

## MINUTES

### MOBILE MANUFACTURED HOME ADVISORY COUNCIL

APRIL 16, 2014

The Mobile Manufactured Home Advisory Council convened at 10:07 A.M. at the State Office Building, in Room 117, 165 Capitol Avenue, Hartford, CT 06106.

Members Present: Bennett Pudlin Attorney at Law, Acting Chairperson  
Jennifer Ponte Department of Economic and  
(via telephone) Community Development Representative  
Rose Holbrook Connecticut Housing Finance Authority  
Leonard Campbell Town Planner  
Myriam Clarkson Mobile Manufactured Home Industry  
Representative  
Keith Jensen Park Owner, Co-Chairperson  
Albert Hricz Park Tenant  
Nancy E. Dickal Park Tenant

Members Absent: Joseph B. Castonguay CT Real Estate Commission Member  
Marcia L. Stemm Park Owner  
Mark Berkowitz Park Owner  
Erwin Cohen, Ph.D Senior Citizen  
Lorraine Conderino Park Tenant  
George Cote Banking Industry Representative

Board Vacancies: One Representative of the Housing Advisory Committee

DCP Staff Present: Karen Layman, Secretary  
Vicky Bullock, Staff Attorney

Public Present: Nancy Palmisano Connecticut Manufactured Housing  
Association  
Raphael Podolsky, Esq. Legal Assistance Resource Center of  
Connecticut  
Arthur Mazeau

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## **MINUTES OF PREVIOUS MEETINGS**

The Council voted unanimously to approve the minutes of the January 15, 2014 Mobile Manufactured Home Advisory Council meeting. (Hricz/Jensen)

Council members Leonard Campbell, Myriam Clarkson, and Nancy Dickal abstained from voting.

## **SWEARING IN OF NEW MEMBER**

Rose Holbrook has been appointed as the CHFA representative of the Mobile Manufactured Home Advisory Council and was sworn in today.

## **COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY:**

No additional comments or concerns were raised.

## **REPORT FROM SUB-COMMITTEES:**

### **LEGISLATIVE COMMITTEE**

See "Old Business"

### **FINANCE COMMITTEE**

Rose Holbrook provided an update regarding Bennett Pudlin's request on January 15, 2014 to schedule a meeting with representatives from the Department of Housing. Rose stated that she will be scheduling this meeting with Jennifer Ponte and Michael Santoro from the Department of Housing, and that the meeting will take place before the July Council meeting.

Rose Holbrook also stated that CHFA has made a change to their single-family program, which may include mobile homes in 55+ Communities to be financed with the CHFA Mobile Manufactured Home Loan Program. These communities have not been included in the CHFA guidelines in the past. Rose will keep the Department and Council informed of these changes.

### **EDUCATION COMMITTEE**

See "Old Business"

## **OLD BUSINESS**

### **1. Update from Bennett Pudlin regarding the Regulations/Legislation Committee's review of the Department's Regulations pertaining to mobile home parks**

Bennett Pudlin reported that the Committee continues to meet regularly and review all Department declaratory rulings which interpret the statutes, as well as A.G. opinions and CHRO decisions, in order to identify issues that have already been decided and could possibly be put into regulation so that they would be more accessible and more available to everyone involved. This would be helpful to clarify the law and potentially avoid unnecessary conflicts, such as the same issue being addressed more than once. A general principle in approaching this work has been to help to clarify common issues so that people can behave in a more rational manner and situations don't escalate into unnecessary litigation. Many topics are being reviewed, for example, the issue of aesthetic standards and the related financial hardship.

The next meeting of the Regulations/Legislation Committee will be held on May 20, 2014. It is anticipated that the Committee will have a substantive draft to review and discuss for the July Council meeting.

### **2. Update regarding the revisions to the *Rights and Responsibilities of Mobile Manufactured Home Communities in Connecticut Booklet***

Bennett Pudlin reported that there have been no further changes in the Booklet since it was last presented and approved by the Council. This project is on hold pending the review by the Regulations/Legislative Committee, which is still ongoing. The Booklet will be updated accordingly when this project is completed.

## **NEW BUSINESS:**

### **1. Department update concerning mobile home park inspection reports and complaints**

Vicky Bullock, DCP, stated that there is no inspection report to submit today, however, there has been a complaint. A discussion ensued regarding this complaint surrounding a lease provision, which is under investigation by DCP at this time. Council Member Arthur Mazeau reported on a complaint he has filed with the same management company. He stated that his complaint is mainly based on a notice to quit for refusing to sign a lease, but there are other issues. Vicky Bullock stated that she will follow up on these complaints, and Bennett Pudlin requested that she report back to the Council when there is a resolution.

### **2. Discussion on the eviction and abandonment process in mobile home communities**

The Council discussed the issues of evictions, storage, and abandonment as it pertains to mobile home communities. Council Member Keith Jensen and Attorney Rafael Podolsky suggested that the Council obtain copies of the briefs and other documentation submitted by both parties in the case of *Longview Estates v. the Town of Canterbury*, which is a court case on appeal at this time.

**COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY:**

No additional comments or concerns were raised.

There being no further business, the Council adjourned at 10:58 A.M.

Respectfully submitted,

Karen Layman  
Advisory Council Secretary

**NEXT MEETING DATE: JULY 16, 2014  
STATE OFFICE BUILDING, 165 CAPITOL AVENUE,  
HARTFORD, CONNECTICUT, ROOM 117**