

MOBILE MANUFACTURED HOME ADVISORY COUNCIL

MINUTES

DECEMBER 8, 2021

The Mobile Manufactured Home Advisory Council convened via ZOOM webinar on Wednesday, December 8, 2021 at 10:35 AM.

Members Present:	Bennett Pudlin Mark Asnes Mark Berkowitz Joseph B. Castonguay Myriam Clarkson Dave Delohery Jennifer Ponte Colette Slover Marcia L. Stemm	Attorney at Law, Acting Chairperson Mobile Home Park Owner Mobile Home Park Owner CT Real Estate Commission Member Mobile Manufactured Home Industry Mobile Home Park Tenant or Representative of Such Tenant Department of Housing CT. Housing Finance Authority Representative Mobile Home Park Owner
Members Absent:	Leonard Campbell Al Hricz Arthur Mazeau	Town Planner Senior Citizen Mobile Home Park Tenant or Representative of Such Tenant
Member Vacancies:	Banking Industry Representative Mobile Home Park Tenant or Representative of Such Tenant	
DCP Council Staff:	Robert M Kuzmich, R.A. Pamela Brown Janita Hamel Cynthia Fernandez	License & Applications Specialist Director, Investigations Division Supervising Special Investigator Investigations Division Staff Attorney, Legal Division
Others Present:	Nancy Palmisano Raphael Podolsky Nancy Schwinn Rob Michalik	CMHA Connecticut Legal Services Guest, Colchester Common CT. Housing Finance Authority

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 more information, refer to:

DCP Agency website: www.ct.gov/dcp Division E-Mail: dcp.occupationalprofessional@ct.gov

MINUTES OF PREVIOUS MEETING:

1. Review of the September 8, 2021 Mobile Manufactured Home Advisory Council meeting draft minutes.

The Council voted, unanimously, to approve the minutes as written. (Delohery/Asnes)

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY:

1. Appointment of Mr. Mark Asnes to the Mobile Manufactured Home Advisory Council as Mobile Home Park Owner.

Staff Attorney Cynthia Fernandez swore-in Mr. Mark Asnes as a Mobile Home Park Owner Member of the Mobile Manufactured Home Advisory Council. The Council and Department congratulated and welcomed Mr. Asnes as their newest Member. Mr. Pudlin also reminded the Council that given the length of time it took to fill the vacancy that Mr. Asnes now occupies, they need to get the Banking Industry Representative vacancy filled.

REPORT FROM SUB-COMMITTEES:

LEGISLATIVE COMMITTEE:

FINANCE COMMITTEE:

1. Update on CHFA individual Home Purchase and Park Purchase programs.

Regarding the Park Purchase Program, Ms. Collette Slover stated that they have received the Council's comments and those from CDI (Cooperative Development Institute) which will be addressed the first quarter of next year. She also reported that they have a new Director for Individual Home Purchase Programs, Ms. Lisa Hemsley, who replaces Ms. Valencia Taft-Jackson who has retired. Thirty (30) applications in total have been received for the single-family programs. In addition, they have closed on two loans and have had one refinance.

Ms. Slover will inquire as to the numbers of applications approved and denied at the request of the Council. Ms. Slover will ask Ms. Hemsley to attend the Council's next meeting at their request. Mr. Castonguay is concerned regarding the low number of applications and inquired on how the information on these programs has been advertised. Mr. Castonguay will e-mail Ms. Slover with contact information for advertising.

EDUCATION COMMITTEE:

No new items were discussed. It was noted that Ms. Clarkson and Ms. Stemm co-chair this Committee.

OLD BUSINESS:

No items were discussed.

NEW BUSINESS:

CORRESPONDENCE:

DCP COMPLAINT AND INSPECTION REPORTS:

1. Pending and closed complaints.

Ms. Pamela Brown addressed the Council and introduced Ms. Janita Hamel, Supervising Special Investigator. Ms. Hamel reviewed the report sent to the Council prior to the meeting. She noted the open and closed cases. Some closed cases shown are from the Legal Department and will be addressed by Ms. Cynthia Fernandez. Mr. Pudlin had questions on a closed complaint shown concerning a Park Resident and changes made to Park rules which the resident was not pleased with. Mr. Pudlin questioned the disclosure and timing of the implementation of the new rules.

Mr. Podolsky and Mr. Pudlin also commented on their interpretation of the notes made by the Department relative to this complaint listed on the report. Mr. Delohery had comments on this complaint relative to the terms of his own lease. Mr. Berkowitz also commented noting that all leases are on file with the DCP. Also, most leases do allow occasional rule changes with notice to the resident. Mr. Podolsky noted that he believes that the leases on file with Department are not actually reviewed by them although he believes they should.

Ms. Brown noted at present leases are just being filed however, there will be new information on this matter in the new year once it has been finalized by the Department. Any changes in the lease are uploaded upon renewals however this process will also be updated as a part of the changes in place being decided for next year as noted above. Ms. Hamel noted that upon receipt of any complaints, the associated lease is reviewed as a part of the investigation process.

Mr. Podolsky had questions on the closed complaints regarding their content and access to the same on a more automatic basis without having to request the same for each complaint. Ms. Brown noted that access is always available upon request and also cited her very limited staff

in association with this discussion. It was confirmed that requests for complaint information either goes to Ms. Brown or to Ms. Julianne Avallone, head of the Legal Department depending on the nature of the complaint.

Mr. Podolsky asked if the complaint graphic format can be changed to make it more easily read. Ms. Hamel noted that this has been an ongoing issue and is being worked on in conjunction with the Information Technology Department. Ms. Clarkson stated most of the complaints she sees on the report appear to be very simple issues not worthy of spending a lot of time on in discussion with the Department.

2. Update on inspection status and plans for implementing the new legislation.

There was no discussion held on this matter.

DCP LEGAL:

Update on pending and resolved legal issues.

Ms. Cynthia Fernandez updated the Council on the Oakridge Case. The files are technically closed although they appear open in her work cue to remind her to keep watch over these cases since the Park had a history of problems. The consent order has been complied with by the owner and details of the same were noted.

The Riverview Case was closed also noting the case was extensive and involved unmitigated water flow causing damage to the mobile home units. The waterflow issue was corrected by the owner in 2019. She gave the Council more details on the resolution of this matter.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY:

1. Mr. Delohery suggested that the Council consider resuming site visits to Mobile Home Parks perhaps in the upcoming summer season. He would like the Council to see the conditions of the parks where the complaints are coming from. Mr. Berkowitz spoke respectfully in opposition to this suggestion noting that he believes that this is not within the scope of what the Advisory Council should be doing. He noted that Mr. Delohery may want to pursue this approach on his own but not with the Council. Mr. Pudlin suggested that his issue be discussed at the next Council meeting.

2. Mr. Castonguay noted the dates listed on this agenda for next year's Council Meetings. Mr. Podolsky asked if the start times for next year's meetings can return to 10:00 AM which, in the past, had less conflicts with Council Members schedules. Mr. Kuzmich will look into this and check the time slots available on the Department's ZOOM Calendar.

It is noted that Mr. Pudlin had to leave the meeting for a prior commitment shortly before it concluded. Mr. Castonguay took over as Chairperson for the remainder of the meeting.

There being no further business, Mr. Castonguay adjourned the meeting at 11:32 AM.

Respectfully Submitted,

Robert M. Kuzmich, Architect Emeritus
License and Applications Specialist

2022 MEETING SCHEDULE:

March 23, 2022
June 8, 2022
September 7, 2022
December 7, 2022

All meetings will take place at 450 Columbus Boulevard, Hartford, CT at 10:00 AM
unless otherwise noted.