



CONNECTICUT ADVISORY COUNCIL ON HOUSING MATTERS



Reply to: 16 Main St., 2nd floor
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NOTICE OF NEXT QUARTERLY MEETING

3:00 p.m.

Wednesday, September 9, 2026

Zoom-only meeting

Link to be available at a later date

Please mark your calendars accordingly.

Minutes of the Meeting of June 10, 2026

Council members present: Denise Chancey, Michael Clinton, Kathleen Flaherty, Venoal Fountain, Catherine Freeman, Jane Kelleher, Vanessa Liles, Houston Putnam Lowry, Cyd Oppenheimer, Raphael Podolsky, David Purvis, John Wirzbicki

Council members absent: Richard DeParle, Nilda Rodriguez Havrilla, Carl Lupinacci, Stephanie Ma, Samuel Neves

Public officials: William Pitt (Chief Housing Court Clerk), Julia Xi (Housing Mediators)

Members of the public: Mallory Arnold, Kelsey Bannon, Jeff Mastrianni, V. Edward Quinto

The meeting was called to order by the chairperson, Raphael Podolsky, at 1:06 pm in the Community Room, Room 403, of the United Way of New Haven, 370 James St., New Haven.

1. Preliminary matters

- a. **Review of rules for the meeting:** The procedures were reviewed.
- b. **Approval of the agenda:** The agenda was approved without objection (motion by Mr. Lowry, second by Mr. Wirzbicki).
- c. **Approval of the March 11, 2026 minutes:** The minutes were approved unanimously, with a scrivener's amendment on p. 3 to change "tows" to "towns" (motion by Mr. Lowry, second by Ms. Oppenheimer).

2. **Public comment:** None.
3. **Review of 2026 legislative session:** The chairperson reported that there was much discussion of landlord-tenant issues but that almost none of the proposed bills became law. This included a bill to expand just cause eviction, bills on fair rent commissions, and bills on housing code enforcement. The legislature did pass a bill confirming an existing Supreme Court decision on prohibiting “ratio utility billing,” based on an existing utility statute (C.G.S. 16-262e), by codifying it in Section 47a-4 of the landlord-tenant statutes (P.A. 25-113). It has no specific enforcement provision. To enforce it, a tenant would probably have to file a complaint with the Department of Consumer Protection or bring a lawsuit under the Connecticut Unfair Trade Practices Act (CUTPA).

Council members also discussed recent pre-2026 legislation, including application fees (allowable only for screening reports), late fees, and disclosure of periodic fees in conjunction with disclosure of the dollar amount of the “rent.”

4. **Housing Court updates**
 - a. **Prosecution:** No report due to the unavailability of the prosecution supervisor.
 - b. **Clerk’s office:**
 - i. Mr. Pitt reported that both an administrative assistant and assistant housing clerk in New Haven have retired. A new administrative assistant has been hired and the assistant clerk position is posted. Mr. Pitt hopes it will be filled by Labor Day. In the interim, mediators are helping in the New Haven clerk’s office and helping remotely from other courts. There has been some staff changeover in Waterbury, and more retirements are anticipated by next June. There are not as many young lawyers coming out of law school and looking for jobs in the Judicial Branch, which then makes it harder to fill positions like temporary assistant clerks (TACs).
 - ii. Mr. Lowry and Ms. Oppenheimer expressed concerns regarding the acceptance and signing of lockout complaints by some clerks’ offices. This led to a discussion of both the unique nature of the lockout statute, which requires service of process and a hearing within eight days, and the unique nature of the Housing Court Act, which requires housing court clerks to provide pro se assistance. The topic was eventually identified as a subject for further discussion. Mr. Pitt will follow up with staff in Waterbury and Hartford in regard to the acceptance of lockout complaints.
 - c. **Mediation:** Julia Xia, who supervises the statewide mediators, reported no new developments.
5. **Judicial housing court assignments:** No new information was available. All three current housing court judges (Judge Lopez, Judge Stone, and Judge Regan) are in the second year of their housing assignment. New assignments begin each September 1.

6. **Forms Committee report:** Mr. Pitt reported that the Council's proposals on forms are still under review by Judicial. An opportunity for comment will be offered to the Council when the review is complete. Mr. Pitt also reported that the Judicial Branch is currently going through an extensive forms update for compliance with the Americans with Disabilities Act. Mr. Purvis reported that the Forms Committee met in May and discussed the notice of judgment templates. It has no recommendations at the present time. He also reported that, as requested, the Committee had reviewed the implementation by Judicial of C.G.S. 47a-26j concerning the time by which eviction records must be removed from the Judicial Branch public website and that its implemented seems to be in compliance with the statute.
7. **Council appointments:** All appointments to the Council are made by the Governor for four-year terms. All current appointments expire on June 30, 2026, but members continue to serve until reappointed or a successor is appointed. The chairperson has collected the names of current Council members who would like to be reappointed. If a current member does not want reappointment and is unwilling to remain a member pending replacement, he or she should tender resignation to the Secretary of State with a copy to the Governor's Office. Anyone current non-member interested in appointment should contact the chairperson for more information or can contact the Governor's Office directly. The Council reviewed the statutory requirements for membership, which involve town of residence, political party, and a balance of landlord, tenant, and other housing interests.
8. **Council projects for 2026-2027:** Members identified potential Council projects for 2026-2027. They included completing forms review (including computer generated forms), addressing issues around temporary relief in lockouts, updating the small claims magistrate booklet, preserving "memorandum of decision motions" that are currently posted only temporarily on a Judicial electronic bulletin board, restoration of Unite CT or equivalent assistance, and access to eviction data (reference was made to Colorado' data access rules).
 - a. The temporary posting site for Superior Court decisions is <https://www.jud.ct.gov/LegalResources/MOD>, where they are available for 90 days. Cases that are given a housing court number are compiled and distributed quarterly by the Commission on Official Legal Publications (COLP). Judicial is currently considering whether paper decisions should be loaded electronically and made available online.
 - b. Ms. Xia reported that the ending of Unite CT has had the effect of making it harder to work out agreements to keep a tenant in place. It has produced a reduction in cases that result in reinstatement and an increase in the number of cases that resolve with a final stay of execution. As a result, more negotiations are now directed toward time to move out rather than reinstatement.
9. **Other business:** The Advisory Council's biennial report is due in January, 2027. The Council agreed to follow the drafting procedure from 2025, with the chairperson

providing a first draft for review at the Council's September meeting and a final draft available for review and approval at the December meeting. The chairperson stressed the importance of Judicial representatives participating in the discussion at both meetings so as to have input before the draft is finalized.

10. **Adjournment**: A motion to adjourn was approved unanimously (motion by Mr. Lowry, second by Mr. Wirzbicki). The meeting was adjourned at 2:49 pm.

Next meeting: September 9, 2026, at 3:00 pm via Zoom.

Respectfully submitted,

Kathleen Flaherty
Secretary