



CONNECTICUT ADVISORY COUNCIL ON HOUSING MATTERS



Reply to: 16 Main St., 2nd floor
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(860) 616-4472

NOTICE OF NEXT QUARTERLY MEETING

In-person meeting

1:00 p.m.

Wednesday, December 10, 2025

Community Room (4th floor)

United Way of New Haven, 370 James St., New Haven

Park in lot behind building – enter through door in back

Please mark your calendars appropriately.

Minutes of the Meeting of September 10, 2025

Council members present: Denise Chancey, Michael Clinton, Catherine Freeman, Jane Kelleher, Vanessa Liles, Carl Lupinacci, Samuel Neves, Cyd Oppenheimer, Raphael Podolsky, David Purvis, John Wirzbicki

Council members absent: Kathleen Flaherty, Venoal Fountain, Richard DeParle, Nilda Rodriguez Havrilla, Houston Putnam Lowry, Stephanie Ma

Public officials: Bill Pitt (Chief Housing Court Clerk), Rebecca Schmitt (Judicial), Lisa D'Angelo (Deputy Chief State's Attorney)

Members of the public: Noble Allen, Aida Aruz, Jason Becker, Moses Beckett, Bobby Berriault, Elizabeth Brooks, Chelsea Connery, Orlando Cordero, David Crow, Margaret Holm, Lisa Iasino, Emma Lopez, Jeff Mastrianni, V. Edward Quinto, Carmen Saldana, Jennifer Sweeten

Call to Order: The meeting, on Zoom, was called to order by the Chairperson, Raphael Podolsky, at 3:05 pm on September 10, 2025.

1. Preliminary matters
 - a. Review of Zoom rules for the meeting: The Zoom rules were reviewed briefly.
 - b. Approval of the agenda: The agenda was approved without objection.
 - c. Approval of the minutes: The minutes of the June 11, 2025 meeting were approved without objection (motion by Mr. Neves, second by Ms. Oppenheimer).
2. Public comment:
 - a. Bobby Berriault expressed concern that most tenants are not aware of Connecticut General Statute § 47a-26j, a 2023 statute that limits public access to eviction records when a case is withdrawn, dismissed or resolved in the tenant's favor. He urged the Council to propose that the Judicial Branch create and make easily accessible to the public a plain language guide for tenants explaining who qualifies for record removal, how removal can be verified, and how a tenant can proceed if a record has not been removed. He also advocated for the Council to encourage the General Assembly to expand the Connecticut Right to Counsel program so as to provide coverage for all summary process defendants. Without objection, the proposals were referred to the Forms Committee for consideration.
 - b. V. Edward Quinto raised the issue of whether tenants have sufficient notice of how fast eviction cases in the housing courts move forward. In his experience, tenants do not understand that summary process is a fast-paced process and that, in many cases, a judgment may be entered at the first court hearing in the case. Without objection, the matter was referred to the Forms Committee for consideration.
3. Housing Court updates:
 - a. Housing prosecutors: Lisa D'Angelo, the newly-appointed Deputy Chief State's Attorney for the State of Connecticut, introduced herself, reported that former chief housing prosecutor John Kerwin recently retired, and explained that supervision of the housing prosecutors is within her purview. There are currently three housing prosecutors statewide. The chief housing prosecutor position is currently open and posted. She hopes to have that position filled by the Council's December meeting.
 - b. Clerks' offices: Chief Housing Clerk William Pitt updated the Council on several pending matters as follows:
 - i. Status of CACHM forms recommendations: Mr. Pitt reported that Judicial has prepared drafts of the complaints for § 47a-18 (landlord request for access to a unit if the tenant unreasonably denies entry) and § 47a-18a (tenant request to prohibit unlawful entry by landlord) for the Council's review and comment. Mr. Pitt also reported that Judicial is working on show cause-type summons that would accompany these two forms, which will be presented to the Council when the drafts are completed. Without objection, the draft § 47a-18 and § 47a-18a forms were referred

to the Forms Committee for review of changes that Judicial proposes from the Council's recommended version.

A form for tenant-initiated actions under § 47a-23c had previously been approved by the Judicial Branch and posted by the Judicial Branch but with many changes from the version recommended by the Advisory Council. There had been some misunderstanding about the Council's request that those changes be reconsidered. Without objection, the revision of the § 47a-23c form was referred to the Forms Committee to clearly articulate the Council's recommended changes to be communicated to Judicial.

- ii. E-filing of fee waivers: Mr. Pitt explained that, when the electronic filing system was first implemented ten years ago, the e-filing of fee waivers was considered too cumbersome and complicated due to the need to properly code the document to ensure the fee waivers were properly processed. The Judicial Branch, in the next year or so, will be reviewing the e-filing system, and will reconsider whether fee waivers can be e-filed. Mr. Pitt stated that, in New Haven, fee waivers are e-mailed to the court. Mr. Pitt also stated Judicial is actively considering whether to allow limited appearances to be e-filed.
- iii. Milford hearings: Mr. Pitt explained that housing matters in the Milford Judicial District are being heard in a small hearing room because there are seven active judges and only four courtrooms available in the Milford courthouse. There are acoustic issues in the hearing room, especially if the judge is soft-spoken. The staff is aware that it can be hard to hear in that room and believes that the matter will correct itself when a different judge handles the housing docket. Mr. Pitt asked that Council members report at the next Council meeting whether the problem still exists.
- iv. Transfer of venue to Torrington: Ms. Iacino inquired as to the reasons for the 2025 legislative change that moved some towns from J.D. Hartford or J.D. New Britain over to the J.D. Litchfield, for which hearings are held in Torrington. These changes include housing cases. Housing cases originating in Farmington must now be brought to Torrington. Housing cases originating in Avon or Simsbury must also be brought in Torrington, although plaintiffs in those two towns have the option of filing in either Hartford or Torrington. Mr. Pitt responded that it helped relieve caseload pressures in Hartford and New Britain, while Torrington has a new courthouse with adequate space. He expects it to affect only a small number of housing cases and that any inconvenience will not be significant. Mr. Podolsky noted that plaintiffs from Avon and Simsbury can choose to continue to bring summary process cases in Hartford but that, if they instead bring them to Torrington, defendants have no right to move them. He suggested that Judicial should track default rates to see if this change results in any default rate increase.

- v. Consultation on 47a-18 and 47a-18a forms: Mr. Podolsky proposed that the Council request that Judicial defer posting these forms until the Council is able to comment on the drafts and that, if the Council requests modifications, Judicial cooperate in arranging for further discussion. Without objection, the Council approved the proposal.
 - c. Mediation update: Rebecca Schmitt reported that the mediation unit is fully staffed and in a good position. In response to a question about the current status of arrearage assistance from the Connecticut Department of Housing, Ms. Schmitt stated that the mediators are aware of the program and will be informing tenants and landlords about its availability. Mr. Clinton noted that tenants can now apply based on receipt of a notice to quit, without having to wait to receive a summary process writ. Ms. Oppenheimer noted that program eligibility is very narrow. Mr. Clinton and Ms. Oppenheimer observed, and several other participants in the meeting agreed, that very few know about the current version of the arrearage assistance program and that the Department of Housing needs to publicize the program more. It was noted that one reason for limited publicity is the limited funding available.
- 4. Forms Committee update: Mr. Purvis stated there will be a Forms Committee meeting on the afternoon of September 29 to review the several forms discussed during today's meeting and the other matters referred to the Committee. Mr. Podolsky stated that anyone who wants to be added to the Forms Committee should contact either Mr. Purvis or himself.
- 5. Legislation update: The Chairperson summarized the main housing legislation from the last session. H.B. 5002, which contained most of the housing-related legislation, was vetoed by Governor Lamont. A special session to pass a substitute housing bill is still under consideration but nothing has been announced. He noted that one bill that has already taken effect is the provision that, on request, the landlord must provide the tenant with a copy of the payment ledger or other record of charges assessed and payments made. Another approved bill provides that notices to quit must be served by marshals. He also noted that H.B. 5002, which was vetoed, included a section that would have required approximately 25 additional towns to have fair rent commissions. Mr. Clinton stated that persons using state marshals need to be aware of the adoption of P.A. 25-78, which makes a number of changes in how the marshals do business.
- 6. December quarterly meeting: The next Council meeting will be at 1:00 pm on December 10, 2025, and will be an in-person meeting. The location is still to be determined. A hybrid possibility is still being explored.

7. Other business:

- a. Mr. Lupinacci expressed his concern that most of the members of the Council with a landlord perspective are lawyers for landlords, rather than actual landlords. He feels the Council is not really balanced, and even a landlord attorney is not the same as a landlord. The Chairperson noted that the membership of the Council as a whole is in fact balanced between those with landlord interest and those with tenant interest.
- b. Mr. Quinto returned to the topic of warning tenants that the first hearing date will likely result in the setting of a vacate order. The Chairman warned against such a notice leading tenants to believe that they could not defend against an eviction. The issue had already been referred to the Forms Committee. The Chairman noted that anyone interested in being on the Forms Committee should notify Mr. Purvis or him.

8. Adjournment: A motion to adjourn was adopted without objection (motion by Mr. Clinton, second by Mr. Wirzbicki). The meeting adjourned at 4:33 pm.

NEXT MEETING: December 10, 2025 at 1:00 pm in person. Location to be determined.

Respectfully submitted,

David Purvis
Deputy Secretary