



## CONNECTICUT ADVISORY COUNCIL ON HOUSING MATTERS



Reply to: 16 Main St., 2<sup>nd</sup> floor  
New Britain, CT. 06051  
(860) 616-4472

### **NOTICE OF NEXT QUARTERLY MEETING**

**1:00 p.m.**

**Wednesday, June 11, 2025**

Location: To be determined

**In-person meeting only**

**Fully open for public attendance**

**Please mark your calendars appropriately.**

### **Minutes of the Meeting of March 12, 2025**

The meeting, held on Zoom, was called to order by the Chairperson, Raphael Podolsky, at 3:05 p.m. The following people were in attendance:

**Council members present:** Denise L. Chancey, Michael H. Clinton, Richard DeParle, Catherine H. Freeman, Nilda Rodriguez Havrilla, Jane Kelleher, Vanessa M. Liles, Houston Putnam Lowry, Carl Lupinacci, Samuel T. Neves, Cyd O. Oppenheimer, Raphael L. Podolsky, David R. Purvis, and John C. Wirzbicki

**Council members absent:** Kathleen M. Flaherty, Venoal M. Fountain, Jr., and Stephanie W. Ma

**Public officials:** John Kerwin (Chief Housing Prosecutor), Bill Pitt (Chief Housing Court Clerk), and Julia Xia (Mediation)

**Members of the public:** Moses Beckett, Peter Fredericks, V. Edward Quinto, Emily Rock, Cassandra Saxon, and Sally Zanger

**1. Preliminary matters**

- a. The Zoom rules for the meeting were reviewed.
- b. The agenda was approved without dissent.
- c. The minutes of the December 18, 2024 meeting were approved upon the motion of Mr. Lowry, seconded by Mr. Wirzbicki. The motion carried unanimously.

**2. Public comment**

Mr. Quinto expressed concern about a summary process case in which the clerk refused to accept a motion to open a judgment. He asked that a clarifying memo be sent to all clerks. Mr. Pitt responded that, if an execution is already outstanding, audita querela is needed and a motion to open will not necessarily be accepted. However, he also noted that, under C.G.S. 47a-26i, a motion to open judgment must otherwise be accepted, because the court is required to act on it within one court day. He indicated that statewide notices to all clerks are not normally issued.

**3. Updates on pending proposals**

- a. Summary process discovery: Mr. Podolsky reported that the proposal on discovery from the legal services programs remains pending before the Superior Court Rules Committee. It is not certain what the next step on it will be.
- b. Council recommendations on Judicial Branch forms concerning 47a-18, 47a-18a, and 47a-23c: Mr. Pitt reported that review is still pending before the Judicial Branch. The Advisory Council will have an opportunity to comment before a decision is finalized. The chairperson is to send him a reminder regarding the status of the changes requested of the new 47a-23c form.
- c. Police guidelines: Mr. Kerwin reported that some changes have been made to the guidelines to police officers who are present at executions. He will provide the Council with a copy of the revised version.

**4. Housing Court updates**

- a. Prosecution: Mr. Kerwin reported that the housing court prosecutors have submitted proposals on jurisdiction over out-of-state landlords to the Connecticut General Assembly. The substance of S.B. 209 from the 2024 General Assembly was resubmitted as S.B. 1303. There is also a similar proposal in the Public Safety Committee. His office also submitted testimony in opposition to H.B. 6338.
- b. Clerk's office: Mr. Pitt reported that the Hartford Court has added more court days in order to reduce hearing delays. At one point, Hartford had been scheduling four or more weeks out. It has been able to use former Housing Session judges to reduce the backlog and when the assigned judge is not available. The New Haven Housing Court is now scheduling two weeks out. The Waterbury Housing Court is scheduling additional Wednesday and Friday court dates.

In response to a question about the CARES Act affidavit, Mr. Pitt reported that non-payment cases are not ordinarily scheduled for mediation if a CARES Act

affidavit is not filed. However, if a mediation is scheduled, it will be held, since the parties will have already made the time available for it.

- c. Housing mediators: Ms. Xia reported that the Branch is fully staffed for mediation.

## 5. Pending legislation

Mr. Podolsky reported that there are many pending landlord-tenant bills in the General Assembly. The major categories are:

- Evictions.
- Rental Assistance Program (RAP).
- Fair rent commissions.
- Other landlord tenant matters.
- Code enforcement.

The Right to Counsel program is currently funded entirely through federal funds, which will be exhausted within the next year. There is a pending bill that would permit state funding.

6. Meeting locations: There was consensus that the use of hybrid for the December, 2024, meeting had not worked well. After much discussion, it was decided that the 2025 quarterly meetings of the Council would alternate between in-person and Zoom. The June meeting will be in-person only, the September meeting by Zoom only, and the December meeting in-person only. Hybrid will not be used. The in-person meetings will be at the Connecticut Bar Association in Meriden, if the space is available. The in-person meetings will begin at 1:00 pm. The Zoom meeting will begin at 3:00 pm. All meetings remain open to the public.
7. Other business: There was no other business.
8. Adjournment: Mr. Lowry moved to adjourn the meeting. The motion was seconded by Mr. Wirzbicki and was approved unanimously. The meeting was adjourned at 4:34 pm.

Houston Putnam Lowry  
Acting secretary