

**MOBILE MANUFACTURED HOME ADVISORY
COUNCIL**

**December 03, 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
Daniel Billings	Mobile Home Park Tenant or Representative of Tenant
Mark Berkowitz	Mobile Home Park Owner
Dave Delohery	Mobile Home Park Tenant or Representative of Tenant
Jennifer Ponte	Department of Housing Representative
Michael Trolle	Mobile Home Park Tenant or Representative of Tenant
Colette Slover	CT Housing Finance Authority
Joseph Castonguay	CT Real Estate Commission Member

Council Members Not Present:

Mark Asnes	Mobile Home Park Owner
Myriam Clarkson	Mobile Home Industry Representative
Al Hricz	Senior Citizen
Marcia Stemm	Mobile Home Park Owner

Council Vacancies: (1) Banking Industry Representative

DCP Staff Present:

Rachelle Hyburg, Board Coordinator
Janita Hamel, Supervising Special Investigator
Pamela Brown, Director of Investigations

Public Present:

Brian Boyaji

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

1. REPORT FROM CHFA

- Brian Boyaji with CHFA quarterly update
 - Program Performance
 - 62 total reservations:
 - a. 60 purchase loans
 - b. 2 refinance loans
 - \$7.5 million in total funds reserved
 - Median loan amount: \$121,000
 - 37 loans closed and purchased
 - 20 active reservations in the pipeline:
 - Only 5 cancellations, indicating a strong pull-through rate
 - Participating Lenders:
 - First World Mortgage – 34 reservations
 - Total Mortgage Services – 21 reservations
 - Capital for Change – 5 reservations
 - Thomaston Savings Bank – 2 reservations
 - Chelsea Groton Bank – recently added (Nov 5), no loans yet
 - Cross Country Mortgage – approved but no reservations yet
- Chairwoman Burdick shared that she had forwarded the program information to the Regional Council of Governments, and plans to share it with planners and other councils across Connecticut to increase awareness.

2. MINUTES OF PREVIOUS MEETING

- Review of the Minutes
 - September 17, 2025
 - Chairwoman Burdick moved to approve the minutes.
Councilmember Castonguay seconded the motion. The motion passed unanimously.
 - October 29, 2025
 - Chairwoman Burdick moved to approve the minutes.
Councilmember Castonguay seconded the motion. The motion passed unanimously.

3. COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

- None

4. DCP COMPLAINT AND INSPECTION REPORTS

1. MHP Council Investigations Report

i. 08.21.2025-11.20.2025

- Open: 1
- Closed: 3

5. DCP LEGAL

- None

6. OLD BUSINESS

1. Public education and promotion:

- a. Visit to Mobile Home Park – Spring 2026
- b. House on the Hill – 2026 Legislative Session
- Planning is taking place, but there were no updates to provide at this time

2. Continued: General and Legislative Discussion

i. MMHAC process for transparent legislative discussion.

- The council reaffirmed its commitment to legislative discussions through formal meetings. Special meetings will be scheduled as needed

ii. Zoning

- Discussion centered on CGS §8-2, which was amended to remove the 22-foot width requirement for mobile homes
- Councilmembers noted that this was a positive change, but it does not mandate towns to allow mobile home parks
- Concerns were raised that many towns still do not permit mobile home parks in their zoning regulations
- The council agreed to consider drafting proposed language

iii. Right of First Refusal Statute

- Councilmember Podolsky raised concerns that the current statute is ineffective when parks are sold as part of a portfolio. Residents are unable to exercise their right to purchase their own park if required to buy multiple parks.
- Councilmember Berkowitz noted that this issue was considered during original drafting
- The council will continue discussion on this and may need to be addressed in future legislation

- iv. Probate
- v. Blight
- vi. Right of Condemnation
- vii. Rent Regulation. Proposed Rent Mediation statute modeled on existing Vermont Law.
- viii. Proposed Statute requiring parks to establish inspection programs for on-site fire hydrants and utility poles.

7. NEW BUSINESS

1. Access to Complaints Information
 - DCP's Janita Hamel and Pamela Brown reported improvements to the complaints report – future reports will include more descriptive information regarding the complaint itself.
2. Revisiting Non-Controversial Provisions from previous legislation
 - Councilmember Podolsky suggested reviewing past tenant protections added to the Landlord-Tenant Act that may not be reflected in the Mobile Home Park Act. And proposed aligning the two statutes to ensure mobile home residents have equivalent rights.
3. Technical Coordination between Mobile Home and Landlord-Tenant Laws
 - Discussed in conjunction with item 2
4. Clarification of CGS §8-2 (Zoning Discrimination)
 - Discussed under Old Business ii. Zoning
5. Early Legislative Discussions
 - The council discussed holding a special meeting December 17 to begin drafting legislative proposals.
6. 2026 Meeting Schedule
 - February 25
 - May 27
 - August 26
 - December 02

8. COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

9. COMMITTEES REPORTS

10. CORRESPONDENCE

11. ADJOURNMENT

Councilmember Delohery moved to adjourn. Councilmember Billings seconded the motion. The motion passed unanimously. Chairwoman Burdick adjourned the meeting at 11:33 am.

Respectfully submitted,

Rachelle Hyburg
Board Coordinator

Current 2026 Scheduled Meetings

February 25
May 27
August 26
December 02