

**MOBILE MANUFACTURED HOME ADVISORY
COUNCIL
Meeting Minutes
May 29, 2024**

Chairwoman Burdick called the meeting to order at 10:31 am via Microsoft Teams.

Council Members Present:

Elizabeth Burdick	Town Planner, Chairperson
Dave Delohery	Mobile Home Park Tenant or Representative of Tenant
Joseph Castonguay	CT Real Estate Commission Member
Jennifer Ponte	Department of Housing Representative
Raphael L. Podolsky	Attorney at Law
Mark Asnes	Mobile Home Park Owner
Al Hricz	Senior Citizen, Public Member
Mark Berkowitz	Mobile Home Park Owner
Myriam Clarkson	Mobile Home Industry Representative
Colette Slover	CT Housing Finance Authority
Marcia Stemm	Mobile Home Park Owner

Council Members Not Present:

Arthur Mazeau	Mobile Home Park Tenant or Representative of Tenant
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Council Vacancies: (1) Banking Industry Representative
(1) Mobile Home Park Tenant or Representative

DCP Staff Present:

Rachelle Hyburg, Board Coordinator
John Mesner, Occupational Trades Manager
Pamela Brown, Investigations Division Director
Cynthia Brown, Staff Attorney
Jason Cohen, Director of Operations

Public Present:

Nancy Palmisano
Brian Boyaji
Erik Toto
Daniel Billings
Mike Trolle
Nora

Note: The administrative functions of the Boards, Commissions, and Councils are carried out by the Department of Consumer Protection, License Services Division.

1. MINUTES OF PREVIOUS MEETING

- Review of the February 28, 2024, minutes. Mobile Manufactured Home Advisory Council meeting draft minutes.
 - Council Member Delohery made a motion to approve the minutes. Council Member Asnes seconded the motion. The motion passed unanimously.

2. COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

- To be addressed after item 6. Old Business.

3. DCP COMPLAINT AND INSPECTION REPORTS

- MHP Council Investigations Report
 - 02.17.24-05.24.24
 - 6 Open
 - 3 Closed
 - Council Member Podolsky requested if the council can be provided with additional information about the complaints, including a more detailed breakdown of categorizations of complaints.

4. DCP LEGAL

- Discussion on how legal issues arising from the inspections are handled.
 - DCP's Cynthia Fernandez gave the Council a breakdown of General Statutes Sec. 2171. This gives the department an additional enforcement tool. If there's a failed inspection and violations are found by the department, a notice of violations is issued to the park owner. It includes a warning that if the violation is not remedied within 30 days of the inspection the Department can issue a \$500.00 Centralized Infractions Bureau ticket. Once DCP issues a ticket, it is now in CIB's hands.
 - Discussion on what the discretion for issuing a ticket is. It was noted that the ticket would only be based on what specifically is listed in the statute as the owner's responsibility.
 - Members of the Council commented that park ownership should be able to fine residents of the park for violations.
 - Council Member Podolsky inquired about additional enforcement actions. Cynthia Fernandez explained that if upon reinspection the Park is not in compliance a ticket may be issued and the Department continues to work on enforcement actions based on the lack of compliance.

5. REPORT FROM CHFA

- Brian Boyaji with CHFA quarterly update
 - Purchase Program: 10 new applications, total of 84 since March 2021
 - No new closing, 5 pending closure. Total Closed: 14
 - Applications for Refinance: No new, total 16
 - 6 refinances have closed since 2021.
- Council Member Slover has no new updates.
- Council discussion with CHFA
 - Council Member Asnes inquired about a minimum year to stay at the HUD level.
 - Council Member Berkowitz inquired about if the applications they are receiving are spread out in different communities or predominantly coming from the same communities.
 - Council Member Podolsky is looking for a comparison between CHFA and ROC programs.
 - Council Member Delohery inquired about if CHFA received any correspondence from Jason Doucette and the Banking subcommittee.

6. OLD BUSINESS/MAIN DISCUSSION ITEMS

- Public education and promotion:
 - Visit to Mobile Home Park - Spring 2024
 - Chairwoman Burdick provided an update. She was able to visit Hillcrest, Millwood, and the park on Rainbow Dr. And reports that they are open to hosting the Council for the visit.
 - House on the Hill – 2025 Legislative Session
 - No new updates.
- Discussion of formation of combined Legislative, Educational and Finance Policy Committee
 - No movement has been made.

7. COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

- Daniel Billings approached the Council today to inquire about if there are any regulations against a park charging different prices for the same lot. If the lot changed hands during a new lease year, can they charge a higher rate?
 - Council Member Clarkson commented that lot rents are to be consistent throughout the property.
 - Council Member Podolsky provided information that the statutes require similar properties within the park be similar rents. And that there is no prohibition where the properties have significant differences from having different rent based on that. Council Member Podolsky was referring to C.G.S. 21-80(b)(5).

8. NEW BUSINESS

- None

9. COMMITTEES REPORTS

- Legislative, Educational, Finance
 - Council Member Asnes approached the Council to gauge their support on review of the legislation surrounding a death of the mobile homeowner. Council Member Asnes will distribute the proposed changes to the rest of the council to begin further discussion.
 - Council Member Berkowitz commented that it would be worthwhile to review the abandonment statute as well.
 - Council Member commented that further conversation should be handled by the legislative subcommittee of the Council. And that the subcommittee should get a proposal put together by the end of the year to be able to get this addressed in the next legislative session.
 - Council Member Clarkson stressed the importance of owners being able to continuously update their properties.
 - Council Member Berkowitz voiced his support of Council Member Clarkson's comments. And commented that the Council and subcommittee are in a position to help the industry.
 - Chairwoman Burdick will schedule a subcommittee meeting before the August 28th Council meeting.
 - Council Member Clarkson commented how the lack of enforcement of collection of property taxes does not help the community.
 - Council Member Delohery commented that the HUD changes may be useful.

10. CORRESPONDENCE

- None.

11. ADJOURNMENT

Council Member Podolsky made a motion to adjourn the meeting. Council Member Stemm seconded the motion passed unanimously. Chairwoman Burdick adjourned the meeting at 11:56 am.

Respectfully submitted,

Rachelle Hyburg
Board Coordinator

2024 Current Council Schedule

August 28
December 3