

MOBILE MANUFACTURED HOME ADVISORY COUNCIL

MINUTES

SEPTEMBER 18, 2018

The Mobile Manufactured Home Advisory Council convened on Tuesday, September 18, 2018 at 10:02 a.m. at 450 Columbus Boulevard, Hartford, CT, 06103 in the North Tower, Plaza Level, Hearing Room J.

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| Members Present: | Bennett Pudlin Joseph B. Castonguay Jennifer Ponte (via telephone) Keith Jensen | Attorney at Law, Acting Chairperson CT Real Estate Commission Member Department of Housing Mobile Home Park Owner, Co-Chairperson |
| | Myriam Clarkson | Mobile Manufactured Home Industry Representative |
| | Arthur Mazeau | Mobile Home Park Tenant or Representative of Such Tenant |
| | Dave Delohery | Mobile Home Park Tenant or Representative of Such Tenant |
| | Marcia L. Stemm | Mobile Home Park Owner |
| | Mark Berkowitz | Mobile Home Park Owner |
| | Al Hricz | Senior Citizen |
| Members Absent: | George Cote Leonard Campbell | Banking Industry Representative Town Planner |
| Member Vacancies: | Ct. Housing Finance Authority Representative Mobile Home Park Tenant or Representative of Such Tenant | |
| DCP Council Staff: | Karen Layman, License & Application Analyst | |
| Others Present: | Commissioner Michelle Seagull Raphael Podolsky, Connecticut Legal Services Nancy Palmisano, Connecticut Manufactured Housing Association | |

Note: The administrative functions of the Boards, Commissions and Councils are carried out by the Department of Consumer Protection, Occupational and Professional Licensing Division. For information contact Richard M. Hurlburt, Director at (860) 713-6135 or Fax: (860) 706-1255.

Website: www.ct.gov/dcp E-Mail: dcp.occupationalprofessional@ct.gov

SWEARING IN OF NEW MEMBER:

Dave Delohery was sworn in by Commissioner Michelle Seagull as a Mobile Home Park Tenant or Representative of Such Tenant Council member.

MINUTES OF PREVIOUS MEETING:

The Council voted unanimously to approve the Mobile Manufactured Home Advisory Council Draft Minutes of June 20, 2018 as written.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY:

None

REPORT FROM SUB-COMMITTEES:

LEGISLATIVE COMMITTEE:

1. Mobile Home Park Regulations

Bennett Pudlin reported that the Mobile Home Regulations have been approved.

2. Long-term leases

Bennett Pudlin reported that there has been no new progress on the topic of long-term leases. The Council provided an overview of the difficulty in securing financing for prospective buyers of mobile homes, and Council's recent efforts to provide more avenues for affordable financing. The Council remains hopeful that the CHFA Council member vacancy will be filled in the near future.

Further discussion took place regarding zoning ordinances and restrictions for mobile home parks as they relate to vacant lots, abandonment issues, and financing options, all of which impact the mobile manufactured home industry.

FINANCE COMMITTEE:

1. CHFA Park Purchase Program

Bennett Pudlin reported that CHFA will be submitting a redraft of the Mobile Manufactured Home Parks Pilot Program document, and that this document may be available to review at the December meeting.

EDUCATION COMMITTEE:

None

OLD BUSINESS:

None

NEW BUSINESS:

None

CORRESPONDENCE:

1. Appointment letter – Dave Delohery, dated July 16, 2018.

Board so noted.

DCP COMPLAINT AND INSPECTION REPORTS:

1. Review of current complaint report including open, closed, and dismissed cases.

2. Review of current inspection report.

The Council reviewed a combined inspection/complaint reported dated September 2018 submitted by Supervisor William Zenga.

The complaint report included a park that had abandoned homes to be removed. After further discussion of the abandonment issues, which are widespread and costly to the mobile home park owner and tenants, Mark Berkowitz suggested that the Council review the relevant statutes. Bennett Pudlin will follow up on the review of these statutes with Mark Berkowitz subsequent to the meeting.

Rafie Podolsky noted that names of the mobile home parks are not included in complaint reports for open cases, and asks that Commissioner Seagull reconsider this policy.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY:

None

There being no further business, the meeting adjourned at 11:23 a.m.

Respectfully submitted,

Karen Layman
License & Application Analyst

The next meeting of this Council is scheduled for December 11, 2018 at 10:00 a.m. in Hearing Room J, 450 Columbus Blvd., Hartford, CT