

MINUTES

MOBILE MANUFACTURED HOME ADVISORY COUNCIL

AUGUST 19, 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 Ben Castonguay Jennifer Ponte Leonard S. Campbell George Cote Rose Holbrook Myriam Clarkson Keith Jensen Marcia L. Stemm Mark Berkowitz Al Hricz Nancy E. Dickal Erwin Cohen, Ph.D	Attorney at Law, Acting Chairperson CT Real Estate Commission Member DECD Representative Town Planner Banking Industry Representative (Appearing for Timothy Coppage, CT Housing Finance Authority Rep.) Mobile Manufactured Home Industry Rep. Park Owner Park Owner Park Owner Park Tenant Park Tenant Senior Citizen
Member Absent:	Timothy Coppage Michelina G. Lauzier	CT Housing Finance Authority Rep. Park Tenant
Board Vacancies:	One Representative of the Housing Advisory Committee	
DCP Staff Present:	Nelson Leon Vicky Bullock, Esquire Keith Lombardi	
Public Present:	Raphael Podolsky, Esquire	

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 **Division E-Mail:** occprotrades@ct.gov

MINUTES OF PREVIOUS MEETINGS

The Board voted unanimously to approve minutes of the June 17, 2009 Mobile Manufactured Home Advisory Council meeting.

SWEARING-IN NEW BOARD MEMBER APPOINTMENT

Appointment letter dated May 14, 2009 from Donald E. Williams, Jr., Senate President Pro Tempore, concerning the appointment of Nancy E. Dickal as a Mobile Home Park Tenant member to the Mobile Manufactured Home Advisory Council.

Nancy E. Dickal was sworn-in by Attorney Vicky Bullock.

REQUESTING AN APPEARANCE BEFORE THE ADVISORY COUNCIL

1. Rosalie Marenga has requested to appear before the Council to discuss maintenance issues.

Rosalie Marenga did not appear today.

REPORT FROM SUB-COMMITTEES

LEGISLATIVE COMMITTEE

Attorney Podolsky reported that the proposal to eliminate Boards and Commissions, which include this Advisory Council, keeps re-surfacing and is still alive. Attorney Podolsky also reported on a bill which attempts to impose a tax on the re-sale of a mobile home which may still be on the table for reconsideration. Mr. Jensen reports on a letter writing campaign to state representative by mobile home park residents opposing the mobile home re-sale tax proposal. Mr. Pudlin expressed concern that letter may not go to the appropriate legislator to properly address the concerns regarding the re-sale tax proposal.

FINANCE COMMITTEE

Ms. Holbrook reported on the single family home mortgage program that will help to enable the purchase of mobile manufactured homes located in a manufactured housing community. The following are the changes to the Mobile Manufactured Home Loan Program criteria:

1. Reduce the downpayment requirement from 30% of the purchase price to 20%. This is the standard industry requirement for loans that are uninsured.
2. Eliminate the 12 month escrow requirement for the land lease. Escrows will be collected at closing in accordance with industry guidelines and State and Federal laws.
3. Eliminate the ½% difference in interest rate and offer the same interest rate as the prevailing CHFA Homebuyer Program Rate.
4. Eliminate the restriction on financing homes manufactured prior to 1976. Many homes have been remodeled and updated to current code standards. To determine if financing can be provided, CHFA will use the property appraisal and the remaining economic life of the mobile home as indicated in the appraisal.

NEW BUSINESS

1. The Advisory Council thanked the CHFA Committees for all of their efforts and accomplishments concerning this mortgage program and thanked Attorney Vicky Bullock and DCP staff for their assistance and diligence concerning the DCP Mobile Manufactured Home website link.
2. The Council unanimously agreed to have all future meeting agendas and minutes e-mailed to them and to have a hard copy mailed out to non-members and those members not having an e-mail address.

COMPLAINT REPORT

Keith Lombardi reported on mobile home site inspections and mobile home owner complaints, as well as town zoning issues. Mr. Lombardi reported on talking to mobile home park owners in an attempt to resolve alleged complaint issues in addition to getting town officials and park owners to work together to avoid any alleged compliance issues. Mr. Pudlin offered to sit with DCP to come up with a format to obtain information concerning each complaint received and the resolution of each complaint. The Council expressed an interest in receiving information concerning complaints within mobile home parks that may have an impact on mobile home communities.

There being no further business, the meeting adjourned at 11:45 a.m.

Respectfully submitted,

Nelson Leon
Advisory Council Secretary

The next meeting of this Advisory Council is scheduled for Wednesday, October 21, 2009.