

CITIZENS ADVISORY COUNCIL FOR HOUSING MATTERS



Reply to:

CITIZENS ADVISORY COUNCIL FOR HOUSING MATTERS MINUTES OF MEETING OF MARCH 11, 1998

Present: Linda François, Joe Wincze, Ivan Hirsch, Cynthia D. Teixeira, Suzanne Colosanto, Michael J. Flynn, Vic Feigenbaum, Joseph Zibbideo, Jessie Bennett, John Rowland, Paul Rosow, Richard Tenenbaum, Carolyn Comerford, Raphael Podolsky, Peter Blasini, Morris Czaczkes, Sheldon Hosen, Judy Scanlon, Houston Putnam Lowry.

1. Preliminary Matters. The meeting was called to order at 2:05 p.m. The agenda and minutes were approved.

2. Housing Court Operations Reports.

a. Housing Prosecutors. J. Bennett reported that the new location will have better facilities.

b. Housing Clerks. (Suzanne Colasanto)

i. Answering machines

New Britain and Hartford are getting new phone systems in the new locations. S. Colosanto reported that with new expanded hours answering machines are less necessary.

ii. Staffing

Current staffing is down two assistant clerk positions but both openings have been posted.

iii. Computers (V. Feigenbaum)

First year with news summary process system passed. A success but no other courts have it yet. New easier interface to be tested within next few months. Hopefully other courts will then pick it up.

iv. Busy signals

Hartford will get new voice mail system at new location and more lines.

v. Move of Hartford Housing Court

More room will be available with better layout. Parking not yet settled but there is a lot and garage nearby.

vi. Move of Meriden small claims:

Tabled after discussion until becomes more probable. Question exists as to jurisdictional lines with new New Britain J.D.

c. Housing Specialists (C. Teixeira)

i. Staffing- Full complement of 10 specialists (9 positions) in place.

Discussion re: hours for specialists. C. Teixeira will look into reported delays in Bridgeport and Hartford.

3. Magistrate Evaluation

Letter response had from Maureen Finn, caseload coordinator re: judicial monitoring of magistrates. S. Colosanto reported that it does take place. In lieu of further magistrate evaluations by the council, R. Podolsky to send a letter requesting that there be some systematic way that Housing Court Clerks be consulted before reappointing magistrates.

4. Pending Legislation

R. Podolsky reported on pending legislation. H.B. 5073 aimed at clearing up crack houses considered too broad. H.B. 5423 codifies kapa notice language requirements. H.B. 5473 sets maximum monetary limits on failure to get c.o. and allows personal care attendants to be locked out by person cared for.

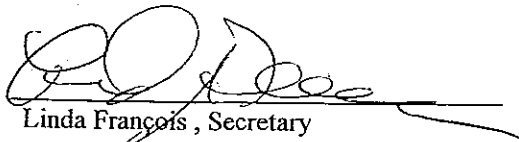
H.B. 5732 includes a result oriented pilot program to speed summary process (aimed at Hartford delays).

H.B. 5015 sets Health Department lead standard not keyed to after the fact child poisoning.

S.B. 232 from Banking Department regarding penalties they can impose regarding security deposit act violations.

Next meeting: June 10, 1998 at 2:00 p.m.

Meeting was adjourned at 3:50 p.m.


Linda François, Secretary



CITIZENS ADVISORY
COUNCIL FOR HOUSING MATTERS



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March 12, 1998

PENDING LEGISLATION REGARDING RENTAL HOUSING -- 1998

Judiciary Committee

H.B. 5073 -- Nuisance abatement: Allows state's attorneys to bring special action to abate public nuisances in buildings where multiple crimes have been committed.

H.B. 5423 -- Notice of tenant's right to cure: Requires Kapa notice to inform tenant that he can cure violation within 15 days.

H.B. 5473 -- Miscellaneous landlord-tenant law

** Limits civil penalty for failing to obtain required certificate of occupancy to \$20 per day for 15 days.

** Excludes personal care attendants of disabled persons from Landlord-Tenant Act.

H.B. 5731 -- Code violations: Increases penalty for violations of building, fire, health, and housing codes.

H.B. 5732 -- Miscellaneous landlord-tenant law

** Applies criminal damage to property law to reckless tenant behavior.

** Sets sheriff's fees for eviction cases

** Kapa notice: \$10-\$20

** Notice to quit: \$10-\$20

** Summons and complaint: \$15-\$30

** Witness subpoena: \$10-\$20

** Summary process execution: \$15-\$30

** Execution on summary process judgment: \$50-\$75/hour

** Funds 18-month pilot program in Hartford Housing Court with objective that all eviction cases be resolved within 30 days of return day.

Public Health Committee

H.B. 5015 -- Lead paint standards: Allows Department of Public Health to establish standard of care for lead paint in pre-1978 buildings.

Banks Committee

S.B. 232 -- Security deposits:

** Clarifies definition of "security deposit."

** Clarifies right of seniors to return of second month of security deposit upon reaching age 62.

** Gives Banking Commissioner limited authority to exempt certain first-time respondents from double damages.