



ADVISORY COUNCIL TO THE SUPERIOR COURT HOUSING SESSION

Reply to: 363 Main St., Suite 301
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Notice of Next Advisory Council meeting

1:30 pm

Wednesday, June 11, 2014

Burroughs Community Center

2470 Fairfield Ave., Bridgeport, CT

MINUTES OF THE MEETING OF MARCH 12, 2014

Persons present: Judith Dicine (by speaker-phone), Kathy Flaherty, Friedrich Helisch, Carl Lupinacci, David Pels, Raphael Podolsky

Location: Connecticut Bar Association, 30 Bank St., New Britain, CT

1. Preliminary matters: The meeting was called to order by the Chairperson, Raphael Podolsky, at 1:45 pm. The agenda was adopted by consent. The minutes of the December 11, 2013 meeting were approved unanimously (motion by David Pels, second by Friedrich Helisch)
2. Advisory Council structure and membership: The chairperson reported that he had submitted a bill to the legislature, based on the Council's recommendation at its December 11 meeting. That proposal was raised by the Committee on Government Administration and Elections as Senate Bill No. 95 and has already had its public hearing. The proposed bill would expand the Advisory Council to 18 members by adding two members from each of the three housing court districts. It would also change the name of the Council to the Connecticut Advisory Council on Housing Matters (CACHM). The chairperson also reported that the Governor's Office is now actively in the process of screening candidates for appointment to the Council.
3. Computerization: Houston Putnam Lowry has prepared a report on the computerization of housing cases in Meriden but, in his absence, discussion was tabled to the next meeting. David Pels reported, however, that the Judicial Branch has made it possible to search foreclosure cases by address. This was one of the Advisory Council's recommendations and suggests that the ability to search summary process cases by address can be retained when the housing court computer system is merged into the civil case computer system.

4. Prosecution and code-related matters:
 - a. Anti-blight legislation (H.B. 5505): The Anti-Blight Task Force submitted a number of proposals to strengthen anti-blight enforcement, but the only one raised for public hearing by the Planning and Development Committee was H.B. 5505. That bill requires a study of the ICC Property Maintenance Code (ICC-PMC) to determine what changes ought to be made to that code if it were to be adopted as the statewide property maintenance code for Connecticut. The recommendations would have to be submitted to the legislature next year. It is expected that the study would also propose what state agency would be responsible for administering such a code.
 - b. Bedbugs (H.B. 5438): The Housing Committee has raised a bill, similar to last year's bill, allocating responsibilities for eradicating bedbug infestations between landlords and tenants. It substantially follows existing law. In particular, it makes explicit that it is the duty of the landlord to carry out extermination and the duty of the tenant to cooperate, including preparing the apartment for an exterminator.
 - c. Administrative search warrants: The Planning and Development Committee has raised a bill on administrative search warrants.
 - d. Hearing of housing cases (S.B. 389): Section 6 of the "court operations" bill submitted by the Judicial Branch, as it is expected to be modified, would allow the Chief Court Administrator to decide to have housing cases in the non-housing districts heard as Judicial District (JD) matters in the JD courthouse, rather than as Geographical Area (GA) matters in the GA courthouse. This would apply only in the parts of the state (primarily eastern and northwestern Connecticut) that do not have housing courts. Under existing law, such a change would require an amendment to the statutes.
 - e. Hartford-New Britain prosecutor: Judith Dicine reported that the transition to a new housing prosecutor in the Hartford-New Britain Housing Court has been a success.
5. Court operations reports: These matters were tabled to the next Council meeting.
6. Next meeting: The next meeting will be held on June 11 in Bridgeport as presently scheduled. If a new Council membership is appointed before then, the chairperson was authorized to conduct a poll to determine if the meeting should be moved to a different location.
7. Adjournment: The meeting was adjourned at 3:15 pm (motion by Kathy Flaherty, second by David Pels).

Respectfully submitted,

Raphael Podolsky, acting secretary