

Housing Committee

JOINT FAVORABLE REPORT

Bill No.: SB-988

AN ACT CONCERNING THE PURCHASE OF A MOBILE MANUFACTURED

Title: HOME PARK BY ITS RESIDENTS.

Vote Date: 3/2/2023

Vote Action: Joint Favorable Substitute

PH Date: 2/14/2023

File No.: 194

***Disclaimer:** The following JOINT FAVORABLE Report is prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and does not represent the intent of the General Assembly or either chamber thereof for any purpose.*

SPONSORS OF BILL:

The Housing Committee

REASONS FOR BILL:

Many mobile home parks outside the state of Connecticut, and across New England are owned by the residents of the park. This has been found to have a positive impact on members of the park by protecting residents from rent increases from landlords, reducing displacement, and maintaining unsubsidized affordable housing. This bill would allow the residents of a Mobile Manufactured Home Park that is being sold to purchase the park, so long as they match the sale price, within 90 days.

SUBSTITUTE LANGUAGE:

If the owner has a bona fide offer for the sale of the park they may charge the residents' association up to 102% of such offer for the purchase of the park.

RESPONSE FROM ADMINISTRATION/AGENCY:

CT General Assembly, State Representative-85th District, Representative Mary M. Mushinsky: Representative Mushinsky expressed her support for this bill and thanked members of the committee for raising this important piece of legislation. The Representative addresses how important this bill is, especially to residents of her town Wallingford. She also raises concerns of the number of seniors living in these homes who are currently on an extremely long waiting list for senior apartments and the recent national trend of investors and developers are buying out mobile home parks and evicting elderly residents making them homeless. She concludes by asking how these individuals might protect their homes if not this way?

NATURE AND SOURCES OF SUPPORT:

National Consumer Law Center, Deputy Director, Carolyn Carter: Ms. Carter, expressed her firm support of this bill, citing the benefits of resident owned parks and not only how the residents benefit from the change in ownership, but also how the society it encompasses benefits as well. She then explains the reason why the percentage of Mobile Manufactured Home Parks owned by residents is so low in the state of CT, compared to the other states in New England. She attributed this vast difference to the type of laws passed by each state, some taking a reactive approach, others proactive. Ms. Carter hopes that the passage of this law will lead to a proactive approach to dealing with this situation.

Connecticut Legal Services, Attorney and Policy Advocate, Raphael L. Podolsky: Mr. Podolsky expressed his strong support for this bill and began by also expressing his support of the Right of Refusal Bill policies. He elaborated he wished to see that extended to residential ownership of the park with this bill. He continues, by stating the challenges of individuals who own manufactured home to then move those homes, reminding the committee that the process is difficult and expensive. He concludes his testimony by citing the practical reasons of residential ownership Mobile Manufactured Home Parks and pointing to residentially owned parks across New England.

The following individuals submitted Testimony in Support of SB-988. They cited reasons similar to those stated in the aforementioned Testimony

Kenneth D. Delohery
Nora Duncan, State Director Housing Committee, AARP
Carol Marchigiano
J. Zakrzewski

NATURE AND SOURCES OF OPPOSITION:

CT Property Owners Alliance, Manager, Robert De Cosmo: Mr. De Cosmo expressed his opposition to this piece of legislation stating how he believes that it is a steppingstone towards the passage of TOPA (Tenants Opportunity to Purchase Act) in the state CT. Mr. Decosmo recognizes that this bill only refers to Mobile Home Parks but claims that the leap is not far from Residential Rental Property.

Housing Provider, Paul Januszewski: Mr. Januszewski expressed his strong opposition to this bill on the grounds that it is an egregious overstep of government power on the right of the individual to sell their own private property. He believes that if an individual must sell their property due to some kind of situation, personal or otherwise they will not be able to. He believes this will amount to government confiscation of property without due process.

The following individuals submitted testimony in opposition of SB-988.

Mark Asnes
Adam Bonoff
Jason DiZenzo
Sean DiZenzo.
Nick Furlotte

Charles Hoddinott
Kenneth Hoddinott
John Souza, President, CT Coalition Of property Owners
Lauren Tagliatela

Reported by: Thomas Togneri

Date: March 24, 2023