



CITIZENS ADVISORY  
COUNCIL FOR HOUSING MATTERS



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**NOTICE OF NEXT MEETING**

**2 pm**

**Wednesday, June 21, 2006**

Connecticut Bar Association  
Burroughs Community Center, 2470 Fairfield Ave., Bridgeport, CT  
(203-334-0293 for directions)

Minutes of the meeting of Wednesday, March 15, 2006

Connecticut Bar Association, 30 Bank St., New Britain

Persons Present: Noble F. Allen, Penny Trick, Joe Wincze, Raphael Podolsky, Richard Deparle, Carl Lupinacci, Robyn Johnson, Sonja Devitt, Suzanne Colasanto, Cynthia Teixeira, Sandra Desrosiers

1. Preliminary matters

- a. Approval of agenda: The agenda for March 15, 2006 was approved.
- b. Approval of minutes: The minutes of the December 14, 2005 meeting were approved, with a correction in Item 3(b) as to the location of the March 15, 2006 meeting.

2. Housing court operations reports

a. Housing Prosecutors (Robyn Johnson)

i. Prosecution delays in Bridgeport and related staffing issues: Interviews have begun for a per diem part-time clerk for Judy Hayes. The anticipated starting date is mid-April.

ii Other prosecution staffing issues:

a. Statewide investigator: A request for an Investigator for housing is pending. It is not likely to happen for another year. The housing prosecutors do, however,



have access to two legal interns from Quinnipiac Law School and expect to have a full-time intern during the summer.

b. Eastern CT prosecutor — full time status: The eastern Connecticut prosecutor continues to work only part-time on housing. No further actions taken, the Eastern CT Prosecutor has assistance and support required.

iii. Lockout policy: Joe Wincze reported that he was instructed by Judy Anne Hayes to refer a complaint about an alleged lockout to Jucy Dicine, rather than having her handle it. Robyn Johnson confirmed this is standard procedure for complaints that a prosecuting attorney feels could be better handled by Judy Dicine. Judy Dicine responds to these special circumstances. The Council also discussed the applicability of the prohibition on lockouts to transitional housing, transient occupancy, and hotels and motels. Rafie suggested the subcommittee assisting Judy Dicine in the preparation of a training manual for police officers incorporate advice on these kinds of questions into the manual.

iv Model landlord address ordinance under P.A. 05-223: Hartford has adopted its own model. Robyn will send the council a copy. So far, Hartford, East Hartford and Bristol are known to have adopted an ordinance.

v. Housing prosecution manual: The final version of the Prosecutor's Manual is awaiting approval.

vi. Police training manual: The police training materials at present consist only of copies of the relevant statutes. The Council's subcommittee will hold a meeting in early spring.

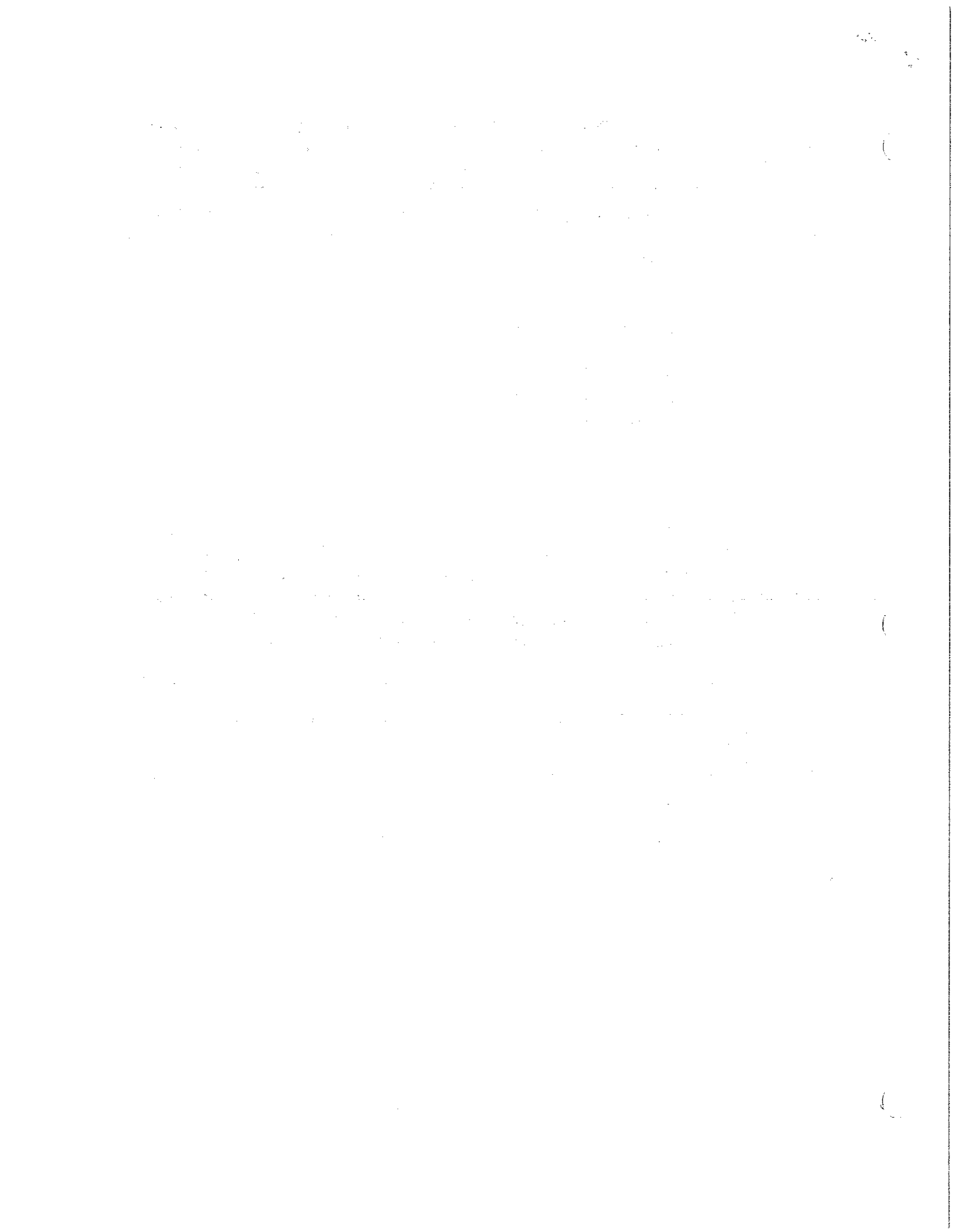
vii. Other prosecution issues: None

b. Housing clerks (Suzanne Colansanto)

i. Norwalk/Bridgeport — Judge Assignment: Because of numerous vacancies on the bench, Judge Pinkus was reassigned to Danbury. Judge Ford is hearing cases in Bridgeport. No single judge is currently assigned to cover Norwalk (Judges Dewey and Holden are each hearing some cases). Judge Cocco is on vacation. Judge Cocco is expected to cover both Bridgeport and Norwalk when he returns.. The Council was not solicited in advance for any input of these decisions and only made aware of the transitions after the decision process was complete. The lack of a regular judge in Norwalk is causing a backlog of trial cases. The Advisory Council recommends that (a) the practice of assigning a single judge to handle both Bridgeport and Norwalk be restored promptly and (b) until such time as that happens, a single judge be assigned to handle all Norwalk cases. In practice, this means that Judge Cocco should handle both Bridgeport and Norwalk when he returns. The Chairperson was directed to communicate this recommendation to the Chief Court Administrator.

ii. On-line case reporting services (Houston Putnam Lowry): Tabled.

iii. Spanish language booklets for landlords: The booklets are completed and available in all courts across the state. They are also on-line and can be downloaded.



iv. Clerk's Office staffing: There is a dire need in Bridgeport. Both clerical positions are vacant. Assistance is being contributed from other housing courts. The Hartford Housing session has one vacancy. The closing date passed. The position was posted for in-house transfers posting only. Suzanne reports that an attempt was made to reclassify the position to an "Administrative Clerk II" to draw more transfer applications and but the proposal was rejected. The Council supports an outside posting to draw applicants from the general public, or a reclassification of the position.

v. Other clerk's office issues: None

d. Housing Specialists (Cynthia Teixeira)

i. Printers: No progress has been made on additional printers.

ii Staffing: No immediate issues. There is a potential for a part-time position to become a full-time position in Hartford.

iii. Other housing specialist issues: None

3. Legislative issues in the 2006 General Assembly

Rich DeParle reported on S.B. 361, a proposed bill concerning the disposition of the personal possessions of tenants after an eviction. The act provides that any items the tenant has failed to remove by the time the marshal comes to carry out an eviction will be deemed immediately abandoned and the landlord can immediately remove or dispose of in any manner he/she deems appropriate. As there was much disagreement among Council members on this topic, the Council took no formal position on the proposal.

4. Other business: None. The agenda item on John Doe notices was tabled indefinitely.

5. Future meeting locations: The Council agreed to meet in June and December at the Bridgeport location and in March and September at the New Britain location

6. Richard DeParle made a motion to adjourn, Penny Trick seconded. The meeting was adjourned at 4:05 pm.

Respectfully Submitted By:

Sandra Desrosiers, Secretary