

**MOBILE MANUFACTURED HOME ADVISORY
COUNCIL
Meeting Minutes
August 28, 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
Colette Slover	CT Housing Finance Authority
Al Hricz	Senior Citizen, Public Member

Council Members Not Present:

Arthur Mazeau	Mobile Home Park Tenant or Representative of Tenant
Marcia Stemm	Mobile Home Park Owner
Mark Berkowitz	Mobile Home Park Owner
Myriam Clarkson	Mobile Home Industry Representative

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

DCP Staff Present:

Rachelle Hyburg, Board Coordinator
Pamela Brown, Investigations Division Director
Jason Cohen, Director of Operations

Public Present:

Nancy Palmisano
Brian Boyaji
Daniel Billings
Callyn Priebe

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 May 29, 2024, Mobile Manufactured Home Advisory Council meeting draft minutes.
 - Council Member Podolsky 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

- Councilmember Delohery announced two potential candidates that would fill 2 open positions on the Council.
 - Deeper discussion on the Council positions and who appoints which positions.

3. DCP COMPLAINT AND INSPECTION REPORTS

- MHP Council Investigations Report
 - 05.25.24-08.26.24
 - 10 closed complaints
 - DCP will provide the Council with further details on the closed complaints.
 - Councilmember Delohery inquired on if there has ever been a park denied renewal. And what the process is for complaints related to utilities.

4. DCP LEGAL

- None

5. REPORT FROM CHFA

- Brian Boyaji with CHFA quarterly update
 - Purchase Program: 15 new applications, total of 99 since March 2021
 - 1 new closing, 3 pending closure. Total Closed: 15
 - Applications for Refinance: 0 new, total: 16
 - 6 refinances have closed since 2021.
 - CHFA Director has been working with leadership to improve the program. Mr. Boyaji presented the new information regarding the proposed changes and how that updates the programs. And will look into what advertising plans CFHA has for when the program goes live.
- Council Member Slover has no new updates on multi-family.

6. OLD BUSINESS

- Public education and promotion:
 - Visit to Mobile Home Park - Spring 2024
 - Contact was made over the summer to begin planning. The new proposed date will be in Spring 2025.
 - House on the Hill – 2025 Legislative Session
 - Councilmember Asnes notified the Council that there have not been any updates on this and that the visit to the mobile home parks might be more beneficial than the House on the Hill project at this time.
- Discussion of formation of combined Legislative, Educational and Finance Policy Committee
 - The Council has formed a combined committee to discuss and address policy changes.

7. NEW BUSINESS

8. COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

- Council Member Hricz commented that it is difficult to find lenders willing to lend to mobile homes and that it might be beneficial to post a list of lenders.
- Council Member Hricz inquired about parks that have mandated central air systems for their homes refusing to allow residents use window units if they cannot repair the central air system. He wanted to inquire if that is something that parks can do or what rights the residents have in this situation.
 - Council members suggested the residents check with their town to see if there are any grants available. May be considered a Housing Rehab Program or Minimum Housing
- Council Member Delohery commented that in the next committee meeting, he'd like to add something to the agenda about addressing potential legislation to mirror the five-year lease provisions that are available in Massachusetts.

9. COMMITTEES REPORTS

- Legislative, Educational and Finance
 - Report of 8/8/24 Subcommittee Meeting regarding Legislation
 - Discussed committee proposed solutions for regulations regarding probate.
 - The committee will meet again in late September.

10. CORRESPONDENCE

- None

11. ADJOURNMENT

Council Member Asnes made a motion to adjourn the meeting. Council Member Delohery seconded the motion passed unanimously. Chairwoman Burdick adjourned the meeting at 11:46 am.

Respectfully submitted,

Rachelle Hyburg
Board Coordinator

2024 Current Council Schedule

December 4