

**MINUTES**

**MOBILE MANUFACTURED HOME ADVISORY COUNCIL**

**APRIL 15, 2009**

The Mobile Manufactured Home Advisory Council convened at 10:15 a.m. in Room 117 of the State Office Building, 165 Capitol Avenue, Hartford, CT 06106.

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| Members Present:   | Jennifer Ponte<br>Leonard S. Campbell<br>George Cote<br>Carol DeRosa<br><br>Keith Jensen<br>Marcia L. Stemm<br>Al Hricz<br>Erwin Cohen, Ph.D | DECD Representative<br>Town Planner<br>Banking Industry Representative<br>(Appearing for Timothy Coppage,<br>CT Housing Finance Authority Rep.)<br>Park Owner<br>Park Owner<br>Park Tenant<br>Senior Citizen |
| Member Absent:     | Bennett Pudlin<br>Ben Castonguay<br>Timothy Coppage<br>Myriam Clarkson<br>Mark Berkowitz<br>Michelina G. Lauzier                             | Attorney at Law, Acting Chairperson<br>CT Real Estate Commission Member<br>CT. Housing Finance Authority Rep.<br>Mobile Manufactured Home Industry Rep.<br>Park Owner<br>Park Tenant                         |
| Board Vacancies:   | One Representative of the Housing Advisory Committee<br>One Park Tenant  |  |
| DCP Staff Present: | Nelson Leon, Advisory Council Secretary<br>Keith Lombardi, Special Investigator  |  |
| Public Present:    | Raphael Podolsky, Esquire<br>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](http://www.ct.gov/dcp)

## **MINUTES OF PREVIOUS MEETINGS**

The Council voted unanimously to approve minutes of the February 18, 2009 Mobile Manufactured Home Advisory Council meeting.

## **REPORT FROM SUB-COMMITTEES**

### **EDUCATION COMMITTEE**

The Advisory Council unanimously concluded to remove the Education Committee from their agenda because it was established for the purpose of assisting DCP with the development of the mobile manufacturing home website piece, which has been completed.

### **LEGISLATIVE COMMITTEE**

The Advisory Council discussed Senate Bill No. 932, concerning the property sales tax exemption for mobile manufactured homes and voted unanimously to oppose the elimination of the property sales tax exemption for mobile manufactured homes, in addition to taking the position that the statute providing the property sales tax exemption not be repealed.

### **FINANCE COMMITTEE**

Ms. DeRosa reported that when the mobile manufactured home mortgage program was launched in November 2006, it had several restrictions which made it difficult for individuals to purchase a property. Ms. DeRosa said she has met with the new CHFA Executive Director, Tim Bannon, and shared with him the Advisory Council's concerns and interest regarding the mortgage program. Ms. DeRosa said that the commitment today is to have a CHFA Board meeting on May 28, 2009 and present recommendations for a revised mobile manufactured home mortgage program. Prior to the meeting, there will be a public comment period. On the agenda for that day, will be the proposal for the modified mobile manufactured home mortgage program. Ms. DeRosa suggested that it could be helpful if a member from the Advisory Council be present at this meeting to make a public comment to the Board with regard to their support of this program and the need for the program changes. Ms. DeRosa said she would like to meet with a smaller group of Advisory Council members for their technical guidance and recommendations concerning modifications to the mortgage program so that she can present it within her memo to the CHFA Board for review and consideration. The deadline for the Advisory Council to provide Ms. DeRosa feedback and input is Friday, May 8, 2009.

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

Mr. Lombardi provided an overview of the complaint report and explained the investigation process to the Advisory Council, including examples of complaints received by DCP, which in most instances did not constitute a violation, but a procedural matter, which was corrected by the respondents.

### **OLD BUSINESS**

1. Mr. Jensen reported that in regards to Harrington Mobile Home Park, the CT Water Company is being asked to pay for and install water mains and socialize the cost amongst its water customers. The CT Water Company is willing to install the water mains. However, the CT Water Company is also being asked to pay and provide water lines to Harrington Park, which they are fighting.
2. Ms. Dickal inquired on the status of mobile home installers, whether they have to be trained installers to operate in a HUD state. Mr. Jensen said that there is currently no mechanism for certifying mobile home installers in Connecticut, and that CT is a default state, having minimum set-up standards and training. A default state is a HUD administered state in which HUD regulates installations. The default state must only have minimum set-up standards and training. If a particular state does not want HUD to be their regulator, that state must apply to HUD to be certified and is only required to meet the equivalent of HUD minimal standards.
3. Mr. Jensen reported that the abandonment statute case is being challenged in court by the town of Shelton, questioning whether all liens on an abandoned property are removed for the re-sale of the property. Ms. Dickal said there is a hearing scheduled on the matter in Superior Court on April 30, 2009 at 10:00 a.m. Mr. Jensen said that the court case itself is on appeal and the Appellate court decided not to hear it and that the Supreme Court decided to take it.
4. Mr. Jensen brought up the matter concerning eviction bills, allowing towns to contract with each other to store goods from evicted tenants. Attorney Podolsky said that the bills that would have eliminated the town's role in the eviction process at this point have died.
5. Attorney Podolsky reported that the Governor's proposal to abolish Boards, Commissions and Councils has died.

### **NEW BUSINESS**

Mr. Cohen reported on the federal government stimulus funds available for window replacement incentives of up to \$6,000.00.

There being no further business, the meeting adjourned at 11:55 a.m.

Respectfully submitted,

Nelson Leon  
Advisory Council Secretary

**The next meeting of this Advisory Council is scheduled for Wednesday, June 17, 2009.**