear Litigant" letter. Housing Specialists are currently doing this.

c. Housing Prosecutors ("H.P.s") (D. Galluzzo)

i. Coverage. Adam Scott transferred to GA12 Manchester. They are approved for more positions than funded to hire. A new H.P. hired for Hartford. D. Galluzzo responsible for seeing that there is statewide coverage. We have suggested that H.P.s should meet together. This is especially important with new H.P.s. D. Galluzzo agreed this is important and will try to set up a meeting.

ii. Hiring. It was recommended that our biennial report go to all hiring committee members as issues articulated in the report may be interesting to them when hiring an H.P. D. Galluzzo thought Council's hiring standards for H.P.'s fair and will recommend their use.

iii. Lead prosecutions. Discussion re state regulation v. local regulation. C.G.S.47a-8 repealed -- lead paint a defense but not a per se defense to nonpayment. Lead paint disclosure required before selling a pre-1978 home. J. Zibbideo reported that Housing Code prosecutors are understaffed. No prosecution can resolve an economic problem of this stature. There is no state housing code. Hartford housing code is only under Municipal Powers Act so violations are only an infraction.

3. **Old Business**

a. Magistrate evaluation survey continuing.

b. Subcommittee on Housing Quality -- recommendations will be made for legislation which will be attached to the draft report for review at Council's next meeting and incorporated into the text, if approved.

c. Regional committee reports -- three new judges

4. **New Business** -- biennial report due January 1997. Draft to be reviewed section by section at December meeting.

Meeting adjourned at 4:02 p.m.

L/Advisory/acmin7

/s/ Linda Francois

Linda Francois, Secretary