

# CONNECTICUT MANUFACTURED HOMEOWNERS ALLIANCE

*A voice for mobile home park residents in Connecticut*

P.O. Box 744

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March 16, 2009

To: Members of the Government Administration and Elections Committee  
From: Deborah Nericcio Wolf, President, Connecticut Manufactured Homeowner's Alliance  
Re: H.B. 6375 -- Mobile Manufactured Home Advisory Council

On behalf of the residents of mobile manufactured home parks in Connecticut, I urge you to preserve the Mobile Manufactured Home Advisory Council, a state advisory board that has been a great help to residents of mobile home parks in Connecticut. H.B. 6375 (lines 45 to 46) proposes to eliminate the Council.

The Connecticut Manufactured Homeowners Alliance was created in 1991 to advocate for the interests of residents of mobile manufactured home parks throughout Connecticut. I myself live in Westchester Village in Colchester. Most mobile home park residents own their own home but rent the lot on which the home sits. Each one of us is thus at the same time both a homeowner and a renter. We have fought long and hard for laws that will protect our investment in our homes and our rights as renters in mobile home parks.

The Advisory Council has done many, many things. Before the creation of the Mobile Manufactured Home Advisory Council, there was no place where park owners and park residents could get together and discuss issues. This often led to conflicts, which sometimes surfaced at the General Assembly. The Advisory Council has provided us -- both park residents and park owners -- with a place to meet and discuss these issues, along with representatives from other agencies. The meetings are held at the Department of Consumer Protection, which regulates mobile home parks. The Advisory Council has discussed such issues as the inspection of mobile homes at the time they are sold, who is responsible for the removal of underground oil tanks, how to deal with the closing of mobile home parks, what new financing mechanisms can be created, and what the eviction and zoning laws should say about mobile home parks. The Council also helped the Department of Consumer Protection write a mobile home park section for its website that would be user-friendly for park residents. The Council was very involved with preventing the residents of the 240-unit Ryder Mobile Home Park in Milford from losing their homes when the park owner wanted to close the park and was involved in the drafting of legislation that protects park residents when a park is closed. The residents and park owners on the Council have worked together to try to make town zoning regulations more receptive to mobile home parks. They have also worked through the Advisory Council with CHFA on programs to help individuals buy mobile homes and to help park residents buy mobile home parks.

We think that the Mobile Manufactured Home Advisory Council is very helpful both to the participants and to the Department of Consumer Protection itself, and we hope very much that your committee will not allow the Council to be abolished. Thank you very much.