

MINUTES

MOBILE MANUFACTURED HOME ADVISORY COUNCIL

OCTOBER 18, 2010

The Mobile Manufactured Home Advisory Council convened at 10:10 a.m. in Room-126 of the State Office Building, 165 Capitol Avenue, Hartford, CT 06106.

Members Present:	Bennett Pudlin Ben Castonguay Jennifer Ponte Rose Holbrook Myriam Clarkson Marcia L. Stemm Mark Berkowitz Al Hricz Nancy E. Dickal Erwin Cohen, Ph.D	Attorney at Law, Acting Chairperson CT Real Estate Commission Member DECD Representative (Appearing for Timothy Coppage, CT Housing Finance Authority Rep.) Mobile Manufactured Home Industry Rep Park Owner Park Owner Park Tenant Park Tenant Senior Citizen
Member Absent:	Timothy Coppage Leonard S. Campbell George Cote Keith Jensen Michelina G. Lauzier	CT Housing Finance Authority Rep. Town Planner Banking Industry Representative Park Owner Park Tenant
Board Vacancies:	One Representative of the Housing Advisory Committee	
DCP Staff Present:	Nelson Leon Vicky Bullock	
Public Present:	Raphael Podolsky, Esq.	

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 minutes of the August 16, 2010 Mobile Manufactured Home Advisory Council meeting.

REPORT FROM SUB-COMMITTEES

- **LEGISLATIVE COMMITTEE**

Attorney Podolsky suggested the need for a legislative committee meeting to address loose items requiring their attention and/or input.

- **FINANCE COMMITTEE**

Attorney Podolsky suggested the need to discuss mobile home park buyout with Carol DeRosa, CT Housing Finance Authority Representative to see if this option can be made part of the CHFA loan program.

Attorney Pudlin suggested a link be posted on the mobile home website concerning CHFA and its loan programs, in addition to meeting with CHFA to help promote their two million dollar home loan program and explore financing the purchase of mobile home parks. Mr. Cohen would like to explore the possibility of CHFA making rehabilitation loans available for manufactured mobile homes.

OLD BUSINESS

Attorney Podolsky said that mobile home park residents are claiming retaliation by park owners for filing complaints with the fair housing rent commission and is suggesting complainants report any retaliatory actions with the fair housing rent commission.

Attorney Podolsky said that there is a statute prohibiting discrimination against mobile home parks, but limited to doublewides, in which you have to be treated in the same manner as any other housing development, where you get as much access to the subdivision laws where zoning and subdivision laws must be applied as if building a stick home.

Attorney Podolsky suggested taking a closer look at how mobile home complaints are being processed at DCP and expressed concern regarding complaints that very often involve the respondents denying allegations while mobile home park residents continue to witness and complain about continued violations. Attorney Podolsky said that the legislative committee should look at the way complaints are being processed by DCP to see if there should be legislative changes to affect the practice.

NEW BUSINESS

Attorney Podolsky inquired on who at DCP is investigating mobile home complaints and inspecting mobile home parks. Ms. Bullock said that Robert Clinton is one of the mobile home investigators and that Real Estate Examiners Kelly Harvey and Linda Keift-Robitalle are assisting with the mobile home park inspections.

Mr. Cohen said an energy audit was performed on his mobile home which revealed very little insulation due to the wall depth and consequently his heating bills are high. His neighbor put a second layer of wall inside of her mobile home and was able to add more insulation as a result. This type of weatherization including solar heating panels is where energy rehabilitation money would be beneficial to mobile home owners if CHFA would offer such loans to mobile home owners.

There being no further business, the meeting adjourned at 11:30 a.m.

Respectfully submitted,

Nelson Leon
Advisory Council Secretary

The next meeting of the Advisory Council is scheduled for Monday, December 20, 2010 in Room-126.