

**MINUTES**

**MOBILE MANUFACTURED HOME ADVISORY COUNCIL**

**JUNE 21, 2010**

The Mobile Manufactured Home Advisory Council convened at 10:10 a.m. in Room-126 of the State Office Building, 165 Capitol Avenue, Hartford, CT 06106.

Members Present:

Jennifer Ponte	DECD Representative
Carol DeRosa	(Appearing for Timothy Coppage, CT Housing Finance Authority Rep.)
Leonard S. Campbell	Town Planner
George Cote	Banking Industry Representative
Myriam Clarkson	Mobile Manufactured Home Industry Rep
Keith Jensen	Park Owner
Marcia L. Stemm	Park Owner
Mark Berkowitz	Park Owner
Al Hricz	Park Tenant

Member Absent:

Bennett Pudlin	Attorney at Law, Acting Chairperson
Ben Castonguay	CT Real Estate Commission Member
Timothy Coppage	CT Housing Finance Authority Rep.
Michelina G. Lauzier	Park Tenant
Nancy E. Dickal	Park Tenant
Erwin Cohen, Ph.D	Senior Citizen

Board Vacancies:

One Representative of the Housing Advisory Committee

DCP Staff Present:

Nelson Leon  
Linda Roberts

Public Present:

Raphael Podolsky  
Mary W. Campbell

**Note:** The administrative functions of the Boards, Commissions and Councils are carried out by the Department of Consumer Protection, Occupational and Professional Licensing Division. For information contact Richard M. Hurlburt, Director at (860) 713-6135 or Fax: (860) 706-1255.

**Agency Website:** [www.ct.gov/dcp](http://www.ct.gov/dcp) **Division E-Mail:** [occprotrades@ct.gov](mailto:occprotrades@ct.gov)

## **MINUTES OF PREVIOUS MEETINGS**

The Council voted unanimously to approve minutes of the April 19, 2009 Mobile Manufactured Home Advisory Council meeting with amendments to page-2 under report from “Legislative Committee” to reflect that Attorney Podolsky reported on the eviction bill. Under the existing statute, at the end of the eviction process the town is required to move the tenant’s property, including the mobile home from the site. The new eviction bill would leave the town responsible for storage and auction of the tenant’s property, including the mobile home, but would make the marshal responsible for removal.

## **REPORT FROM SUB-COMMITTEES**

- **LEGISLATIVE COMMITTEE**

Attorney Podolsky expanded on the eviction bill (Public Act 10-171) that was passed, requiring municipalities to pick goods up themselves and store them in warehouses with staff. Marshals have to hire to move and store goods and the landlord pay the cost. However, movers need to be licensed, causing additional expenses.

Attorney Podolsky reported on (Public Act 10-181) which extends the foreclosure mediation program for another two years and (Public Act 10-161, Section-5) which gives a right to a victim of domestic violence to give the landlord or owner of the property thirty days notice and vacate the property, allowing the tenant to break the lease without no more than thirty days penalty.

- **FINANCE COMMITTEE**

Attorney Podolsky reported that the Finance Committee is still looking for a meeting with CHFA about the mobile home park purchase program.

Ms DeRosa reported on two closed loans (Oakridge Gardens in Oakdale, CT) and (12 North Road in Southington, CT) mailers sent to mobile home park owners concerning the home buyer tax credit program and changes to the mobile home park purchase program, resulting in three new applications that are in process, two trying to close at the end of June to take advantage of the home buyer tax credit (Land Mobile Park in Uncasville, CT and Colchester Commons in Colchester, CT) and a new application that came in this week (Green Acres in Westbrook, CT).

CHFA was originating the loan applications and closing the loans in-house. The Connecticut Housing Investment Fund will start originating the loan applications, closing and service the loans on behalf of CHFA beginning July 2010.

CHFA First Mortgage Financing is not available for co-ops (Colchester Commons in Colchester, CT) and CHFA is working to try and see if they can get title insurance in order to make it happen.

First time home buyer tax credit is set to expire June 30, 2010, pending a bill at the federal level that will extend it. However, the home buyer tax credit has been extended for veterans to 2011.

Attorney Podolsky commented that contracting out to CT Housing Investment Fund doesn't exactly accomplish the ultimate goal of CHFA, which was to help change lender practices where you have lenders that do not want to do mobile home purchase lending, and that going to a non-bank is not going to accomplish the goal. Ms. DeRosa

Ms. DeRosa reported that while CHFA has the statutory authority to do home improvement loans, it is not something they funded or done. The only option CHFA has to refinance and do improvements is with a program (FHA 203k and 203k streamline) which up until now did not have any lenders willing to do. That program is being brought back August 1, 2010. However, since FHA won't finance parks, the program is not available. Ms. DeRosa will be examining a home improvement program administered by the CT Housing Investment Fund on behalf of the CT Department of Economic and Community Development agency, which she will report on at the next meeting.

## **COMPLAINT STATUS REPORT**

- The Council is requesting a report from DCP outlining the mobile home complaint process and procedures currently in place.

Ms. Roberts referenced an e-mail previously sent to Attorney Podolsky which outlines DCP's complaint process.

The Council is requesting the statutory or regulatory basis for DCP not providing any information concerning open complaints and would like to know how one gets a complaint investigated, in addition to how DCP handles a complaint.

There being no further business, the meeting adjourned at 11:28 a.m.

Respectfully submitted,

Nelson Leon  
Advisory Council Secretary

**The next meeting of the Advisory Council is scheduled for Monday, August 16, 2010 in Room-126.**