

**MOBILE MANUFACTURED HOME ADVISORY
COUNCIL**

August 26, 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
Colette Slover	CT Housing Finance Authority

Council Members Not Present:

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
Pamela Brown, Director of Investigations
Janita Hamel, Supervising Special Investigator
Ernest Thigpen, Supervising Special Investigator
Jason Cohen, Director of Operations

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. MINUTES OF PREVIOUS MEETING

- a. Review of the Minutes
 - May 27, 2026
 - Councilmember Delohery moved to approve the minutes. Councilmember Trolle seconded the motion. The motion passed unanimously.

2. COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

- None

3. DCP COMPLAINT AND INSPECTION REPORTS

- a. MHP Council Investigations Report
 - i. 03.23.2026 to 08.20.2026
 - Open: 75
 - Closed: 6
- b. Councilmember Podolsky inquired how the department manages multiple complaints in one park
 - i. Janita Hamel commented that:
 - Each complaint is handled individually
 - The team investigates the full park and individual complaints
 - Anonymous complaints are permitted and investigated
 - ii. Director Brown explained that closed cases and legal-referred items must be requested through FOI
- c. The council discussed wanting a representative from DCP's legal team to attend the meetings

4. DCP LEGAL

- There was no representation at today's meeting

5. Report From CHFA

- a. Summary of updates provided by CHFA's Brian Boyaji:
 - The loan program continues to show statewide growth, with 154 loans closed since launch
 - 100% financing up to \$150,000; reporting that the rate is currently 1% below CHFA government rate
 - Plans to expand the program are underway, with additional lenders already joining the program
 - Presented a county and town breakdown of loans, a large concentration of closed loans was in New London County
- b. Park Purchase Financing Discussion
 - Councilmember Slover explained CHFA uses its taxable bond rate for park purchase financing (exact rate posted on CHFA's website).
 - Questions were raised comparing CHFA's rate vs. alternative lenders such as ROC (Resident Owned Communities), which some residents claim may offer lower financing rates.
 - Councilmember Slover agreed to transmit these questions to CHFA's CFO for clarification and rate comparison.

6. OLD BUSINESS

- a. Public education and promotion:
 - i. Visit to Mobile Home Park – Spring 2026
 - ii. House on the Hill – 2026 Legislative Session
- iii. Acting Chair Castonguay began discussion on how the council can begin to focus on improving the public image and legislative acceptance of manufactured housing
 - Manufactured housing is increasingly recognized nationwide as a viable affordable housing solution but CT faces zoning barriers, negative stigma around older or neglected parks and resistance from some local land-use bodies
 - Councilmember Delohery suggested that showcasing high-quality parks could help legislators and zoning officials see what modern manufactured housing looks like.
 - Councilmember Podolsky commented that filling the owner's positions on the Council would be helpful for these conversations.
 - a. Councilmember Podolsky moved that the Council communicate with the Park Owners Association for the purpose of inquiring whether they intend to submit names and when that can be expected. Councilmember Delohery seconded the motion. The motion passed unanimously.

7. NEW BUSINESS

8. COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

- Councilmember Delohery commented that he was “no trespassed” at a park and has reached out to DCP for assistance with this issue. Director Brown commented that the department has received his email and is reviewing the situation.

9. COMMITTEES REPORTS

- None

10. CORRESPONDENCE

- None

11. ADJOURNMENT

Acting Chairman Castonguay adjourned the meeting at 11:51 am.

Respectfully submitted,

Rachelle Hyburg
Board Coordinator

Current 2026 Scheduled Meetings

December 02