

## MINUTES

### MOBILE MANUFACTURED HOME ADVISORY COUNCIL

JANUARY 21, 2015

The Mobile Manufactured Home Advisory Council convened at 10:00 at the State Office Building, in Room 117, 165 Capitol Avenue, Hartford, CT 06106.

Members Present:	Bennett Pudlin	Attorney at Law, Acting Chairperson
	Joseph B. Castonguay	CT Real Estate Commission Member
	George Cote	Banking Industry Representative
	Rose Holbrook	Ct. Housing Finance Authority Representative
	Keith Jensen	Mobile Home Park Owner, Co-Chairperson
	Marcia L. Stemm	Mobile Home Park Owner
	Mark Berkowitz	Mobile Home Park Owner
	Myriam Clarkson	Mobile Manufactured Home Industry Representative
	Arthur Mazeau	Mobile Home Park Resident
	Al Hricz	Senior Citizen
	Leonard Campbell	Town Planner
Members Absent:	Lorraine Conderino	Mobile Home Park Resident
	Nancy E. Dickal	Mobile Home Park Resident
	Jennifer Ponte	Department of Economic and Community Development Representative
DCP Council Staff:	Karen Layman, Secretary	
Others Present:	Vicky Bullock	Staff Attorney
	Nancy Palmisano	Connecticut Manufactured Housing Association
	Raphael Podolsky, Esq.	Legal Assistance Resource Center of Connecticut
	Ken Ward	Tania Abbatello
		James Flynn

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.

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## **MINUTES OF PREVIOUS MEETINGS**

The Council voted unanimously to approve the minutes of the October 15, 2014 Mobile Manufactured Home Advisory Council meeting as written (AH, AM).

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

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

- **LEGISLATIVE COMMITTEE**

No new discussion took place.

- **FINANCE COMMITTEE**

1. Review and adoption of recommendations to CHFA of changes to draft program for funding purchases of mobile manufactured home parks by residents' associations.

**The Council reviewed and discussed the most recent proposed revisions outlined in the document entitled "Mobile Manufactured Home Parks Pilot Program." After discussion, the Council voted unanimously to accept the revisions outlined in this document, along with the two additions proposed today, including a provision regarding resale restrictions or change in the use of the park, and also time limits for various actions, in concert with the terms of the Connecticut General Statutes (KJ, MC). Rose Holbrook abstained. It was noted that the Council's goal for this CHFA program is that this program be aligned with the Connecticut General Statutes pertaining to mobile home parks.**

- **EDUCATION COMMITTEE**

No new discussion took place.

### **OLD BUSINESS**

1. Review and adoption of recommendations to DCP of new mobile manufactured home park regulations.

**The Council reviewed the document entitled, "Outline of New Regulations Based on DCP Declaratory Rulings and AG Opinions, Draft Reflecting Agreements Reached on December 27, 2014." A discussion ensued and changes were recommended. The Board voted unanimously to adopt the changes as proposed today (KJ, MC).**

2. Update on exploration of long-term leases  
(See Old Business #3)

3. Update on research compiled by DCP legal intern, Madelyn Sowinski, regarding mobile manufactured home laws in neighboring states.

**The Council reviewed and discussed this research, which contains a summary of relevant law regarding long-term leases from New England and New York. It was noted that several states addressed pieces of this issue; Vermont is the only state included in this report that has a comprehensive approach to long-term leases.**

**The Board noted that the Regulations/Legislations Subcommittee met this morning and decided that it is worth pursuing this issue, as it is not feasible at this time to do long-term leases in Connecticut. This subcommittee will be meeting on February 25, 2015 for further discussion. The goal is to provide a first draft of a proposed legislation change for the Council's review at the April meeting.**

4. Continued discussion regarding the revisions to the *Rights and Responsibilities of Mobile Manufactured Home Communities in Connecticut Booklet*.

**No discussion took place at this time.**

5. Sunset Review

**Council Members have received copies of the required filing of the Sunset Law Report for the Council, which has been filed with the General Law Committee. This is a process that all boards, agencies, commissions, and programs go through on a periodic basis. Rafie Podolsky encourages council members to attend a public hearing on this bill to speak for the importance of maintaining this advisory council. Rafie will keep the council informed of any upcoming dates.**

6. Connecticut General Statutes, Chapter 412, Section 21-84a, Mobile Manufactured Home Advisory Council; for clarification of changes in the Council's membership requirements

**Board so noted**

## **NEW BUSINESS**

### **1. Council Member changes:**

- Chairperson Bennett Pudlin informed the Council that Lorraine Conderino has submitted an e-mail stating that she will be resigning as a Mobile Home Park Resident member of the Council.
- Council Member Arthur Mazeau informed the Council that the resident association has voted to recommend Ken Ward as a new Mobile Home Park Resident member of the Council, and that Nancy Dickal will be stepping down as Mobile Home Park Resident member.

**DCP TRADE PRACTICES DIVISION COMPLAINT STATUS REPORT:**

1. A complaint report was requested from the DCP Trade Practices Division, including open, closed, and dismissed cases. No complaint report was submitted for this meeting.
2. A Trade Practices representative was scheduled to attend and present mobile home park site inspection reports to the Council. A Trade Practices Division representative was not present at this meeting.

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

None

There being no further business, the Council adjourned at 12:00 P.M.

Respectfully submitted,

Karen Layman  
Advisory Council Secretary