



CONNECTICUT ADVISORY COUNCIL
ON HOUSING MATTERS



REPORT TO THE GENERAL ASSEMBLY

pursuant to
Section 47a-73 of the Connecticut General Statutes

January 8, 2025

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REPORT OF THE CONNECTICUT ADVISORY COUNCIL ON HOUSING MATTERS

Pursuant to C.G.S. §47a-73, every two years the Connecticut Advisory Council on Housing Matters makes a report to the General Assembly on the administration of housing matters in the court system. This report constitutes the Council's report and recommendations for 2025.

The Connecticut Advisory Council on Housing Matters is the statutory advisory board to the housing court system. See C.G.S. §47a-71a and §47a-72. It was created by the first Housing Court Act in 1978 and has been part of the Connecticut housing court system from its very beginning. The Advisory Council is authorized by statute to review and comment on “the manner in which the housing docket is functioning,” which covers all “housing matters,” as broadly defined in C.G.S. §47a-68. This includes summary process proceedings and all civil and criminal matters concerning housing. The Council is also authorized by the Housing Court Act to recommend judges for assignment to the housing courts. The Council is comprised of a mixture of landlord and tenant representatives, many of whom are experienced summary process attorneys. It therefore is able to inject into the discussion of issues an on-the-ground perspective as to how the system is operating. It is intended as a primary resource with which state agencies dealing with housing matters can consult to make the housing court system work more effectively. Although the Advisory Council also has a role with other state entities dealing with housing matters (e.g., the Governor, the legislature, and the Department of Housing), its focus has always been the Judicial Branch and, to a lesser extent, the Office of the Chief State’s Attorney.

Forms and materials

- **Notice of judgment forms**: Summary process cases sometimes result in judgments that have different legal consequences for different defendants. For example, a judgment may enter by stipulation against one defendant with a stay of execution beyond the minimum five days provided by statute or containing provisions for reinstatement of the tenant, while judgment against a second defendant is entered by default with a five-day stay. It appears that the notices of judgment in such cases are written in a way that states or implies that all parties can be evicted after five days. This causes confusion and upset for defendants who had negotiated a longer stay. The forms should be revised so that defendants who are entitled to a stay of longer than five days do not receive a notice ordering them to vacate within five days.
- **Execution form**: In reviewing the housing prosecutor’s guidance to police officers (see below), the Council realized that the execution form (JD-HM-2) does not provide information as to how to contact the clerk’s office. Summary process defendants are often unaware of the range of options available to them and how to exercise them. The Council recommends that, at the very least, the summary process execution form should include a phone number at which the clerk’s office can be reached.

- New materials from the Chief State’s Attorney: The Council has concerns about recently-issued guidelines for police officers regarding the process for executing on eviction judgments. The Council has proposed changes which it hopes the Chief State’s Attorney’s Office will accept.
- Computer-generated notices: The Council recommends that the Judicial Branch review all computer-generated notices for clarity and readability.
- Eviction-related guides: The Council recommends that the Judicial Branch review its eviction-related guides for accuracy as to changes in the law during the past few years.

Other issues

- Overcrowding: The Council continues to receive reports that hallways in some courthouses remain significantly overcrowded on eviction hearing days. Such overcrowding sends the wrong message to litigants, since it is inherently disrespectful to them. It can also impose physical burdens on litigants who cannot find a place to sit and may lead to confusion for unrepresented parties about their access to court-provided mediation with mediators. There may also be need for use of a larger courtroom in some locations (Bridgeport has been cited as a possible example), so as to allow self-represented parties to be in the court to observe the court in action and to avoid missing announcements. The Branch should be mindful of these concerns and should attempt to find ways to minimize overcrowding when it occurs.
- Mixed civil/criminal courtrooms: In some of the non-housing court districts, such as Danbury, the summary process, criminal, other dockets are heard in the same courtroom. Parties in settled summary process cases sometimes cannot obtain entry of the judgment until a criminal trial is completed. The Branch should provide a way for those settlements to be entered quickly so that the parties can leave.
- Notice of fee waivers: Questions have been raised as to the extent to which low-income litigants are informed in the clerk’s office of their right to apply for a fee waiver. The Judicial Branch should assure that indigent litigants are affirmatively made aware of the right to request a fee waiver, both by appropriate signage and in communication with clerks’ office staff.
- Clerks’ office structure: The Judicial Branch should identify clearer lines of responsibility for housing cases for the clerks’ offices in New Britain and Waterbury and in the non-housing court districts. Any clerk’s office handling housing matters that does not have a formally-designated clerk for housing matters should have a clerk or assistant clerk who is assigned to supervise housing matters. Such employees should be trained by and be responsible to the Chief Clerk for Housing Matters when handling housing matters, so as to promote consistent procedures and policies throughout all courts handling housing matters.

- Data-related and other procedures in housing-related cases: The Judicial Branch should adjust procedures so as to establish:
 - Data entry guidelines for clerks: Uniform practices for clerks in regard to the inputting of data. For example, there should be uniformity as to how summary process actions with multiple defendants are inputted and uniformity as to how grounds for eviction are entered. The purpose is to allow more consistent analysis of data to be compiled.
 - Small claims data: In small claims actions, a sortable field for the address of affected properties;
 - Criminal data: In housing criminal cases, the posting of full court orders on the web, including all conditions related to those orders;
 - Housing civil cases: The ability to identify civil cases filed in civil clerks' office as being housing cases that should be transferred to the appropriate housing session. C.G.S. 47a-70(a) requires that housing matters be initially placed on the housing docket.
 - Housing criminal cases: In non-housing court districts, a way to identify those cases that are housing matters.

Case processing:

Before the pandemic, approximately 20,000 evictions per year were filed in Connecticut courts. The pandemic, which resulted in a partial moratorium on evictions, reduced the number of filings to less than 6,000 in FY 2021 (July 2020-June 2021). With the expiration of many pandemic protections by the end of February, 2022, summary process filings jumped to almost 2,500 in March 2022 (an annualized rate of 30,000 if had continued for a year). By the end of 2022, filings were down to under 2,000 per month. The number of evictions has continued to decrease, but the number for FY 2024 (ending June 30, 2024) is still about 7% higher than the pre-pandemic number for Calendar Year 2019. See Appendix C-1.

The historic data also indicates that, since 2015, there has been some slowdown in the disposition time for summary process cases. Median disposition time (from return day to entry of final judgment) continued to rise during the pandemic. Both the extended eviction moratorium and the state's emergency rental assistance program – UniteCT – seem to have led to longer disposition times. Since then, however, disposition times have been falling. The median disposition time in FY 2024 was 7.5% less than in FY 2022, and at many court locations was significantly less. Disposition times for Waterbury, New Haven, Bridgeport, and Norwalk were between 16% and 29% shorter in FY 2024 than in FY 2022. The primary exception to this pattern was the Hartford Housing Court, for which disposition times rose as compared with FY 2022, making its disposition times the highest in the state. See Appendix C-3. This may be related to its large caseload, which is almost 40% higher than any other housing court location. See Appendix C-1.

Data collected by the state's Right to Counsel program shows that the rate of attorney representation in districts where it operates has more than doubled since the program went into effect in 2023. That program, however, operates only for a limited number of summary process defendants. Looking at the state data as a whole, the greatest increase in participation has been

the rise in self-represented defendants, with 62% of tenants self-represented in FY 2024 (compared with 55% in FY 2022). The related default rate fell from 34% in FY 2022 to 27% in FY 2024. In contrast, the rate of attorney representation for landlords remained steady at 87%, far above the attorney rate for tenants. See Appendices C-4 and C-7.

The data also suggests a modest increase in tenant-initiated Housing Code Enforcement actions (C.G.S. 47a-14h) during the past few years, particularly in non-housing court districts. Since FY 2018, the number of 47a-14h filings in all courts has gone up by about 40%, but more than doubled in the non-housing court districts. See Appendix C-5.

Advisory Council role and involvement

The Council is concerned that, in recent years, its role in relation to the entities it advises seems to have declined. We urge that an enhanced role be restored so as to be a relationship in which the Advisory Council works more collaboratively with those entities. Effective participation requires more than a general invitation to offer proposals or to submit comments. It requires a relationship that permits a back-and-forth discussion, prior to implementation, both as to proposals from the Council and to changes initiated by the Judicial Branch and the Chief State's Attorney's Office. This allows the Council to react and respond to actual proposed procedural changes or initiatives before they are implemented, and it makes Advisory Council comments and proposals the beginning, rather than as the end, of a discussion. This can be illustrated by four examples from recent years:

- Modification and creation of pro se forms: The Judicial Branch has been welcoming to Advisory Council proposals for the modification and creation of new forms for self-represented litigants and has been open to reviewing them. The Council is pleased that the Chief Court Administrator has indicated that, in the future, the Branch will invite Council comment, prior to finalization, if it intends to modify a form that has been recommended by the Council. The Council also appreciates the opportunity it was recently offered by the Rules Committee of the Superior Court to comment on a proposed Practice Book rules change concerning discovery procedures in summary process actions. The Council continues to recommend, however, that the Branch include the Council in the review process if changes in housing forms or procedures are being initiated by the Branch itself, so that the Council can provide input proactively. This allows the Council to be treated as an active advisor, rather than forcing it to be a critic. The CARES Act affidavit and the 47a-23c forms are recent examples where mutual discussion might have produced a better draft before those forms were finalized and issued.
- Preparation of new informational materials: The Council was not brought into discussion prior to issuance when a set of guidelines for police officers who are present at an actual physical eviction was recently developed by the housing prosecutor's office, even though the Advisory Council had worked collaboratively with the chief housing prosecutor in drafting a police guidelines manual fifteen years ago. For the Council to contribute effectively, the Council should be informed about the intended action before it is finalized, rather than after.

- Changes to housing court facilities: The Council was not brought into discussion when the Norwalk Housing Court was relocated to Stamford. Similarly, it was not consulted a number of years ago when the Judicial Branch planned to merge the New Britain Housing Court into the Hartford Housing Court.
- Collaborative work with staff: The Council urges the entities it advises to clarify any doubt that their key staff members are authorized to work directly with the Council in response to issues raised to the Council and on the development of new proposals, Advisory Council reports, and similar matters, subject to the clear understanding that such participation does not commit their entity to the final result. That in fact has been the way in which the Council has worked with housing court-related staff for decades. There has, however, been some question in recent years about the ability of such staff to participate.

The Council also recommends:

- Assignment of judges: The Advisory Council continues to urge the Judicial Branch to work with the Council to find a workable way in which the Council's advice on housing judicial assignments can be received and considered.
- Judicial Branch website: The Council recommends that a link to the Advisory Council's website be included in an appropriate location on the Judicial Branch website.

These recommendations are intended to maximize a collaborative and flexible approach that the Council believes will produce the best results for all. In summary, the Council urges the entities with which it works to enhance the process by:

- Responding to Advisory Council proposals in a way that allows for further discussion and possible revision, prior to final decision, if an Advisory Council proposal is to be modified or rejected. The goal should be an ongoing conversation prior to finalization.
- Making proactive contact with the Advisory Council when considering changes to processes, forms, sites, and other matters that will impact the housing dockets. The Council cannot respond to changes in the manner of handling housing matters if it does not know about them in advance.
- Viewing the Advisory Council as a partner with which to consult routinely, and
- Encouraging key housing-related staff to participate actively in Council discussions and projects.

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HOUSING COURT ACT **as amended through December 31, 2024**

Sec. 47a-68. Definitions.

As used in this chapter, sections 51-51v, 51-165, 51-348 and subsection (b) of section 51-278, "housing matters" means:

- (a) Summary process;
- (b) Appeals from the decisions of a fair rent commission under sections 7-148e and 7-148f;
- (c) Actions and administrative appeals involving discrimination in the sale or rental of residential property;
- (d) All actions regarding forcible entry and detainer;
- (e) Actions under the provisions of title 47a, chapter 412 or section 47-294;
- (f) All actions involving one or more violations of any state or municipal health, housing, building, electrical, plumbing, fire or sanitation code, including violations occurring in commercial properties, or of any other statute, ordinance or regulation concerned with the health, safety or welfare of any occupant of any housing;
- (g) All actions under sections 47a-56a to 47a-59, inclusive;
- (h) All actions for back rent, damages, return of security deposits and other relief arising out of the parties' relationship as landlord and tenant or owner and occupant;
- (i) All other actions of any nature concerning the health, safety or welfare of any occupant of any place used or intended for use as a place of human habitation if any such action arises from or is related to its occupancy or right of occupancy.

Sec. 47a-70. Housing docket. Entry and transfer of cases on docket.

(a) All proceedings involving a housing matter in the judicial district of Hartford, New Britain, New Haven, Bridgeport, Waterbury or Stamford-Norwalk shall first be placed on the housing docket for that district, provided the judge before whom such proceeding is brought may transfer such matter to the regular docket for a judicial district if he determines that such matter is not a housing matter or that such docket is more suitable for the disposition of the case. Any case so entered or transferred to either docket shall be proceeded upon as are other cases of like nature standing on such docket.

(b) If two or more actions are pending between the same parties, including for the purposes hereof any other court proceedings arising out of or connected with the same housing accommodation, of which one or more of such actions is on the housing docket and one or more of such actions is on some other docket, the judge handling such other docket, upon motion of any party to any such actions, may order that the action pending on such docket, with all papers relating thereto, be transferred to the housing docket; and such action or actions shall thereafter proceed as though originally entered there.

Sec. 51-348b. Hearing of housing matters.

Housing matters, as defined in section 47a-68 of the general statutes, shall be heard on a docket separate from other matters within the judicial districts of Hartford, New Britain, New Haven, Bridgeport, Waterbury and Stamford-Norwalk, provided in the judicial district of (1) New Britain, such matters shall be heard by the judge assigned to hear housing matters in the judicial district of Hartford, (2) Waterbury, such matters shall be heard by the judge assigned to hear housing matters in the judicial district of New Haven, and (3) Stamford-Norwalk, such matters shall be heard by the judge assigned to hear housing matters in the judicial district of Bridgeport. The records, files and other documents pertaining to housing matters shall be maintained separate from the records, files and other documents of the court. Housing matters do not have to be heard in the facilities to which the process is returned and the pleadings are filed.

Sec. 51-345(h). Return of housing actions.

(h) (1) In all actions involving housing matters, as defined in section 47a-68, civil process shall be made returnable to the judicial district where the premises are located, except that actions described in subdivision (6) of section 47a-68 shall be heard in the geographical area where the premises are located unless otherwise provided in subsection (d) of section 51-348, as amended by this act.

(2) Notwithstanding the provisions of subdivision (1) of this subsection concerning the judicial district to which civil process shall be made returnable:

(A) If the premises are located in Avon, Canton, Farmington, Newington, Rocky Hill, Simsbury or Wethersfield, the action may be made returnable at the option of the plaintiff to either the judicial district of Hartford or the judicial district of New Britain.

(B) If the premises are located in Ansonia, Beacon Falls, Derby, Oxford, Seymour or Shelton, the action shall be made returnable to the judicial district of Ansonia-Milford. After the filing of the action, the plaintiff or defendant may request a change in venue to the judicial district of New Haven or the judicial district of Waterbury.

(C) If the premises are located in Milford, Orange or West Haven, the action shall be made returnable to the judicial district of New Haven.

Sec. 51-348(d). Venue for housing matters. Housing docket.

(d) In any judicial district in which housing matters are heard on a separate docket under section 16 of this act, venue for an action pertaining to one or more violations of any state or municipal health, housing, building, electrical, plumbing, fire or sanitation code, including violations occurring in commercial properties, or of any other statute, ordinance or regulation concerned with the health, safety or welfare of any occupant of any housing shall be in the housing session for the judicial district, except that venue for such an action concerning premises located in Milford, Orange or West Haven shall be in the judicial district of New Haven. In all other judicial districts, venue for such actions, if placed on the criminal docket, shall be in the geographical area where the premises are located.

Sec. 51-165(c). Assignment of judges to hear housing matters.

Any judge assigned to hear housing matters should have a commitment to the maintenance of decent, safe and sanitary housing and, if practicable, shall devote full time to housing matters. If practicable, he should be assigned to hear matters for not less than eighteen months. Any judge assigned to housing matters in a judicial district should reside in one of the judicial districts served by the housing session after he is assigned thereto.

Sec. 51-51v(a). Appointment of clerks for housing matters.

The Chief Court Administrator shall appoint...clerks for housing matters, including a chief clerk for housing matters.

Sec. 51-52(d). Duties of clerks for housing matters.

Each clerk for housing matters and the clerks for the judicial district of New Haven at Meriden shall supervise the handling of housing matters and the maintenance of court records relating thereto and shall provide assistance to pro se litigants and perform such other duties in connection with housing matters as the chief court administrator or the judge assigned to hear the matters may assign to him.

Sec. 51-278(b)(1)(B). Appointment of assistant and deputy assistant state's attorneys for housing matters.

...At least three such assistant state's attorneys or deputy assistant state's attorneys shall be designated by the chief state's attorney to handle all prosecutions in the state of housing matters deemed to be criminal. Any assistant or deputy assistant state's attorney so designated should have a commitment to the maintenance of decent, safe and sanitary housing and, to the extent practicable, shall handle housing matters on a full-time basis.

Sec. 51-286b. Duties re housing matters.

The deputy assistant state's attorney assigned to handle housing matters may initiate prosecutions for violations of any state or municipal housing or health law, code or ordinance either upon the affidavit of an individual complainant or upon complaint from a state or municipal agency responsible for the enforcement of any law, code or ordinance concerning housing matters.

Sec. 47a-69. Appointment of housing mediators. Qualifications. Duties.

(a) The Chief Court Administrator may appoint such housing mediators as necessary for the purpose of assisting the court in the prompt and efficient hearing of housing matters within the limit of their appropriation therefor. The Chief Court Administrator shall appoint not less than two such mediators for each of the judicial districts of Hartford, New Haven and Bridgeport and may designate one of them in each judicial district as chief housing mediator. The Chief Court Administrator shall also appoint not less than three such housing mediators for all other

judicial districts. The housing mediators for the judicial district of New Haven shall assist the court in the hearing of housing matters in the judicial district of Waterbury and the housing mediators for the judicial district of Bridgeport shall assist the court in the hearing of housing matters in the judicial district of Stamford-Norwalk.

(b) Housing mediators shall be knowledgeable in the maintenance, repair and rehabilitation of dwelling units and the federal, state and municipal laws, ordinances, rules and regulations pertaining thereto. Housing mediators shall also have knowledge necessary to advise parties regarding the type of funds and services available to assist owners, landlords and tenants in the financing of resolutions to housing problems. Housing mediators shall make inspections and conduct investigations at the request of the court, shall advise parties in locating possible sources of financial assistance necessary to comply with orders of the court and shall exercise such other powers and perform such other duties as the judge may from time to time prescribe.

(c) Housing mediators (1) shall be responsible for the initial screening and evaluation of all contested housing matters eligible for placement on the housing docket pursuant to section 47a-68, (2) may conduct investigations of such matters including, but not limited to, interviews with the parties, and (3) may recommend settlements.

Sec. 47a-71a. Connecticut advisory council on housing matters.

There is hereby created the Connecticut Advisory Council on Housing Matters consisting of eighteen members. The members of the advisory council shall be appointed by the Governor for terms of four years, from July first of the year of their appointment. The advisory council shall consist of representatives of tenants, landlords, and others concerned with housing and shall reflect a balance of the interests of tenants and landlords. The members of the advisory council shall elect their own chairperson. Five members shall be residents of the judicial districts of Hartford or New Britain; five members shall be residents of the judicial districts of New Haven, Waterbury or Ansonia-Milford; five members shall be residents of the judicial districts of Bridgeport or Stamford-Norwalk; and three members shall be residents of the judicial districts of Danbury, Litchfield, Middlesex, New London, Tolland or Windham. Any member who fails to attend three consecutive meetings or who fails to attend fifty per cent of all meetings held during any calendar year shall be deemed to have resigned from office. Any vacancy in the membership of the advisory council shall be filled by the Governor for the unexpired portion of the term.

Sec. 47a-72. Duties of Connecticut advisory council. Meetings. No compensation or reimbursement.

(a) The council shall from time to time view the housing docket proceedings and review the manner in which the housing docket is functioning, consult with the judges assigned to housing matters and the chief court administrator and assist them in such manner as is appropriate, assist in making the public aware of the existence of the housing docket, receive comments from the general public about the handling of housing matters, and make such recommendations as it may choose. The council shall meet as a full body at least two times a year and on such additional occasions as it may require. The council may divide itself into subcommittees as it deems appropriate. The council may submit its recommendations concerning housing matters to the chief court administrator, to any judge hearing housing matters

and to the general assembly. Members of the council shall receive no compensation and, notwithstanding the provisions of section 4-1, shall not receive their actual and necessary expenses incurred in the performance of their official duties.

(b) The council may recommend to the governor and to the chief court administrator the names of persons it believes to be suitable for appointment or assignment to hear housing matters in any judicial district for which a special housing session has been established, pursuant to subsection (a) of section 47a-70.

Sec. 47a-73. Judges and council to report to general assembly.

The judges hearing housing matters and the Connecticut Advisory Council on Housing Matters shall each submit a report, in accordance with the provisions of section 11-4a, with respect to the operation of the special docket for housing matters and their respective recommendations to the General Assembly at the opening of its regular sessions in the odd-numbered years. Such reports may also include recommendations for legislation with respect to housing matters.

Sec. 47a-74. Rules of practice to be adopted.

The judges of the superior court may adopt such rules of practice and procedure not inconsistent with the general statutes to implement the provisions of this chapter and section 51-51v, 51-165, 51-348 and subsection (b) of section 51-278.

Sec. 47a-75. Right to counsel in eviction proceedings.

(a) As used in this section:

(1) "Covered individual" means any party to a covered matter who is an income-eligible tenant, lessee or occupant, for residential purposes, of any land or building, any apartment in any building, any dwelling unit, any trailer or mobile manufactured home or any land upon which a trailer or mobile manufactured home is used or stands;

(2) "Covered matter" means any notice to quit delivered to, or any summary process action instituted against, a covered individual pursuant to chapter 832 or chapter 412 or any administrative proceeding against a covered individual necessary to preserve a state or federal housing subsidy or to prevent a proposed termination of the lease;

(3) "Designated organization" means any not-for-profit legal services organization that provides legal representation in a covered matter to a covered individual;

(4) "Administering entity" means the organization contracted by or party to a memorandum of agreement with the Judicial Branch to administer the right to counsel program in accordance with subsection (b) of this section;

(5) “Legal representation” means representation in a covered matter provided by a designated organization to a covered individual, and all legal advice, advocacy and assistance associated with such representation, subject to and in accordance with the Rules of Professional Conduct;

(6) “Income-eligible” means (A) having household income at or below eighty per cent of the state median income adjusted for family size, as determined by the United States Department of Housing and Urban Development, at the time of the request for representation; or (B) receiving one of the following types of public assistance: (i) Temporary Assistance for Needy Families, (ii) Supplemental Nutrition Assistance Program benefits, (iii) Medicaid, (iv) Supplemental Security Income, (v) refugee resettlement benefits, (vi) rental assistance under chapter 138a of the general statutes, or (vii) the federal Housing Choice Voucher Program, 42 USC 1437f(o);

(7) “Tenant”, “landlord”, “owner” and “dwelling unit” have the same meanings as provided in section 47a-1;

(8) “Notice to quit” means any notice to quit possession or occupancy delivered pursuant to chapter 832 or chapter 412 to a lessee or occupant;

(9) “Lessee or occupant” means any tenant, lessee or occupant, for residential purposes, of any land or building, apartment in any building, dwelling unit, trailer or mobile manufactured home, or land upon which a trailer or mobile manufactured home is used or stands; and

(10) “Right to counsel program” means the state-wide right to counsel program to provide legal representation to a covered individual in a covered matter established under this section.

(b) There is established a right to counsel program for the purpose of providing any covered individual with legal representation at no cost in a covered matter initiated on or after July 1, 2021. The Judicial Branch shall, using available federal funds, contract with or enter a memorandum of agreement with an administering entity to administer the right to counsel program. The administering entity, within the funding available to it for the right to counsel program, shall fund the provision of legal representation by designated organizations under this section. A designated organization may subcontract with a nonprofit or community organization to provide legal representation to a covered individual, and to provide tenant outreach and education. A designated organization shall, at a minimum: (1) Have substantial expertise in housing law and landlord tenant law and substantial experience furnishing free legal assistance to eligible individuals; (2) have a demonstrated history of serving the low-income community; (3) identify the geographic area in which such organization provides legal representation; (4) have a plan to reach and provide legal representation to income-eligible persons with limited English proficiency; and (5) provide appropriate supervision and training.

(c) The administering entity may receive funds or services from the state or federal government, corporations, associations or individuals to fund: (1) The provision of legal representation to covered individuals in covered matters; (2) the administration of the right to

counsel program for the administering entity and designated organizations; and (3) tenant outreach and education.

(d) If the Judicial Branch receives state or federal funds pursuant to this section for the purpose of appointing additional housing mediators under section 47a-69, the Judicial Branch shall appoint such additional housing mediators to facilitate the resolution of summary process actions.

(e) (1) There is established a working group to advise on matters and policies affecting the right to counsel program, to effectuate the right to counsel. The working group shall consist of the following members:

- (A) Two appointed by the speaker of the House of Representatives;
- (B) Two appointed by the president pro tempore of the Senate;
- (C) One appointed by the majority leader of the House of Representatives;
- (D) One appointed by the majority leader of the Senate;
- (E) One appointed by the minority leader of the House of Representatives;
- (F) One appointed by the minority leader of the Senate;
- (G) The Commissioner of Housing, or the commissioner's designee;
- (H) A representative of the administering entity; and
- (I) A representative of the Judicial Branch.

(2) All initial appointments to the working group shall be made not later than thirty days after July 1, 2021. Members shall serve for a term of four years and may be reappointed or continue to serve until such member's successor is appointed. Any vacancy shall be filled by the appointing authority.

(3) The Commissioner of Housing, or the commissioner's designee, shall serve as chairperson of the working group. Such chairperson shall schedule the first meeting of the working group, which shall be held not later than sixty days after the effective date of this section. The chairperson shall convene the working group on a regular basis, but not less than three times per year.

(4) The Department of Housing shall provide administrative support to the working group.

(f) (1) The Judicial Branch, in consultation with the administering entity, working group and designated organizations, shall approve a one-page plain-language notice to inform a tenant of the rights under the right to counsel program. Not later than October 1, 2021, such notice shall be made available on the Judicial Branch's Internet web site and available to the public. Such notice shall include a phone number for accessing information and applying for assistance.

(2) On and after October 1, 2021, an owner, lessor, landlord, legal representative or agent of an owner, lessor or landlord, a housing authority or a housing subsidy program administrator, as applicable, shall attach a copy of the notice described under subdivision (1) of this subsection, to (A) a notice to quit delivered to a covered individual

pursuant to chapter 832 or chapter 412; (B) a summons and complaint for a summary process action pursuant to chapter 832 or chapter 412; (C) a lease termination notice for a public or subsidized housing unit; and (D) a notice to terminate a state or federal housing subsidy.

(3) Any court notice scheduling a mediation or hearing that is sent to a self-represented party in a covered matter shall include plain language information about the availability of legal representation through the right to counsel program and a phone number for accessing information and applying for assistance.

(g) The administering entity, in consultation with the working group and designated organizations, shall determine how to phase in the right to counsel program based on all relevant factors, including, but not limited to: (1) The prioritization of certain groups of individuals by income, zip codes, census tracts or other priority criteria developed in consultation with the designated organizations and the working group; (2) the availability of program funding; (3) the number of trained legal services attorneys available to provide legal representation; and (4) the scope of the need for legal representation.

(h) Nothing in this section shall be construed to establish any right enforceable by a covered individual against a designated organization or the administering entity.

(i) Not later than January 1, 2023, and annually thereafter, the administering entity shall submit a report, in accordance with the provisions of section 11-4a, to the joint standing committees of the General Assembly having cognizance of matters relating to housing and the Judicial Department. Such report shall include the following information: (1) The number of covered individuals provided legal representation pursuant to this section; (2) the extent of legal representation provided; (3) any outcomes achieved, such as the rates of tenant representation, tenant retention of housing or other appropriate outcome measures; and (4) the engagement and education of tenants.

APPENDIX C-1

HOUSING CASELOADS FY 2022
Cases filed July 1, 2023 to June 30, 2024

	Summary process FY 2024	Change since FY 2022	Change since CY 2019	Civil			Criminal ¹			Total	Per cent summary process
				47a-14h			Small claims				
<u>Housing courts</u>											
Hartford-New Britain											
Hartford	4,887	3,875 +26.1%	4,263 +14.6%	114	42	11	247		5,301	92.2%	
New Britain	1,925	1,458 +32.1%	1,741 +10.6%	35	10	9	118		2,097	91.8%	
	<u>6,812</u>	<u>5,333</u> +27.7%	<u>6,004</u> +13.5%	<u>149</u>	<u>52</u>	<u>20</u>	<u>365</u>		<u>7,398</u>	<u>92.1%</u>	
New Haven-Waterbury											
New Haven	3,563	2,839 +25.5%	3,118 +14.3%	99	25	38	175		3,900	91.4%	
Waterbury	2,044	1,643 +24.4%	2,170 - 5.8%	35	8	25	62		2,174	94.0%	
	<u>5,607</u>	<u>4,482</u> +25.1%	<u>5,288</u> + 6.0%	<u>134</u>	<u>33</u>	<u>63</u>	<u>237</u>		<u>6,074</u>	<u>92.3%</u>	
Bridgeport-Stamford											
Bridgeport	2,450	1,835 +33.5%	2,371 + 3.3%	50	25	14	118		2,657	92.2%	
Stamford	1,665	1,182 +40.9%	1,272 +30.9%	99	1	3	93		1,861	89.5%	
	<u>4,115</u>	<u>3,017</u> +36.4%	<u>3,643</u> +13.0%	<u>149</u>	<u>26</u>	<u>17</u>	<u>211</u>		<u>4,518</u>	<u>91.1%</u>	
Total housing cts	16,534	12,832 +28.8%	14,935 +10.7%	432	111	100	813		17,990	91.9%	
<u>Non-housing courts</u>											
Central Connecticut											
Meriden ²	334	311 + 7.4%	419 -20.4%	7	9		25		375	89.1%	
Derby	413	342 +20.8%	457 - 9.6%	15	1		65		494	83.6%	
	<u>747</u>	<u>653</u> +14.4%	<u>876</u> -14.7%	<u>22</u>	<u>10</u>		<u>90</u>		<u>869</u>	<u>86.0%</u>	
Eastern Connecticut											
New London	787	711 +10.7%	809 - 2.7%	17	7		67		878	89.6%	
Norwich	630	612 + 2.9%	710 -11.3%	9	6		0 ³		645	97.7%	
Willimantic	526	493 + 6.7%	507 + 3.7%	6	8		37		577	91.2%	
Tolland	388	291 +33.8%	374 + 3.7%	16	0		21		425	87.9%	
Middletown	495	406 +21.9%	484 + 2.3%	5	9		28		537	91.3%	
	<u>2,826</u>	<u>2,513</u> +12.5%	<u>2,884</u> - 2.0%	<u>53</u>	<u>30</u>		<u>153</u>		<u>3,062</u>	<u>92.3%</u>	
Western Connecticut											
Danbury	456	413 +10.4%	479 - 4.8%	17	4		37		514	88.7%	
Torrington	421	436 - 3.4%	456 - 7.7%	10	1		28		460	91.5%	
	<u>877</u>	<u>849</u> + 3.3%	<u>935</u> - 6.2%	<u>27</u>	<u>5</u>		<u>65</u>		<u>974</u>	<u>90.0%</u>	
Total other cts	4,450	4,015 +10.8%	4,695 -14.5%	102	45		308		4,905	90.7%	
<u>Connecticut total</u>	<u>20,984</u>	<u>16,847</u> +24.6%	<u>19,630</u> + 6.9%	<u>534</u>	<u>156</u>	<u>100⁴</u>	<u>1,121</u>		<u>22,895</u>	<u>91.7%</u>	
Housing small claims											
Housing small claims							1,121		2.9%		
Other small claims							38,145		97.1%		
All small claims							<u>39,266</u>		100.0%		

Summaries: 78.8% of all summary process cases were filed in the housing courts.
91.7% of all housing cases were summary process cases.

Notes:

¹ Criminal cases do not include cases filed in a G.A. court and transferred to a housing court. The number of such cases is believed to be small.

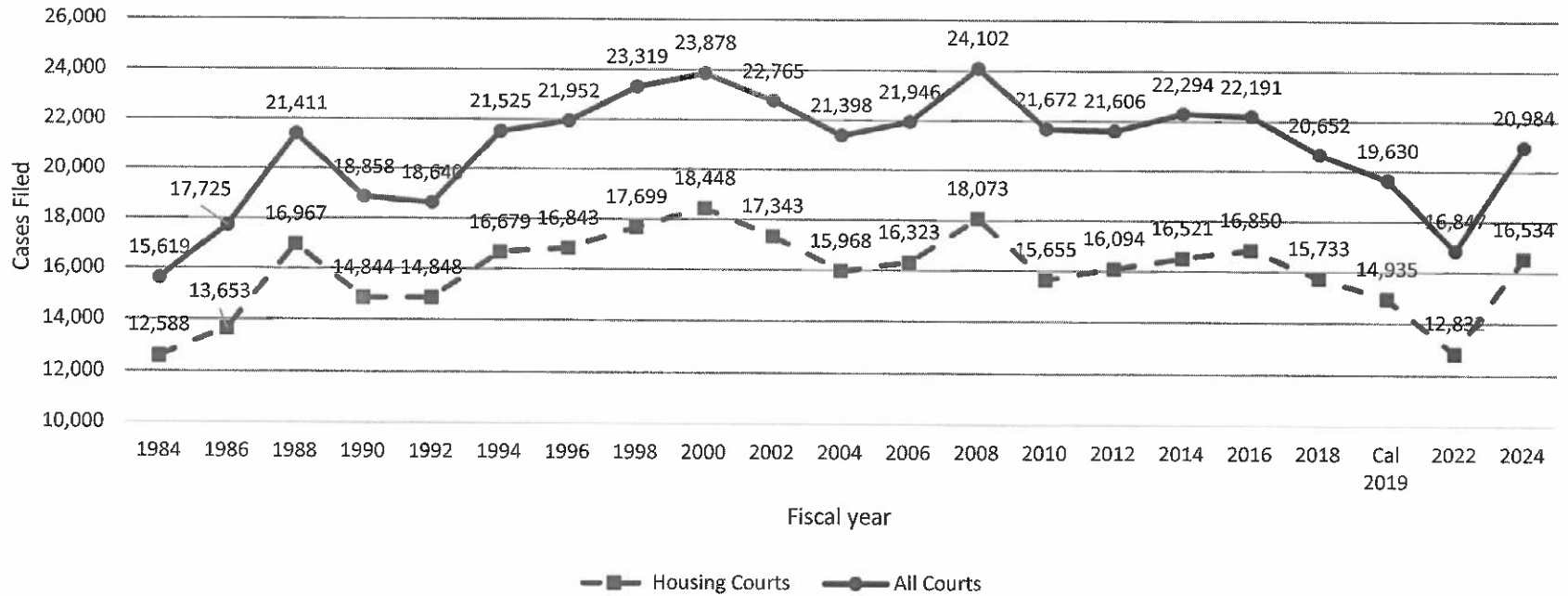
² Meriden technically is part of the New Haven-Waterbury Housing Court district but does not have full housing court services.

³ Norwich small claims cases are included in the New London total. The Derby total includes Ansonia-Milford.

⁴ No count of the number of criminal housing cases is available for the non-housing court districts.

Source: Connecticut Judicial Branch

Appendix C-2
Summary Process Cases Files Since 1984
 by Fiscal Year, except for 2019



Source: CACHM compilation, using data provided by the Judicial Branch

APPENDIX C-3

Median Case Processing Time -- All Summary Process Cases

Return date to entry of final judgment -- 7/1/2023 through 6/30/2024

Housing Session -- Summary Process

% Disposed	Bridgeport	Hartford	New Britain	New Haven	Norwalk	Waterbury	Total
within 30 days	44.0%	23.0%	59.0%	51.0%	37.0%	48.0%	41.0%
within 60 days	74.0%	64.0%	90.0%	80.0%	69.0%	79.0%	74.0%
within 90 days	87.0%	79.0%	95.0%	89.0%	82.0%	90.0%	86.0%
Median Days	34	49	27	30	41	32	37

Non-Housing Session - Summary Process

% Disposed	Ansonia/ Milford	Danbury	New London	Norwich	Litchfield	Middlesex	Meriden	Tolland	Windham	Total
within 30 days	44.0%	39.0%	22.0%	34.0%	38.0%	37.0%	46.0%	43.0%	46.0%	37.0%
within 60 days	76.0%	68.0%	68.0%	75.0%	79.0%	76.0%	66.0%	77.0%	79.0%	73.0%
within 90 days	84.0%	77.0%	85.0%	86.0%	92.0%	99.0%	71.0%	88.0%	88.0%	84.0%
Median Days	35	38	46	38	36	37	35	34	33	37

All Locations -- Summary Process

% Disposed	All Locations
within 30 days	40.0%
within 60 days	74.0%
within 90 days	86.0%
Median Days	37

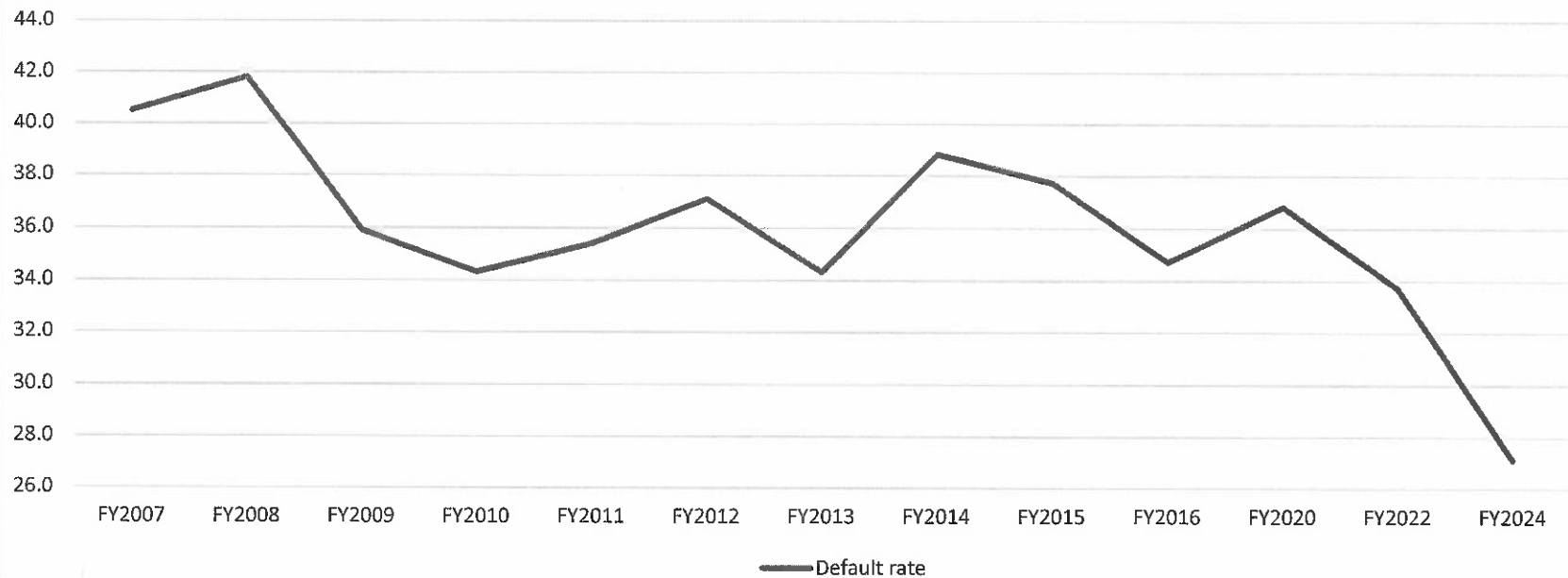
Source: Connecticut Judicial Branch

Appendix C-4 Default Rate in Summary Process Cases

FY 2006 to FY 2024

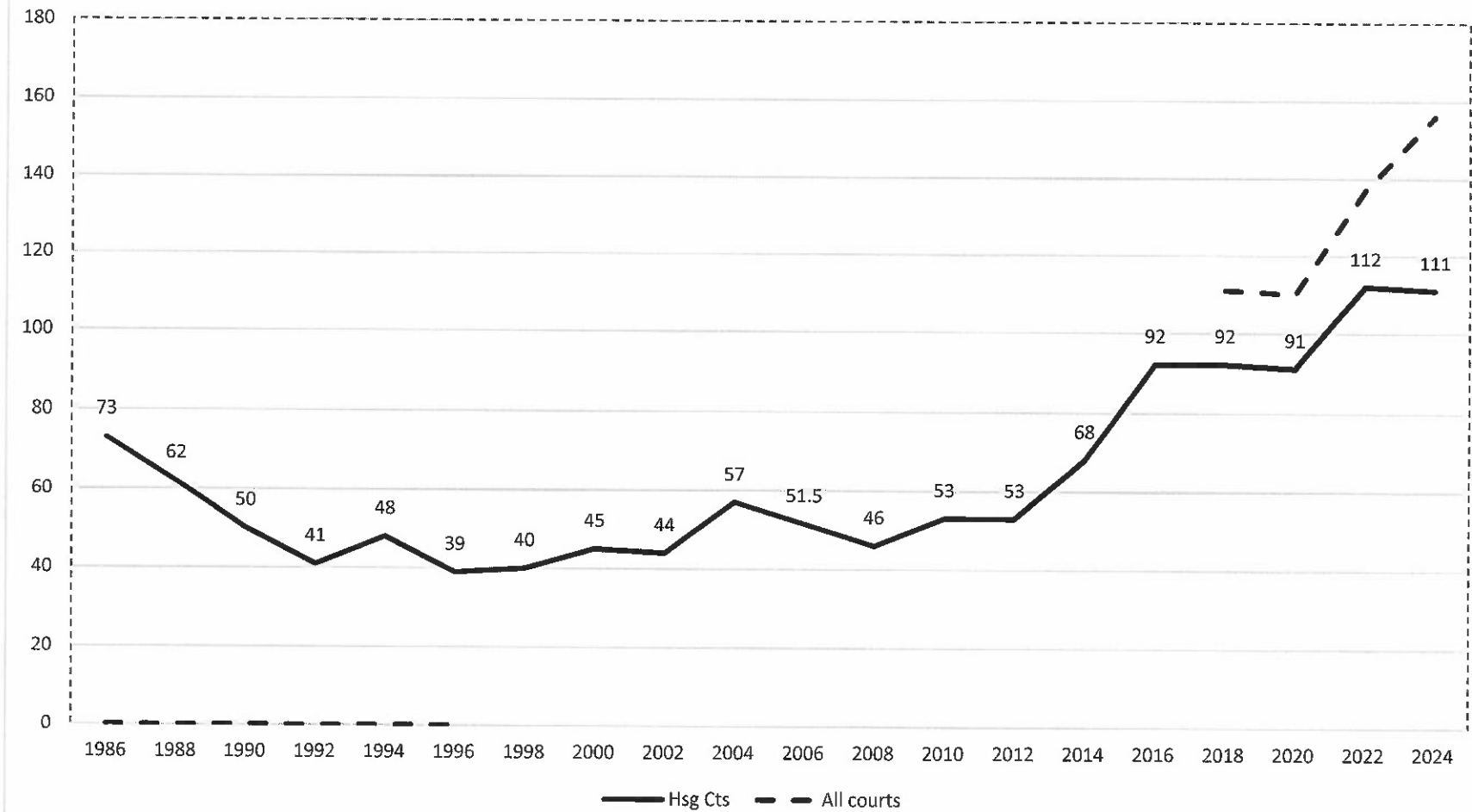
Default for failure to appear as a percentage of all cases

No data available FY 2016-2019. FY 2020 -2024 data calculated as percentage of cases with no appearing defendant.



Source: CACHM compilation, using data provided by the Judicial Branch

Appendix C-5
 Number of 47a-14h actions filed -- housing court districts



Note: Data for all courts available only since 2018
 No data available for 2006.

Source: CACHM compilation, using data provided by the Judicial Branch

APPENDIX C-6

Number of criminal housing cases docketed since 1998

All housing courts

Location	FY 1998	FY 2000	FY 2002	FY 2004	FY 2006	FY 2008	FY 2010	FY 2012	FY 2014	FY 2016	FY 2018	Cal 2019	FY 2022	FY 2024	% change since 2010
Hartford	129	78	95	22		95	64	39	45	38	31	43	5	11	-82%
New Britain	75	85	57	36	DATA	40	69	9	4	21	20	17	6	9	-87%
New Haven	132	182	132	84	NOT	103	62	70	55	37	52	83	145	38	-39%
Waterbury	53	122	154	355	AVAIL-	371	160	109	243	91	81	58	14	25	-84%
Bridgeport	60	91	133	350	ABLE	310	291	36	42	38	11	6	7	14	-95%
Norwalk	24	74	34	56		N/A	31	2	1	7	13	15	2	3	-90%
Total	473	632	605	903	N/A	N/A	677	265	390	232	208	222	179	100	-85%

Source: CACHM compilation, using data provided by the Judicial Branch

APPENDIX C-7

Attorney Representation in Summary Process Cases

Return date: July 1, 2023 through June 30, 2024

Plaintiffs		
Attorney	18,225	86.9%
Self-represented	2,750	13.1%
Total	20,984	100.0%
Defendants		
Attorney	2,315	11.0%
Self-represented	12,982	61.9%
No defendant appearance	5,687	27.1%
Total	20,984	100.0%

Source: Connecticut Judicial Branch

APPENDIX D

Housing Court Judges

	<u>Hartford-New Britain</u>	<u>New Haven-Waterbury</u>	<u>Bridgeport-Norwalk</u>
1-1-79	Arthur Spada		
1-1-80	Arthur Spada		
1-1-81	Robert Satter	Paul Foti (10-1-81)	
1-1-82	John Maloney	Paul Foti	Margaret Driscoll (10-1-82)
1-1-83	John Maloney/Arnold Aronson	Dennis Harrigan	Margaret Driscoll
1-1-84	Arnold Aronson	Dennis Harrigan/Jerrold Barnett	Margaret Driscoll
1-1-85	Samuel Goldstein	Jerrold Barnett	Margaret Driscoll/Thomas Gerety
1-1-86	Samuel Goldstein	William Ramsey	Thomas West
1-1-87	J. Kaplan/S. Goldstein/Edward Doyle	William Ramsey	Thomas West/Morton Riefberg
3-1-88	Edward Doyle	William Ramsey	Morton Riefberg
9-1-88	Edward Doyle/Wendy Susco	Anthony DeMayo	Morton Riefberg
9-1-89	Wendy Susco	Anthony DeMayo	L. Scott Melville
9-1-90	Marshall Berger	Christine Vertefeuille	L. Scott Melville/Sandra Leheny
9-1-91	Marshall Berger/Robert Holzberg	Christine Vertefeuille	Sandra Leheny
9-1-92	Robert Holzberg	Clarine Nardi Riddle	L. Scott Melville
9-1-93	Robert Holzberg	Clarine Nardi Riddle/Douglas Mintz	L. Scott Melville
9-1-94	Alexandra DiPentima	Clarence Jones	Kevin Tierney
9-1-95	Alexandra DiPentima	Clarence Jones	Kevin Tierney
9-1-96	Robert E. Beach, Jr.	Lynda B. Munro/Bruce L. Levin	Leonard M. Cocco
9-1-97	Robert E. Beach, Jr.	Bruce L. Levin	Leonard M. Cocco
9-1-98	Lois Tanzer	Edward J. Leavitt	Leonard M. Cocco
9-1-99	Lois Tanzer	Edward J. Leavitt	Leonard M. Cocco
9-1-00	L. P. Sullivan/Juliette L. Crawford	Edward J. Leavitt	Leonard M. Cocco
9-1-01	Juliette L. Crawford	Edward J. Leavitt	Leonard M. Cocco
9-1-02	Angelo L. dos Santos	Edward J. Leavitt	Leonard M. Cocco
9-1-03	Angelo L. dos Santos	Edward J. Leavitt/Barry Pinkus	Leonard M. Cocco
9-1-04	Angelo L. dos Santos	Barry Pinkus	Leonard M. Cocco
9-1-05	James Bentivegna	Joseph Doherty	Barry Pinkus/Leonard M. Cocco
9-1-06	James Bentivegna/ A. Susan Peck	Juliette L. Crawford	Leonard M. Cocco/Jack Grogins
9-1-07	Peter Emmett Wiese	Juliette L. Crawford	Leonard M. Cocco/Jack Grogins
9-1-08	Robert Gilligan	Bruce L. Levin/James Abrams	Sheridan Moore/Jack Grogins
9-1-09	Robert Gilligan	James Abrams	Sheridan Moore/Jack Grogins
9-1-10	Vernon Oliver	Terence Zemetis	Sheridan Moore/Jack Grogins
9-1-11	Vernon Oliver	Terence Zemetis	Michael Maronich
9-1-12	Glenn Woods	Michael Maronich	Lawrence Hauser/Eddie Rodriguez, Jr.
9-1-13	Glenn Woods	Michael Maronich	Eddie Rodriguez, Jr.
9-1-14	Glenn Woods	Steven D. Ecker	Eddie Rodriguez, Jr.
9-1-15	Nicola Rubinow	Anthony Avallone	Eddie Rodriguez, Jr.
9-1-16	Grant Miller	Anthony Avallone	Eddie Rodriguez, Jr.
9-1-17	Grant Miller/Rupal Shah	Anthony Avallone/Walter M. Spader, Jr.	Eddie Rodriguez, Jr.
9-1-18	Rupal Shah	John L. Cordani	Walter M. Spader, Jr.
9-1-19	Rupal Shah	Claudia Baio	Walter M. Spader, Jr.
9-1-20	Rupal Shah	Claudia Baio	Walter M. Spader, Jr.
9-1-21	Claudia Baio	John A. Cirello	Walter M. Spader, Jr.
9-1-22	Thamar Esperance-Smith	Walter M. Spader, Jr.	John A. Cirello
9-1-23	Thamar Esperance-Smith	Walter M. Spader, Jr.	John A. Cirello
9-1-24	Cristina Lopez	Alayna Stone	John Regan

Appendix E
Criminal Statutes Involving Housing Matters

7-148f	Fair rent commission	29-318	Space heaters
7-148o	Anti-blight ordinance	29-394	Building official orders
8-12	Zoning regulations	29-414	State Demolition Code
19a-36	Public Health Code	46a-64c	Fair Housing Act
19a-109	Essential Services	47a-21	Security Deposit Act
19a-111	Lead paint (per 19a-230)	47a-52	Health orders (1- and 2-family)
19a-111c	Lead paint (per 19a-230)	47a-55	Health orders (tenements)
19a-230	Health department orders	53a-117e	Damage to landlord property 1
19a-365	Tenement House Act	53a-117f	Damage to landlord property 2
29-254a	State Building Code	53a-117g	Damage to landlord property 3
29-295	Fire Safety Code	53a-214	Criminal lockout
29-306	Fire hazard abatement		

Source: Connecticut General Statutes