

**MOBILE MANUFACTURED HOME ADVISORY COUNCIL**

**MINUTES**

**MARCH 23, 2022**

The Mobile Manufactured Home Advisory Council convened via ZOOM webinar on Wednesday, March 23, 2022 at 10:06 AM.

Members Present: Bennett Pudlin Attorney at Law, Acting Chairperson  
Mark Asnes Mobile Home Park Owner  
Mark Berkowitz Mobile Home Park Owner  
Joseph B. Castonguay CT Real Estate Commission Member  
Myriam Clarkson Mobile Manufactured Home Industry  
Al Hricz Senior Citizen  
Colette Slover CT. Housing Finance Authority Representative  
Marcia L. Stemm Mobile Home Park Owner

Members Absent: Leonard Campbell Town Planner  
Dave Delohery Mobile Home Park Tenant or  
Representative of Such Tenant  
Jennifer Ponte Department of Housing  
Arthur Mazeau 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 License & Applications Specialist  
Pamela Brown Director, Investigations Division  
Cynthia Fernandez Staff Attorney, Legal Division

Others Present: Nancy Palmisano CMHA  
Raphael Podolsky Connecticut Legal Services  
Liisa Koeper CT. Housing Finance Authority  
Rob Michalik CT. Housing Finance Authority  
Marcus Smith CT. Housing Finance Authority

Note: The administrative functions of the Boards, Commissions and Councils are carried out by the Department of Consumer Protection, License Services Division. For more information, refer to:

DCP Agency website: [www.ct.gov/dcp](http://www.ct.gov/dcp) Division E-Mail: [dcp.licenseservices@ct.gov](mailto:dcp.licenseservices@ct.gov)

## **MINUTES OF PREVIOUS MEETING:**

1. Review of the December 8, 2021, Mobile Manufactured Home Advisory Council Meeting Draft Minutes.

Mr. Pudlin noted the last paragraph on Page two (2) is misleading because it has him leaving at the beginning of the meeting when, in fact he left just before it ended. As such, Mr. Kuzmich will delete the current language and add the following wording under the second "COMMENTS AND CONCERNS OF ANY PERSON PRESENT TODAY" at the end of the minutes:

"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."

The Council voted, unanimously, to approve the minutes as amended herein.  
(Clarson/Castonguay)

## **COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY:**

There were no comments or concerns discussed.

## **REPORT FROM SUB-COMMITTEES:**

### **LEGISLATIVE COMMITTEE:**

No new items were discussed.

### **FINANCE COMMITTEE:**

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

Ms. Koeper is working to roll out the "My Home CT" program for the State of Connecticut. She explained that this program is being administered on behalf of the Department of Housing. She provided details of the program including what is needed to qualify and noted various financial specifics of the program. She noted where to sign up for this program on-line.

Ms. Koeper fielded questions from the Council. Ms. Koeper stated that Connecticut was allocated 123 million dollars to run the program that needs to be spent before September of 2025. The program is expected to roll out in the next month or so. The applications will be primarily online with resource centers located around the State for applicants who need assistance. A call center will also be established. Ms. Koeper answered additional questions from Mr. Berkowitz and Ms. Clarkson concerning financial qualifications and making forward payments. Ms. Koeper explained that the applicant provides information on this as a part of

the self-certification included in the application process. She also addressed questions from Mr. Podolsky concerning applicant debt on the land and /or the mobile home itself. Mr. Podolsky asked how park residents will find out about this program. Mr. Smith stated that CHFA, as they have done recently with their other financial assistance programs, will be mailing information out and advertising in various newsletters. Mr. Podolsky encouraged CHFA to consider advertising their programs though Park owners.

Mr. Smith stated noted that at this time, he has no significant updates to provide the Council and would rather his time be used to continue the current discussion on the My Home CT Program.

Ms. Koeper further detailed other means CHFA will be using to advertise the My Home CT Program such as television commercials, social media campaigns, and notifying the State Judicial System. Ms. Stemm asked if CHFA has any printed media they could provide to Park Owners to distribute to homeowners. Ms. Koeper agreed and will provide the literature. Ms. Clarkson suggested that CHFA also send information on this program by e-mail to the Park Owners. Mr. Berkowitz noted his concern relative to the timing of getting the word out on this program and possible delays in legal proceedings involving evictions that may be in process and the associated costs to the Park Owners of the same. Mr. Podolsky made several suggestions related to assuring that tenants become aware of this program. Mr. Berkowitz assured the Council that he will do his best in making sure that tenants are aware of the My Home CT program. He noted that the eviction process is very costly, and every effort is made to avoid this on his part.

The Council thanked Ms. Koeper and Mr. Smith for their hard work and effort and for being at today's meeting and presenting CHFA's information on this new program.

Ms. Clover addressed the Park Purchase Program stating that CHFA is ready to meet with the Council and encouraged a calendar date be set. She also encouraged that the review of this program be completed as soon as possible so as to get the information out to the consumers as fast as possible. She will also forward all responses she has received to Mr. Pudlin. The assumption is that the meeting will be held remotely.

### **EDUCATION COMMITTEE:**

No new items were discussed.

### **OLD BUSINESS:**

1. Inquiry from Senator Blumenthal's office.

Mr. Pudlin reminded the Council that they had received an inquiry from the Senator's Office concerning, among other things, investors taking over local mobile home parks. Members sent their comments on this matter to Mr. Pudlin who offered to set up a follow-up discussion with

the Senator's Office. There has been no response from his Office, so the assumption is that his Office is satisfied or otherwise got what they wanted.

### **NEW BUSINESS:**

1. Discussion of Council focus for the next 18 months.

Mr. Pudlin suggested that, as a Council, they step back and look at the landscape for Mobile Homes and consider some potential important areas of focus that all agree on for the benefit of the enjoyment of Mobile Homes in the State.

2. Mr. Berkowitz addressed the State Law 8-30G – Affordable Housing Act. Mobile Home Parks are not considered affordable housing by most municipalities. The State has action in place that all municipalities need to have a plan in place to meet the requirements of this act by the beginning of June 2022. Most Connecticut Towns are not allowing additional Mobile Home Parks. He suggested that the Council perhaps present to the State a case that mobile homes are affordable housing. The aging of Mobile Home Communities together with a “trailer mentality” of some of the population are major problems being faced by this Council.

Mr. Pudlin, Mr. Berkowitz, and Mr. Asnes all agree that for a variety of reasons, now is the time more than ever to promote Mobile Home Communities as affordable housing. Mr. Pudlin suggested maybe forming a committee to carry this discussion further. Mr. Pudlin will send out an e-mail to the Council Members saying that he would like to devote a section of the next meeting to this topic and solicit any other ideas for discussion.

### **CORRESPONDENCE:**

No correspondence was received.

### **DCP COMPLAINT AND INSPECTION REPORTS:**

1. Pending and closed complaints.

Ms. Brown addressed the Complaint Report. There were no questions from the Council on the report. She now addressed inspections and reviewed her current staff and their duties related to the Park Inspections. She anticipates some staff retirements over the upcoming months.

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

Ms. Brown also reviewed some inspection procedures done by her staff. Mr. Pudlin inquired about inspection priorities relative to the new rolling inspection regime. Ms. Brown noted that the order of inspections is done by territory and that her Division also handles the complaints simultaneously. In some instances, both an inspection and complaint may be addressed at the

same time. Territories which are assigned to Investigators are also a factor in the inspection priority process based on the history they have attached to various credentials.

Ms. Brown stated that priority is based on territory, complaints, and random inspections. Complaints are always going to be dealt with first because there is an issue being brought to the Department's attention that needs to be addressed and, as such, prioritized first. Relative to past issues with Mobile Home Parks that were previously not identified by the Department relative to their current name and/or license number, Mr. Pudlin asked Ms. Brown if the Department can now account for all the Parks. She believes they have, and that this situation has much improved since 2018.

## **LEGAL:**

ate on pending and resolved legal issues.

Ms. Fernandez updated the Council on pending cases she is working on and as shown on the report.

Shore Line Trailer Court: clarified that this case has been worked on since the 2019 Report date shown. The case is very extensive involving an illegally removed oil tank by the neighbor of the complainant. DEEP was involved due to a cleanup required for spilled oil. The work done to remediate the spill was inspected and approved by them, and they have closed the case.

Green Acres MHC: concerning rodents entering complainant's home through outside skirting. The Department of Health was involved and determined that there was no evidence of such matter. It was again inspected later by a private exterminator and, again, no evidence was found although the outside skirting was still not properly installed. The complainant was notified by the Department of her responsibility to repair the skirting.

Grove Beach: concerning a lot line dispute with a neighbor and a misunderstanding of the property boundaries. The matter was closed with no enforcement action needed.

Lakeview: concerning a property inspected by the Department no violations found. The matter was sent to Legal in response to complainant's request. Items for further investigation were not within the Department's responsibility. The complaint was closed by Legal.

## **COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY:**

No further comments or concerns were discussed.

There being no further business, Mr. Pudlin adjourned the meeting at 11:23 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.