MOBILE MANUFACTURED HOME ADVISORY COUNCIL

May 27, 2026
Meeting Minutes

Acting Chairman Castonguay called the meeting to order at 10:32 am via Microsoft Teams

Council Members Present:

Dave Delohery	Mobile Home Park Tenant or Representative of Tenant
Al Hricz	Senior Citizen, Public Member
Joseph Castonguay	CT Real Estate Commission Member
Jennifer Ponte	Department of Housing Representative
Raphael L. Podolsky	Attorney at Law
Michael Trolle	Mobile Home Park Tenant or Representative of Tenant

Council Members Not Present:

Colette Slover	CT Housing Finance Authority

Council Vacancies:

(1) Banking Industry Representative
(1) Town Planner
(1) Mobile Home Industry Representative
(3) Mobile Home Park Owner
(1) Mobile Home Park Tenant or Representative of Tenant

DCP Staff Present:

Rachelle Hyburg, Board Coordinator
C.J Strand, Legislative Liaison

Public Present:

CT-N
Brian Boyaji
Andres Ruiz

1. MINUTES OF PREVIOUS MEETING

a. Review of the Minutes
   - December 03, 2025
     - Councilmember Delohery moved to approve the minutes. Councilmember Podolsky seconded the motion. The motion passed unanimously.
     - Discussion: Acting Chair noted the importance of making the public aware of the fact that financing is available. Councilmember Delohery emphasized more resident outreach in parks to educate buyers on CHFA programs. Brian Boyaji confirmed that CHFA has been doing substantial outreach, including realtor events, noting strong support for the program among real estate professionals.

2. COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

- None

3. DCP COMPLAINT AND INSPECTION REPORTS

a. MHP Council Investigations Report
   i. 11.21.2025 to 02.11.2026
      - Open: 2
      - Closed: 2

   ii. 02.12.2026 to 05.20.2026
      - Open: 69
      - Closed: 2

b. Discussion:
   i. Councilmember Delohery noted many new complaints involving the Rivermead Pointe North park, often involving recurring issues such as billing, pricing, road conditions and abandoned units.

   ii. Councilmember Delohery also inquired about the complaint involving Sunnyside, legal representation was not at the meeting. DCP's Rachelle Hyburg will follow up with them about that complaint.

iii. The Council emphasized identifying repeat problems and chronic issues. And requested clarity from DCP on the following:
- Why do certain cases take so long and if a lack of staff contributes to that
- How DCP handles group complaints
- Whether DCP has procedural methods for consolidating similar complaints

4. DCP LEGAL

- There were no DCP legal staff present today

5. Report From CHFA

a. Brian Boyaji presented some program highlights:
- It has been one year since enhancement of CHFA's Mobile Manufactured Housing Program (launched May 2025).
  - Program features:
    - 100% financing up to $150,000
    - 3% fixed rate (changing mid-June 2026)
    - No PMI
    - 30-year term
    - Borrower may add their own funds beyond $150,000 if needed
  - Program Utilization:
    - Previous year (2024): 6 loans purchased.
    - Past 12 months: 97 loans purchased totaling $11.7 million.
    - Additional 40 loans are currently in the pipeline.
    - Average borrower income: approx. $65,000 (49.8% AMI), indicating program success among lower-income residents.
  - Additional Program Flexibility:
    - CHFA will now allow up to 105% financing using approved community subordinate loans
  - Metrics:
    - Approximately 1 in 7 reservations cancel or decline, noting only 2 formal CHFA denials due to credit worthiness

6. **OLD BUSINESS**
   a. Public education and promotion:
      i. Visit to Mobile Home Park – Spring 2026
         - Councilmembers noted that no park visits have occurred yet this year. Noting that historically these visits required park owner engagement.

      ii. House on the Hill – 2026 Legislative Session
         - Councilmembers reported that his event has not been active for a few years now and discussed reviving legislative engagement once the council is able to appoint new owner members

   c. Revisiting Non-Controversial Provisions from previous legislation
      i. No detailed discussion occurred during today's meeting

7. **NEW BUSINESS**
   a. Designation of an acting chairperson until a permanent chairperson is designated and discuss attendance expectations
      - Councilmember Castonguay will be acting Chair until a permanent chairperson has been appointed.

   b. Status of the appointment of a planner and a lender
      - Councilmember Delohery recommended that the Park Owners Association be contacted for vacancy nominations
      - Chairman Castonguay inquired with council members if they had any suggestions for members
         - Councilmember Delohery noted that he is working with an individual interested in filling the open tenant position

   c. Discussion of the mobile home park legislation that was considered during the 2026 legislative session (none of it passed)
      - Brief acknowledgement that no bills affecting mobile home parks passed this session

   d. Discussion of active mobile home park issues (residents' right of first refusal, fair rent commissions in mobile home park towns).
      - The council acknowledged there being chronic park infrastructure problems and an increased need in improved complaint managements between DCP and Fair Rent Commissions

8. COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

- None

9. COMMITTEES REPORTS

- None

10. CORRESPONDENCE

- None

11. ADJOURNMENT

Acting Chairman Castonguay adjourned the meeting at 11:13 am.

Respectfully submitted,

Rachelle Hyburg
Board Coordinator

Current 2026 Scheduled Meetings

August 26
December 02