



CITIZENS ADVISORY
COUNCIL FOR HOUSING MATTERS



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CITIZENS ADVISORY COUNCIL FOR HOUSING MATTERS
MINUTES OF MARCH 12, 1997

PRESENT: Richard Tenenbaum, Murray Czaczkes, David Pels, John Rowland, Ivan Hirsch, Joe Wincze, Vic Feigenbaum, Raphael Podolsky, Carolyn Comerford, Suzanne Colasanto, Antonio Robaina, Heriberto Villafane, Cynthia Teixeira, Robert Kor, Houston Putnam Lowry, and States Attorneys Timothy Sugrue, Judith Anne Scanlon, Judith Rothschild-Rippe, Lonnie Braxton, and Jessie Bennett.

1. **Preliminary Matters.** The meeting was called to order at 2:05p.m. The minutes of the 12/11/96 meeting and the agenda were approved.

2. **Housing Court Operations Reports.**

a. Housing Prosecutors. All four housing prosecutors were present as well as Tim Sugrue from the state office. Judith Rothschild -Rippe reported tht she recently made a request to D. Galluzzo for a meeting of the four housing prosecutors. She feels that such meetings on a regularly scheduled basis would be positive, especially in light of the fact that two of the prosecutors are relatively new and also in light of new issues such as lead paint prosecutions. Discussion ensued in connection with lead paint and the need to coordinate efforts and have a policy with respect to such prosecutions.

The prosecutors further reported on the rise in the number of cases under the new criminal mischief statute pertaining to destruction of property by tenants.

There have been no housing complaints out of the uncovered areas of Danbury or Litchfield. Rothschild-Rippe indicates that she handles cases from the Ansonia/Milford region.

Lonnie Braxton stated that he is doing motor vehicle as well as housing cases due to the fact that the 4 G.A.s that he handles are short-handed.

While housing criminal matters have distinctive docket #s in Hartford, this is not the case elsewhere and unfortunately, these defendants do not make their way into the national or state crime computers. This is something that the prosecutors will seek to change in the near future.

b) Housing Clerks. Vic Feigenbaum reported that Hartford went on line last week with its summary process computer which automatically schedules cases and sends notices.

Answering machines should be arriving within the next few weeks in the various housing clerk offices. All administrative assistant

positions have been replaced with the exception of Norwalk where one is expected soon. It is hoped that with the new staff back in place, normal clerk office availability will be restored.

U. Conn. law students are helping to mediate cases in Hartford with much success.

"Dear Litigant" letters are now available in all housing courts.

c) Legislative Update. Several bills are presently pending i.e. One would reduce the KAPA notice to 15 days; another would reduce the time period in a notice to quit to 2 days; another codifies a Landlord's ability to recover future rent if the lease is breached; another bill attempts to remove municipalities from the post-judgment process and yet another bill repeals the prohibition against landlords recovering rent for those periods where there isn't a certificate of occupancy.

Meeting adjourned at 4:20p.m.

Respectfully submitted,

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/s/ Carolyn Comerford
Carolyn Comerford
Acting Secretary