

MINUTES

MOBILE MANUFACTURED HOME ADVISORY COUNCIL

MARCH 22, 2011

The Mobile Manufactured Home Advisory Council convened at 10:07 a.m. in Room-126 of the State Office Building, 165 Capitol Avenue, Hartford, CT 06106.

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

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 Council voted unanimously to approve minutes of the December 20, 2010 Mobile Manufactured Home Advisory Council meeting with amendments to page-2 under "Finance Committee", second line of the first paragraph to reflect "park residents" rather than "park owners".

REPORT FROM SUB-COMMITTEES

- **LEGISLATIVE COMMITTEE**

Attorney Podolsky reported that the legislative committee did not meet. However, Senate Bill 465 (An act concerning mobile home removal costs) is out of committee and on the floor. This bill requires the owner of a mobile manufactured home park to reimburse a municipality for all costs incurred when the municipality removes a mobile home during a summary process action. The current law (CGS § 47a-42) does not require municipalities to remove mobile homes after summary process judgment, but may require them to store and conduct public auctions. Another law (CGS § 21-80(e)), specific to mobile homes, allows manufactured home park owners to auction any abandoned mobile homes. No one testified to the bill on either side. The general eviction bill last year solved existing problems and this particular bill can't do any good for park owners. The bill impacts park owners not residents.

Attorney Podolsky also reported on a Connecticut statute called the affordable housing appeals procedures, which is a zoning act that gives developers of housing an additional capacity to challenge a local zoning denial in towns that do not already have a lot of government assisted housing. The statute was not intended for mobile homes. However, it applies to mobile home parks. There are continuing efforts in the legislature this year to do things to weaken the affordable housing appeals procedure. Even though they are not directed at mobile home parks, if they were to succeed, it would reduce the capacity of mobile home park development.

- **FINANCE COMMITTEE**

Attorney Pudlin will follow-up with Ms. DeRosa concerning the CHFA home loan program in addition to matters that are of concern to the Council.

NEW BUSINESS

The Council has scheduled their June 20, 2011 meeting to be held at one of Keith Jensen's Mobile Home Park (**Forest Hills Community located at 251 Redstone Street, Southington, CT**). Attorney Pudlin asked if the newly appointed DCP Commissioner William M. Rubenstein can attend the meeting for a meet and greet session with the Council, in addition to extending an invitation to the heads of DECD and CHFA. The meeting is scheduled to commence at the Club House at 10:00 a.m.

The Council inquired on the status of mobile home inspectors. Ms. Bullock reported that real estate examiners and other staff have been performing mobile home inspections. Ms. Bullock suggested the Council contact Richard Maloney, Trade Enforcement Director to inquire on the specific mobile home inspector assignments.

Attorney Pudlin expressed an interest in communicating with DCP Commissioner to inquire on the role and involvement of the Council, the need to coordinate efforts to work more effectively with DCP, and the need to work closely with sister state agencies.

MISCELLANEOUS

The Council acknowledged the passing of Joe Mike, former Executive Director of CMHA and expresses their appreciation for his time and commitment to the Council. The Council would like to have notification of the Council's meeting agendas and minutes forwarded to Nancy Palmisano, Executive Director of CMHA.

2011 MEETING SCHEDULE

Tuesday – March 22, Room-117

Monday – June 20, Room- (Forest Hills Community, 251 Redstone Street, Southington, CT)

Tuesday – September 20, Room-117

Monday – December 19, Room-126

There being no further business, the meeting adjourned at 11:21 a.m.

Respectfully submitted,

Nelson Leon
Advisory Council Secretary

**The next meeting of the Advisory Council is scheduled for Monday, June 20, 2011 at 10:00 a.m.
To be held at Forest Hills Community located at 251 Redstone Street, Southington, CT.**