

MINUTES

MOBILE MANUFACTURED HOME ADVISORY COUNCIL

FEBRUARY 18, 2009

The Mobile Manufactured Home Advisory Council convened at 10:10 a.m. in Room 117 of the State Office Building, 165 Capitol Avenue, Hartford, CT 06106.

- Members Present:
- | | |
|----------------------|-------------------------------------|
| Bennett Pudlin | Attorney at Law, Acting Chairperson |
| Ben Castonguay | CT Real Estate Commission Member |
| Leonard S. Campbell | Town Planner |
| George Cote | Banking Industry Representative |
| Mark Berkowitz | Park Owner |
| Michelina G. Lauzier | Park Tenant |
| Al Hricz | Park Tenant |
| Erwin Cohen, Ph.D | Senior Citizen |
- Member Absent:
- | | |
|-----------------|--|
| Jennifer Ponte | DECD Representative |
| Timothy Coppage | CT. Housing Finance Authority Rep. |
| Myriam Clarkson | Mobile Manufactured Home Industry Rep. |
| Keith Jensen | Park Owner |
| Marcia L. Stemm | Park Owner |
- Board Vacancies:
- One Representative of the Housing Advisory Committee
 - One Park Tenant
- DCP Staff Present:
- Nelson Leon, Advisory Council Secretary
 - Vicky Bullock, Administrative Hearings Attorney
 - Zakiya Canty, Intern
- Public Present:
- Raphael Podolsky, Esquire
 - Nancy Dickal

Note: The administrative functions of this Advisory Council are carried out by the Department of Consumer Protection, Occupational and Professional Licensing Division.
For information call Richard M. Hurlburt, Director, at (860) 713-6135.

Agency Web site: www.ct.gov/dcp

MINUTES OF PREVIOUS MEETINGS

The Council voted unanimously to approve minutes of the December 10, 2008 Mobile Manufactured Home Advisory Council meeting with amendments on page-2 under “Legislative Committee”, correcting the word leans with liens.

MEMBER RESIGNATION

Letter dated 9/18/08 from Neil Gervais, Park Tenant, announcing his resignation from the Advisory Council.

COMPLAINT STATUS REPORT FROM 1/1/2008 TO 2/3/2009

The Advisory Council is requesting that a DCP representative appear before them in order to explain and summarize the complaints being reported on the complaint status report, and is also requesting if a representative can be present at all of their scheduled meetings.

2009 ADVISORY COUNCIL MEETING SCHEDULE

REPORT FROM SUB-COMMITTEES

LEGISLATIVE COMMITTEE

Mr. Pudlin mentioned the court case concerning the abandonment statute which is under appeal in court by the town of Shelton, questioning whether all liens on an abandoned property are removed for the resale of the property. Attorney Podolsky said there was some thought that the town involved in the case may be moving forward with legislation. However, there is no bill raised before the legislature from either side. Mr. Pudlin said that the abandonment statute needs a little tweeking and that the Advisory Council should do that to prepare for it. Mr. Berkowitz reports that the briefs on this matter are going directly to the Supreme Court.

FINANCE COMMITTEE

Attorney Podolsky reports that he is waiting for a feedback report from CHFA concerning recommendations made by the finance committee, with the goal of having CHFA programs help people purchase homes in mobile home parks. CHFA recognizes parallels in areas of their mortgage program. Last year the legislature gave CHFA sixty-four million dollars to run an emergency mortgage assistance program for homeowners who were being foreclosed, with only three financed mortgages and six people in the pipeline within the past few months, which is kind of the analogy of CHFA getting millions of dollars and having only one applicant in the pipeline. This is an indication that the CHFA program is too restrictive and has not loosened its rules and restrictions, and that there are a lot of rules that should be changed in order to qualify more applicants who are in dire need of assistance and help to purchase mobile homes and prevent foreclosures.

NEW BUSINESS

1. The Advisory Council is requesting that DCP provide them with a “Complaint Update” report at every meeting.
2. The Advisory Council expressed concern about the proposed legislation to eliminate certain boards and have made known their impact within the mobile home industry via legislation they supported which has served as a benefit to community residences and owners in resolving issues collaboratively, and helped to strengthen financing and community residence rights. The Advisory Council voted unanimously to go on record with both the General Assembly and the Governor, with strongly urging the continuation of the Mobile Manufactured Home Advisory Council.

There being no further business, the meeting adjourned at 11:05 a.m.

Respectfully submitted,

Nelson Leon
Advisory Council Secretary

The next meeting of this Advisory Council is scheduled for Wednesday, April 15, 2009.