

MOBILE MANUFACTURED HOME ADVISORY COUNCIL

MINUTES

DECEMBER 4, 2019

The Mobile Manufactured Home Advisory Council convened on Wednesday, December 4, 2019 at 10:20 a.m. at 450 Columbus Boulevard, Hartford, CT, 06103 in the North Tower, Plaza Level, Hearing Room J

Members Present:	Bennett Pudlin Mark Berkowitz Marcia L. Stemm Myriam Clarkson Jennifer Ponte Colette Slover Dave Delohery Leonard Campbell	Attorney at Law, Acting Chairperson Mobile Home Park Owner Mobile Home Park Owner Mobile Manufactured Home Industry Representative Department of Housing (via telephone) CT. Housing Finance Authority Representative Mobile Home Park Tenant or Representative of Such Tenant Town Planner
Members Absent:	Joseph B. Castonguay Arthur Mazeau Al Hricz	CT Real Estate Commission Member Mobile Home Park Tenant or Representative of Such Tenant Senior Citizen
Member Vacancies:	Banking Industry Representative Mobile Home Park Tenant or Representative of Such Tenant Mobile Home Park Owner	
DCP Council Staff:	Karen Layman, License & Application Analyst	
Others Present:	Paulette Annon, Staff Attorney Pamela Brown, Director, Investigations Division Janita Hamel, Supervising Special Investigator Leslie O'Brien, Legislative Program Director Raphael Podolsky, Connecticut Legal Services Nancy Palmisano, Connecticut Manufactured Housing Association Stacey Faircloth-Punzalan, Oakridge Garden Park	

Note: The administrative functions of the Boards, Commissions and Councils are carried out by the Department of Consumer Protection, Occupational and Professional Licensing Division, Richard M. Hurlburt, Director. For more information, refer to DCP Agency website: www.ct.gov/dcp
Division E-Mail: dcp.occupationalprofessional@ct.gov

MINUTES OF PREVIOUS MEETINGS:

The Council voted unanimously to approve the Mobile Manufactured Home Advisory Council Draft Minutes of September 25, 2019 as written. (Stemm/Delohery)

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY:

None

REPORT FROM SUB-COMMITTEES:

LEGISLATIVE COMMITTEE:

1. Continued discussion regarding revision to DCP enforcement powers and related proposed statutory changes

The latest draft of statutory changes to DCP's enforcement powers was emailed to the Council on December 3, 2019 for discussion at today's meeting. Leslie O'Brien informed the Council that, based on this draft, adding additional enforcement authority to the Department would require additional resources. The increase in resources/staff would require the Department to include a fiscal note when referred to the General Law Committee, which may become an issue with the implementation of these proposed changes.

2. Continued discussion regarding revisions to Disclosure Statement

No new discussion took place on this topic.

FINANCE COMMITTEE:

1. CHFA Park Purchase Program

Colette Slover reported that the draft provided to the Council is the actual program. Bennett Pudlin confirmed that the Council had not received notification from CHFA that any of the Council's comments were incorporated, and requested that the Council receive a copy of the final published version of this program and any other related correspondence. Bennett noted that the fundamental problem with the program was that the requirements were addressing the purchase of new mobile home parks versus existing parks, and that the financial terms were not realistic, leading to a program that would rarely be used. Bennett stated that he would like to meet with CHFA and resume discussions regarding this program and asked that Colette follow up on this matter.

Colette Slover reported that individual home purchases are being financed through Capital For Change, and that information can be found on CFC and CHFA's website. Bennett Pudlin requested that the Council be provided with data for the number of applications and number of homes financed through this program in the past year. Bennett Pudlin informed Colette that the Council is concerned about the individual home purchase program, as there have been significant processing issues with this program in the past that deterred potential homeowners from obtaining financing. Bennett stated that one of the goals is to make it feasible for banks to be involved in lending for potential mobile home park owners.

2. Fannie Mae's Duty to Serve Underserved Markets Plan

No new discussion took place on this topic.

EDUCATION COMMITTEE:

No new discussion took place on this topic.

OLD BUSINESS:

1. Status of Country Mobile Estates and Oakridge Gardens Mobile Home Park complaints pending with DCP Legal Division

Paulette Annon was in attendance and provided the following update:

Oakridge Gardens:

Paulette Annon reported that the Attorney General's Office has issued a consent order and that, as far as she is aware, this Office has not notified DCP of any breach of this consent order. Paulette stated that the Attorney General's Office is the entity that determines whether or not there has been a breach of the consent order. Paulette reported that Keith Lombardi visited the park in November 2019 and identified that there is still tree work, road issues, and common area maintenance issues, and that Keith will return for an inspection on December 18, 2019.

It was noted that Oakridge Garden's provisional license will expire on December 31, 2019, and discussion took place regarding how the Department will proceed with the matter of this expiration and the potential issuance of a permanent license. The Council is concerned about the issuance of a permanent license without the conditions outlined in the consent order being resolved. The Council informed Paulette that there is also a consent order issued by DPH related to the water system in the park, and suggested that DCP follow up with DPH before considering issuing a permanent license.

Appointment of Acting Chairperson for the remainder of the meeting:

Bennett Pudlin left the meeting at 12:00 p.m. and the Council voted unanimously to appoint Marcia Stemm as Acting Chairperson for the remainder of the meeting.

Country Mobile:

Paulette Annon reported that hearings for Country Mobile will reconvene on the following dates: December 9, 16, 20, and 27, 2019. Park residents will be testifying on December 27, 2019. Discussion took place regarding the lack of snowplowing of the roads, which is a safety issue, and confusion among the residents as to the collection of rent and where to submit payment.

NEW BUSINESS:

1. 2020 Schedule for Board, Commission, and Council meetings

Board so noted.

2. Resignation of Keith Jensen, Mobile Home Park Owner Representative

The Council noted that Keith Jensen submitted a letter of resignation dated October 23, 2019.

3. Recommendation of Mark Asnes for Mobile Home Park Owner Representative

The Council voted unanimously to endorse CMHA's recommendation of Mark Asnes to replace Keith Jensen as a Mobile Home Park Owner Representative of this Council.

CORRESPONDENCE:

None

DCP COMPLAINT AND INSPECTION REPORTS:

1. Discussion with Pamela Brown on inspections, complaints, and licensing

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

3. Review of current inspection report.

Pamela Brown and Janita Hamel were in attendance and reported that there is not a report available for today's meeting, and provided the following status update on cases and inspections from the time period of September 25, 2019 to present:

-Complaints closed: 4

Note: Case No. 2019-123 and 2019-152 have been closed by the Investigations Division

Case No. 2018-276 and 2018-280 have been closed by the Investigations Division and has been transferred to the Legal Division

-Complaints open: 16

-Inspections closed: 22

-Inspections open: 121

Pamela Brown and Janita Hamel stated that they will forward the complaint status report to the Council when it is completed. The Council requested that this report include the town in which the complaints took place. The Council also requested that they receive information regarding the substantive issues with open cases, and confirmed that it is understood that the information that Council members can be informed of is limited for open cases.

Discussion took place regarding annual license renewal and related inspection requirements. The Department is working toward proposing language which will change the inspection cycle of mobile home parks in order to stagger inspections throughout the year so that the completion of inspections will be more realistic going forward.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY:

None

There being no further business, the meeting adjourned at 12:20 p.m.

Respectfully Submitted,

Karen Layman,
License and Applications Analyst

2020 MEETING SCHEDULE:

- March 10
- June 17
- September 16
- December 16

All meetings will take place at 450 Columbus Boulevard, Hartford, CT at 10:00 a.m.