

MINUTES

MOBILE MANUFACTURED HOME ADVISORY COUNCIL

DECEMBER 19, 2007

The Mobile Manufactured Home Advisory Council convened December 19, 2007 at 10:11 a.m. in Room 117 of the State Office Building, 165 Capitol Avenue, Hartford, CT 06106.

Members Present:	Bennett Pudlin Ben Castonguay George Cote Myriam Clarkson Leonard S. Campbell Keith Jensen Marcia L. Stemm Al Hricz Carol DeRosa Jennifer Ponte	Attorney at Law, Acting Chairperson CT Real Estate Commission Member Banking Industry Representative Mobile Manufactured Home Industry Rep. Town Planner Park Owner Park Owner Park Tenant (Representing Timothy Coppage, CT Housing Finance Authority Rep.) (Representing Debbie Russo, DECD Representative)
Member Absent:	Debbie Russo Timothy Coppage Michelina G. Lauzier Neil Gervais	DECD Representative CT Housing Finance Authority Rep. Park Tenant Park Tenant
Board Vacancies:	One Senior Citizen One Representative of the Housing Advisory Committee One Park Owner	
DCP Staff Present:	Nelson Leon, Advisory Council Secretary Vicky Bullock, Administrative Hearings Attorney Keith Lombardi, Special Investigator Jerry Padula, Legislative Liaison	
Public Present:	Raphael Podolsky, Esquire Joe Mike	

Note: The administrative functions of this Board are carried out by the Department of Consumer Protection, Occupational and Professional Licensing Division.
For information call Richard M. Hurlburt, Director, at (860) 713-6135.

Agency Web site: www.ct.gov/dcp

MINUTES OF PREVIOUS MEETINGS

The Advisory Council voted unanimously to approve minutes of the September 19, 2007 Mobile Manufactured Home Advisory Council meeting.

REPORT FROM SUB-COMMITTEES

- **EDUCATION COMMITTEE – No Report**

- **LEGISLATIVE / FINANCE COMMITTEE – No Report**

- **FINANCE COMMITTEE**

Attorney Podolsky reports that CHFA Representative Carol DeRosa apologizes for not being able to attend today's meeting due to family health matters, and that Ms. DeRosa has asked to set a meeting of the Finance Sub-Committee toward the end of January 2008. The Advisory Council unanimously decided on meeting Tuesday, January 29, 2008 at 9:30 a.m. at CHFA Headquarters, 99 West Street, Rocky Hill, CT. The meeting is to discuss the new purchase program which CHFA is looking at revising the eligibility standards in addition to reviewing the financing of the Mobile Home buyout program. One of the underlining issues with the buyout program is to find out how supportive the agency is and how to put together a program that will serve to assist park residents who want to engage in a park buyout. Mobile home residents need 100% financing and CHFA rules do not allow for 100% financing. Need to look at Program rules and look to make certain program rules to make the financing happen, with the theory that CHFA is a quassy-governmental agency that wants to be able to offer people a better deal than they get in the private market, if they can't, then there is something wrong with the fact that we are using the quassy-governmental agency to accomplish this. Ms. Clarkson suggested mobile home residents solicit a local small bank through their Reinvestment Act Program.

OLD BUSINESS

The Advisory Council was making an inquiry concerning their 9/19/07 meeting discussion with Chris Herb, Associate Director Independent Connecticut Petroleum Association, regarding home heating fuel conversions and oil tank replacements. Ms. Bullock reports that to date, Mr. Herb has not provided any feedback concerning this matter. The Advisory Council suggested Ms. Bullock mail a letter to mobile home park owners requesting feedback concerning inventory of above ground and below ground fuel tanks, age of the tank and type of heating fuel being used.

NEW BUSINESS

1. DCP Legislative Liaison Jerry Padula introduced himself and informed the Advisory Council if they have any legislative issues or regulation changes, that he would be glad to help them anyway he can. Any questions on any laws being proposed to contact him at (860) 713-6087.
2. DCP Special Investigator Keith Lombardi introduced himself to the Advisory Council and discussed the complaint process, in addition to several inquiries for which written complaints have not been received, including investigated complaints that resulted in non-violation of mobile home statutes and/or regulations. Some complaints are legitimate in nature and have been resolved by way of a site inspection and through direct contact and discussion with the mobile home park owner or manager.
3. Mr. Mike inquired as to what happens if a resident refuses to sign a lease. Attorney Pudlin said that you can't change the rules and regulations during the term of the lease, unless the tenant agrees in writing. Once the lease has expired and the tenant is month to month, you can impose a new set of regulations at the expiration of that monthly rent. Attorney Podolsky suggested reviewing the mobile home statute more closely because the substantive question is from a resident perspective, "if the park owner wants to change the rules, what rights does the resident have to dispute a change of rules"?
4. Mr. Mike reports on a conference call conducted by HUD concerning the Mobile Manufactured Home Improvement Act, which has been in effect for about five years now to handle dispute resolution. For non-compliant states, HUD is implementing a dispute resolution program in that the owner of a new home has a period of one year for dispute resolution process, which can be mediated, arbitrated and taken to court for enforcement. The process includes the manufacturer, installer and dealer concerning a new home set-up. HUD is implementing a large pool of arbitration and mediation trained professionals throughout federal agencies to be used on a voluntary basis as issues arise, with no requirements that arbitrators or mediators be knowledgeable in the industry. Ultimately, HUD is going to use outside contracting firms to implement all the requirements in the statutes in the states that does not have a dispute resolution program themselves. In the process, the homeowner is not a party to the issue and is excluded from the process as well.
5. The Advisory Council inquired on the status of Jeffrey Ossen's replacement. Ms. Bullock reports that no appointment letter has been received concerning Jeffrey Ossen's replacement.

There being no further business, the meeting adjourned at 12:15 p.m.

Respectfully submitted,

Nelson Leon
Advisory Council Secretary

The next meeting of this Advisory Council is scheduled for Wednesday, March 19, 2008.