

MINUTES

MOBILE MANUFACTURED HOME ADVISORY COUNCIL

OCTOBER 15, 2014

The Mobile Manufactured Home Advisory Council convened at 10:00 at the State Office Building, in Room 117, 165 Capitol Avenue, Hartford, CT 06106.

Members Present:	Bennett Pudlin Joseph B. Castonguay Jennifer Ponte (via telephone) Rose Holbrook Keith Jensen Marcia L. Stemm Mark Berkowitz Myriam Clarkson Arthur Mazeau Al Hricz Leonard Campbell	Attorney at Law, Acting Chairperson CT Real Estate Commission Member Department of Economic and Community Development Representative Ct. Housing Finance Authority Representative Mobile Home Park Owner, Co-Chairperson Mobile Home Park Owner Mobile Home Park Owner Mobile Manufactured Home Industry Representative Mobile Home Park Resident Senior Citizen Town Planner
Members Absent:	Lorraine Conderino Nancy E. Dickal George Cote	Mobile Home Park Resident Mobile Home Park Resident Banking Industry Representative
DCP Staff Present:	Karen Layman, Secretary Vicky Bullock, Staff Attorney Madelyn Sowinski, Intern	
Public Present:	Nancy Palmisano Raphael Podolsky, Esq. Ken Ward	Connecticut Manufactured Housing Association Legal Assistance Resource Center of Connecticut

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.

Website: www.ct.gov/dcp E-Mail: dcp.occupationalprofessional@ct.gov

MINUTES OF PREVIOUS MEETINGS

The Council voted unanimously to approve the minutes of the July 16, 2014 Mobile Manufactured Home Advisory Council meeting as written (KJ, AH). Council member Myriam Clarkson abstained from voting.

SWEARING IN OF NEW MEMBERS:

Albert Hricz was sworn in as a senior citizen member of the Council.

Arthur Mazeau was sworn in as a park resident member of the Council.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY:

Ken Ward stated his perspective, as a mobile home park resident, regarding long-term leases.

REPORT FROM SUB-COMMITTEES:

- **LEGISLATIVE COMMITTEE**
- **FINANCE COMMITTEE**

Discussion of CHFA mobile manufactured home parks purchase program

Discussion on this topic will continue to take place at the Regulations/Legislation Committee meetings. Council members will review CHFA's draft document entitled "Mobile Manufactured Home Parks Pilot Program," make recommendations, and submit these recommendations to CHFA.

Bennett Pudlin introduced a letter from the Housing Program Organizer of CDI (Cooperative Development Institute) to Council Member Al Hricz. CDI is an entity that works along with ROC USA to support resident ownership in mobile manufactured home communities. Al Hricz will distribute this letter to Council members after the meeting.

- **EDUCATION COMMITTEE**

DCP TRADE PRACTICES DIVISION COMPLAINT STATUS REPORT:

The Council reviewed a complaint report submitted by DCP Trade Practices dated 8/19/13 to 8/19/14. The Council also noted that Trade Practices has informed the Council that they will be receiving a complaint report every six months. The Council voted unanimously to request that they have an updated copy of complaints in advance of each meeting to be sent out with the agenda (BP, AH).

OLD BUSINESS

1. Continued discussion regarding the review of the Department's Regulations pertaining to Mobile Home Parks.

The Committee continues to meet to work on a draft of the regulations and is making progress. The areas in which the Committee is working on at this time are the following:

- The notice that goes out to complainants upon filing a complaint
- Previous DCP formal decisions and court decisions

The Committee is also discussing the possible need for statutory changes, particularly in relation to multi-year leases. The Committee is looking into how other neighboring states approach the issue of multi-year leases and also resident and park owner perspectives on this issue.

The next meeting date of the Regulations/Legislation Committee will be November 13, 2014 at 9:30. At this meeting, discussion will take place on the draft regulations, the topic of long-term leases, and the CHFA proposal for park purchases. A draft should be available for January Council meeting.

Vicky Bullock provided final decisions pertaining to Shoreline Trailer Park Court, LLC and Y & D Mobile Home Park for the Council's review. Vicky reviewed the Shoreline Trailer Park Court decision with the Council.

2. Continued discussion regarding the revisions to the *Rights and Responsibilities of Mobile Manufactured Home Communities in Connecticut Booklet*

No discussion took place on this topic.

NEW BUSINESS

1. New Haven Register article: *Future of Mobile Home Park in Branford Cloudy as Deadline Nears* and related e-mail written by Susan Farricielli

Council Member Myriam Clarkson provided background on the final decision and order issued against Shoreline Trailer Park Court, LLC on October 16, 2013. A discussion ensued regarding

problems relating to health and safety among mobile home park owners and residents, such as those brought on as a result of feral cats and wild animals, and the complex issue of the park owners enforcing the rules to ensure health and safety for all park residents.

2. Chapter 412, Section 21-84a Mobile Manufactured Home Advisory Council

Board so noted.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY:

None

There being no further business, the Council adjourned at 11:50 A.M.

Respectfully submitted,

Karen Layman
Advisory Council Secretary