

**MINUTES**

**MOBILE MANUFACTURED HOME ADVISORY COUNCIL**

**OCTOBER 21, 2009**

The Mobile Manufactured Home Advisory Council convened at 10:03 a.m. in Room-117 of the State Office Building, 165 Capitol Avenue, Hartford, CT 06106.

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

**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.

**Agency Website:** [www.ct.gov/dcp](http://www.ct.gov/dcp) **Division E-Mail:** [occprotrades@ct.gov](mailto:occprotrades@ct.gov)

## **MINUTES OF PREVIOUS MEETINGS**

The Board voted unanimously to approve minutes of the August 19, 2009 Mobile Manufactured Home Advisory Council meeting.

## **REPORT FROM SUB-COMMITTEES**

### **LEGISLATIVE COMMITTEE**

Mr. Pudlin reports that the legislative committee was questioning whether the department has adequate arsenal enforcement powers. The committee is not in any position to make changes in the law but want to monitor the DCP complaint status report to better understand how effectively DCP is going to work with other agencies having jurisdiction within other areas on a mobile home park issue. The Council wants to also be able to have more information reflected in the complaint status report to understand both the nature of issues coming before the department, the kinds of enforcement situations it finds itself in and efforts made bring resolution to the complaints.

The Council revisited an issue concerning long term leases being offered to park owners that was raised a couple of months ago. The Council felt there are significant barriers that make this type of lease useless. The legislative committee began an exploration process concerning this matter and will provide a follow-up report to the Council at the next meeting. A consistent effort is being made to treat mobile homes more like conventional homes. From a resident perspective, there are concerns with locking into a long term lease.

## **COMPLAINT STATUS REPORT**

The Council expressed an interest in receiving a more detailed complaint status report from DCP for review at their meetings and are requesting that Keith Lombardi, DCP Mobile Home Inspector, be present at their meetings to answer questions the Council may have on any particular complaint. Ms. Bullock suggested the Council contact Richard Maloney, Director of DCP Trade Enforcement Division, in order to specifically identify the information they would like to be reflected in the complaint status report as well as the availability of Mr. Lombardi.

## **NEW BUSINESS**

1. Ms. Marena informed the Council about serious issues at Hyland Bluff in Branford, CT. concerning sewer gas odors, lack of maintenance, unkept conditions to the park and maintenance fees and rents rising excessively. Ms. Marena feels the park and its residents are being ignored and that the same conditions continue to exist.

The Council is requesting copy of the inspection reports from DCP concerning complaints filed against Hyland Bluff in Branford, CT and a status report from the Branford sewer district concerning the sewer gas odor matter.

Ms. Bullock suggested that Ms. Marena mail an updated complaint to DCP for investigation, which is appropriate and most effective way of filing a complaint, and that DCP is not opposed to following-up on complaints.

2. Ms. Bullock asked any Council member is aware of any financial aide to mobile home park residents for converting to propane tank. Mr. Cote said he would follow-up with Ms. Bullock on this matter.
3. Ms. Clarkson reports on her property in Branford, CT with 84 lots, large soil remediation project completed 3 yrs ago costing 1million dollars and is working close with town, dot, dcp, etc.. Has met with town officials concerning high vacancy rate and that the first selectman said if they could list the property under affordable housing, there may be something that may be done with the property tax. Ms. Clarkson reports that 98% of the residents would fall under affordable income.
4. Ms. Clarkson reports on ground fuel tank insurance with a rate of \$50,000.00 in coverage per individual leak with a 75 gallon tank replacement for under \$100.00 with a \$1,000.00 deductible, which she is trying to offer all her communities.
5. Ms. Holbrook reports on the Mobile Home Mortgage Program being on the DECD website and will give Ms. Bullock the website for this particular program so that it can be linked with DCP's mobile home website page.
6. Mr. Cohen reports on a 30% federal tax credit for home weatherization projects to homeowners.

There being no further business, the meeting adjourned at 11:31 a.m.

Respectfully submitted,

Nelson Leon  
Advisory Council Secretary

**The next meeting of this Advisory Council is scheduled for Wednesday, December 16, 2009.**