

MINUTES

MOBILE MANUFACTURED HOME ADVISORY COUNCIL

APRIL 19, 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:	Ben Castonguay Jennifer Ponte Rose Holbrook Keith Jensen Mark Berkowitz Al Hricz Nancy E. Dickal Erwin Cohen, Ph.D	CT Real Estate Commission Member DECD Representative (Appearing for Timothy Coppage, CT Housing Finance Authority Rep.) Park Owner Park Owner Park Tenant Park Tenant Senior Citizen
Member Absent:	Bennett Pudlin Timothy Coppage Leonard S. Campbell George Cote Myriam Clarkson Marcia L. Stemm Michelina G. Lauzier	Attorney at Law, Acting Chairperson CT Housing Finance Authority Rep. Town Planner Banking Industry Representative Mobile Manufactured Home Industry Rep Park Owner Park Tenant
Board Vacancies:	One Representative of the Housing Advisory Committee	
DCP Staff Present:	Nelson Leon Linda Roberts	
Public Present:	Raphael Podolsky	

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 **Division E-Mail:** occprotrades@ct.gov

MINUTES OF PREVIOUS MEETINGS

The Board voted unanimously to approve minutes of the December 16, 2009 and February 22, 2010 Mobile Manufactured Home Advisory Council meeting.

REPORT FROM SUB-COMMITTEES

LEGISLATIVE COMMITTEE

Attorney Podolsky reported on the eviction bill. Under existing statute, at the end of the eviction process the town is required to move the tenant's property, including the mobile home from the site. The new eviction bill would leave the town responsible for storage and auction of the tenant's property, including the mobile home, but would make the marshal responsible for removal.

FINANCE COMMITTEE

Ms. Holbrook reported on receipt of one mobile home application from Colchester, CT.

Mr. Cohen inquired on availability of mobile home refinancing and home improvement loans with CHFA. Ms. Holbrook said that statutes do not allow for mobile home refinancing or home improvement loans because they issue mortgage revenue bonds which are for purchasing and not refinancing or home improvement. Ms. Holbrook said that CHFA main premise is for first time home buyers and prior homeowners within a targeted area, and that the only tenant refinancing done was for CT families facing foreclosure because they are using limited funds which have no restrictions. Mr. Podolsky reported that CHFA has certain funds for only for purchasing, but that other limited funds are also available without certain restrictions.

Attorney Podolsky suggested that the legislative committee look into home improvement loans for mobile home owners, in addition to having CHFA change their lending practices to allow borrowing for home improvements.

COMPLAINT STATUS REPORT

The Council is requesting that DCP include within their complaint status report, the town where the mobile home park is located as well as the nature of the complaint.

Attorney Podolsky expressed concern on how complaints are handled and the general system for handling mobile home. Attorney Podolsky said that several written complaints were submitted to DCP concerning Evergreen Associates, LLC in Clinton, CT and complainant received a response from DCP claiming that file is being closed and that their option would be to sue them, and that the complaint would be kept on file in case additional complaints are received. Attorney Podolsky said that the response reflects a lack of an investigation and that a full investigation should have been conducted based on the number of complaints being made on this particular park, which should go beyond receiving a response from the park owner objecting to the complaints without an investigation being conducted.

The Council is requesting a report from DCP at their next meeting outlining the mobile home complaint process and procedures currently in place.

There being no further business, the meeting adjourned at 11:35 a.m.

Respectfully submitted,

Nelson Leon
Advisory Council Secretary

The next meeting of the Advisory Council is scheduled for Monday, June 21, 2010 in Room-126.