



CITIZENS ADVISORY COUNCIL FOR HOUSING MATTERS



Reply to:

80 Jefferson St.
Hartford, CT. 06106
(860) 278-5688
Fax (860) 278-2957

MINUTES OF JUNE 10, 1998

Present: Morris Czaczkes, Dick Tenenbaum, Joe Wincze, Jessie F. Bennett, Cynthia Teixeira, Robin Hammeal-Urban, Edmund O'Garro, Suzanne Colasanto, Richard Whitehouse, Houston Putnam Lowry, Victor Feigenbaum, Heriberto Villafane, Jeff Hammer, David Pels, Ivan Hirsch, Chip Haslun, Elaine DeNigris, Sheldon Hosen

1. Preliminary Matters. The meeting was called to order at 2:20 p.m. The agenda and minutes were approved.

2. Housing Court Operations Reports.

- a. **Housing Prosecutors.** J. Bennett reported that new prosecutors are to be hired to implement new nuisance property legislation (by which state's attorney can bring proceedings to take over buildings where certain multiple arrests have been made).
- b. **Housing specialists.** C. Teixeira and V. Feigenbaum reported that specialists are handling cases at least as early as cases are called and sooner if cases and specialists are available. C. Teixeira has spoken with specialists and is satisfied that any delays are legitimately work-related.
- c. **Housing clubs.** S. Colasanto reported on new hiring: assistant clerk for Norwalk-Bridgeport; permanent full time office clerk in New Britain; assistant office clerk in Hartford. New Haven will be hiring an additional office clerk.

1. Move of Hartford Housing Session to 80 Washington will occur as soon as space is available.
2. Move of New Britain Housing Session to new building will not occur until October at the earliest.

3. 1998 legislation.

- a. **Certificate of Occupancy legislation**--fine capped at 200 days.
- b. **Commercial eviction execution**--legality of the law is still in dispute and notice of act to tenant is not mandatory.

4. New Business.

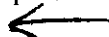
J. Wincze inquired as to the status of Spanish translation of eviction guides. S. Colasanto reported that the tenants' guide is out of print and Rights and Responsibilities was never distributed.

R. Whitehouse inquired as to feasibility of shortening statutory 10 day grace period for client payments. Discussion re: difficulties and alternatives such as different payment terms in lease, mandatory personal delivery of rent.

Federal Fair Debt Collection Practices Act--discussion of impact of recent New York case finding it applicable to evictions. The council feels it is not applicable in Connecticut (except to mobile home evictions) because they are not attempts to collect a debt.

Meeting adjourned 3:40 p.m.

Next meeting 9/9/98



Respectfully submitted,

Linda P. François, secretary