

**MOBILE MANUFACTURED HOME ADVISORY
COUNCIL**

**September 17, 2025
Meeting Minutes**

Chairwoman Burdick called the meeting to order at 10:30 am via Microsoft Teams

Council Members Present:

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

Council Members Not Present:

Council Vacancies: (1) Banking Industry Representative

DCP Staff Present:

Rachelle Hyburg, Board Coordinator
Janita Hamel, Supervising Special Investigator
Jason Cohen, Director of Operations

Public Present:

Brian Boyaji
David Boomer
Maryann Elliott
Maddie Myers

1. MINUTES OF PREVIOUS MEETING

- Review of May 28, 2025, Mobile Manufactured Home Advisory Council meeting draft minutes.
 - Councilmember Podolsky moved to approve the minutes. Councilmember Castonguay seconded the motion. The motion passed unanimously.

2. COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

- None

3. DCP COMPLAINT AND INSPECTION REPORTS

- MHP Council Investigations Report
 - a. 05.22.2025-08.20.2025
 - i. Open: 3
 - ii. Closed: 17

4. DCP LEGAL

5. REPORT FROM CHFA

- Brian Boyaji with CHFA quarterly update
 - Launched the program May 21st, 2025
 - Expanded their lender list
 - Capital for Change
 - First World Mortgage
 - Total Mortgage Services
 - Thomaston Savings Bank
 - Cross Country Mortgage
 - 29 reservations for loans that total \$3.49 million
 - 13 successful closing totaling \$1.5 million
- Councilmember Asnes inquired how they could go about getting some approved local lenders
- Councilmember Podolsky inquired about CHFA's outreach efforts towards residents
 - Mr. Boyaji noted that they are promoting the program on their websites and social media. Also, there are marketing materials that can be distributed.

6. OLD BUSINESS

- Public education and promotion:
 - iii. Visit to Mobile Home Park – Summer/Fall 2025
 - 1. Postponed to Spring 2026
 - iv. House on the Hill – 2026 Legislative Session

7. NEW BUSINESS

- General and Legislative Discussion
 - MMHAC process for transparent legislative discussion.
 - Discussion on how to ensure open communication about proposed legislation
 - Suggestions:
 - Discuss legislative proposals during regular Council meetings
 - Consider forming a legislative subcommittee
 - Consider scheduling special meetings to continue conversations
 - Zoning
 - Key Points
 - Park owners face resistance from towns when proposing new or expanded parks
 - Statute 830-G is often used but seen as adversarial
 - Suggestions:
 - State-level legislation to prevent towns from banning mobile home parks
 - Encourage towns to adopt zoning regulations that allow parks by right
 - Consider mobile home parks as a form of multifamily housing
 - Explore Attorney General involvement to enforce existing anti-discrimination zoning laws
 - Probate
 - Issues/Concerns discussed:
 - Park owners often must open probate estates to remove abandoned homes. The process can take 2+ years, during which homes deteriorate and become blighted
 - There is a burden placed on park owners and surrounding residents
 - Towns may also lose tax revenue

- Suggestions:
 - Legislative reform to streamline probate process for abandoned homes
 - Establish a clear timeline for heirs to claim property before removal is permitted
- Blight and Right of Condemnation
 - Issue:
 - Abandoned or neglected homes create safety hazards and reduce property values
 - Discussion:
 - Towns often lack clear authority or process to condemn and remove blighted homes
 - Park owners requested a statutory mechanism to allow towns to cite homes for blight and authorize removal when homes are unsafe or abandoned
- Enforcement of Park Rules
 - Issue:
 - Park Owners struggle to enforce rules (property maintenance, vehicle storage)
 - Courts often allow residents to cure violations, leading to repeated infractions
 - Suggestions:
 - Allow fines to be treated as unpaid rent, enabling eviction for noncompliance
 - Ensure due process while improving enforcement tools
- Rent Regulation. Proposed Rent Mediation statute modeled on existing Vermont Law.
 - Council Member Delohery noted that the Alliance plans to reintroduce a bill modeled on Vermont's mandatory mediation law regarding rent increases
 - Further discussion will take place at the next meeting
- Proposed Statute requiring parks to establish inspection programs for on-site fire hydrants and utility poles.
 - Proposal to require parks to follow local utility standards for inspecting on-site fire hydrants and utility poles
 - This proposal was prompted by safety concerns (eg, East Hartford propane explosion)
 - Further discussion will take place at the next meeting
- Right of First Refusal Statute
 - Discussion will take place at the next meeting

8. COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

- Councilmember Podolsky noted the following items to add for future agenda items
 - Access to Complaints Information
 - If the Council cannot resolve access issues with DCP, statutory changes may be needed
 - Revisiting Non-Controversial Provisions from previous legislation
 - Some elements of last year's proposed bill were not contentious and could be reintroduced or refined for the upcoming session
 - Technical Coordination between Mobile Home and Landlord-Tenant Laws
 - Suggested reviewing and aligning the Mobile Home Park Act with general landlord-tenant statutes to eliminate inconsistencies or gaps
 - Clarification of CGS §8-2 (Zoning Discrimination)
 - Proposed seeking an official legal opinion on how towns may be violating the statute by excluding mobile home parks through zoning
 - Early Legislative Discussions

9. COMMITTEES REPORTS

10. CORRESPONDENCE

11. ADJOURNMENT

Councilmember Delohery moved to adjourn. Councilmember Stemm seconded the motion. The motion passed unanimously. Chairwoman Burdick adjourned the meeting at 12:28 pm.

Respectfully submitted,

Rachelle Hyburg
Board Coordinator

Current 2025 Scheduled Meetings

December 03