

Manufactured Homes Commission  
Minutes of Meeting Held On  
October 18, 2022 at 10:30 am<sup>1</sup>

**CALL TO ORDER:** 10:35 am

**In Attendance:** Sandra Overlock, Tracy Sharkey, Kathy Zorotheos, Jeffrey Hallahan, Dan Less from the AGO, Tyler Newhall from DHCD. Also, Commission member Ethan Mascoop did not attend the meeting.

It was generally agreed there was a quorum.

**APPROVAL OF MINUTES**

Dan Less sent the past three minutes from January, April, and July of 2022 to all commission members via BCC on 10/10/22, but Ms. Zorotheos did not receive them. Ms. Zorotheos abstained, and all other present commission members approved the minutes. The minutes were approved.

**CORRESPONDENCE/COMMUNICATION**

There was no current correspondence to discuss. There was a discussion about the best way for constituents to reach the commission with questions, and whether there currently existed a way for them to do so. It was agreed that Mr. Newhall will look into creating a specific DHCD email for the MH commission. The email will then be listed on the MHC website and/or connected to a form on the website that constituents can fill out.

**OLD BUSINESS**

1) Mr. Mascoop had previously mentioned a MH community in Revere. There was a question of whether it was for sale or sold.

Ms. Overlock found out that the owner sold it to a new owner and said he was going to discontinue just the manufactured housing, not the RV side of the park. William Settupane bought the park from Parkway Mobile Home LLC. He sold it to Oleg Uritsky from Parkway Mobile Homes LLC, for \$5.6 million in 2021. Uritsky develops multi-family homes for rental and development. Ms. Overlock was not sure what he has done to request community to be discontinued. The manager has been calling other communities to find places to put these homes. People have no place to go; it's an older community and the homes can't be moved.

Dan Less reminded commission that owner doesn't need approval from AGO to issue a discontinuance. G.L. c. 140, § 32(7A) & 8 deal with discontinuance. Under the statute, an owner is not required to give the AGO notice of an intent to discontinue the community. An owner only needs to get government approval if there is an agency that requires a license. Mr. Less explained that many municipalities have adopted by-laws that require an owner to obtain discontinuance licenses from the municipality in order to discontinue the community and if a community has such a by-law they must follow the discontinuance requirements in 940 CMR 10.10. AGO has no information that there is any wrongdoing in this matter. Unless someone from community complains to the AGO or someone has evidence of wrongdoing they can provide to the AGO, the AGO has no reason to investigate the discontinuance. The AGO has neither regarding this community.

---

<sup>1</sup> The meeting was held remotely pursuant to An Act Extending Certain COVID-19 Measures Adopted During the State of Emergency. The public could participate remotely through video or telephone.

## **MH Commission Meeting Minutes**

**October 18, 2022**

**Page 2**

Ms. Overlock raised the issue that consumers may not know who to call if they are having issues with the sale.

Nora Gosselin from CDI reports that residents were notified in April 2021 that the prior owner was selling the community. CDI looked into whether they could exercise their statutory rights of first refusal. CDI discovered, however, that there was an issue with the number of RVs and flood zones that would have made financing not feasible. As a result, CDI couldn't approach residents about cooping.

Mr. Less confirmed that in April 2021 the prior owner did notify the residents that they were putting the community up for sale which they were required to do to give opportunity for tenants to exercise right of first refusal. As the statute required, the prior owner provided the AGO with the notice it provided to the residents. Mr. Less stated that typically owners provide the AGO with a sample notice it sent to each resident with a representation that the notice was sent to every resident. Sometimes owners provide copies of every notice sent to each resident

Ms. Overlock suggested AAG Less notify commissioners every time there is a sale. AAG Less disagreed, and said commissioners would need to make a public records request like CDI does twice a month.

Ms. Overlock asked whether regulations needed to be updated or whether it is not being adhered in the case of owners only providing the AGO with a sample of the notice provided. If each notice provided to each resident is not provided to AGO, there is no assurance that every resident is notified of the sale. Statute provides that commission can recommend legislation to the proper authority. Ms. Overlock suggested the commission discuss changes to the legislation they would like to recommend to further protect discontinuation law.

Mr. Hallahan pointed out that discontinuances are very rare events. Discontinuance is an extensive process. It's not even worth it for some owners—you have to pay residents, give notice, and time well in advance.

Ms. Overlock suggested there might just need to be better communication to residents themselves on knowing the process.

2) Ms. Overlock brought up the Lincoln Institute Film about manufactured housing. They are currently charging for it, but National Manufactured Homes Federation is trying to get a copy. If they do, Ms. Overlock will send to the commission.

3) Ms. Sharkey inquired about AAG Less's reporting of MH AGO complaints. AAG Less has not made any progress on this since last meeting but will try to get something to the commission before next meeting.

### **NEW BUSINESS**

1) Ms. Overlock set the dates for next year's MHC meetings: January 17, April 18, July 18, and October 17.

## **MH Commission Meeting Minutes**

**October 18, 2022**

**Page 3**

- 2) The state provides that MHC can meet remotely at least until 2023. Christopher Jee from DHCD suggested that the commission meets virtually for as long as possible, because of the access and efficiency it provides.
- 3) Ms. Overlock called a vote for whether to meet remotely for the January 2023 meeting; commissioners unanimously voted yes.
- 4) Dan Less introduced Sky Karp, Paralegal at the AG's Office, who will be taking notes for him and working on MH rules review.
- 5) Ms. Overlock has to submit the commission's annual report.
- 6) The commission can also request a budget. Ms. Sharkey, Mr. Hallahan, and Ms. Zorotheos voted that they do not need one at this moment. The bylaws currently set the budget at \$1200. Ms. Overlock will leave it for now in case meetings become in person again and commission members need to travel.
- 7) Ms. Overlock will ask for initial info on list of MH communities from Mr. Mascoop.
- 8) Ms. Sharkey suggested the commission come up with some action items for the next meeting. She feels like the commission isn't doing anything, not committing to outreach, etc.

### **OPEN FORUM**

Nora Gosselin (Market Development and Acquisition Specialist) and Aliza Levine (Cooperative Housing Specialist) from CDI were in attendance. They work with 28 resident owned communities, support with governance, business coaching etc. They would like to attend commission meetings on a regular basis. They see a lot of places of overlap: they are working on a list of owners of MH communities in the state. They do public records requests, keep track of sales, see if there's interest in forming a co-op. They are seeing a lot of expensive community sales and are trying to do more proactive outreach ahead of time. They are working on proposed changes to right of first refusal legislation, i.e. when a third party intervenes so that it's not really a right.

Mr. Less emphasized that AGO can help discuss possible legislation via its Policy and Government Division, but the AGO probably cannot help draft any proposal.

**MOTION TO ADJOURN** at 11:57 a.m. by: Tracey Sharkey

Seconded by: Kathy Zorotheos

Discussion: None

All in favor: Unanimous

# **The Commonwealth of Massachusetts**

## **Manufactured Homes Commission**

100 Cambridge Street, Suite 300

Boston, MA 02114

(617) 573-1400

### **Quarterly Meeting October 18, 2022**

**Virtual**

**10:30M – 12:30PM**

#### **AGENDA**

- 10:30**                    **CALL TO ORDER**  
**Attendance and Introductions**
- 10:35**                    **APPROVAL OF MINIUTES from Jan-July 2022**
- 10:40**                    **CORRESPONDENCE/COMMUNICATIONS**  
**No correspondence**
- 10:45**                    **OLD BUSINESS**  
**Community in Revere being sold or closed?**  
**Chart of Manufactured housing complaints to AG?**
- 12:15**                    **NEW BUSINESS**  
**HUD regulations and MA codes don't correspond for plumbing of new Homes.**  
**Any other business brought before the Commissioners or the Commissioners have.**
- 11:00**                    **PUBLIC FORUM**
- 12:30**                    **ADJOURN**

#### **MEMBERS**

**Sandy Overlock, Chair**

**Kathy Zorotheos, Commissioner**

**Jeffery Hallahan, Assistant Chair**

**Tracy Sharkey, Commissioner**

**Ethan Mascoop, Commissioner**

#### **EX-OFFICIO MEMBERS**

**The Attorney General Office**

**Dan Less**

**Director of Housing & Community**

**Development: Ryan Ambrose**