

MANUFACTURED HOMES COMMISSION

Minutes of Meeting Held on October 29, 2024
Virtual Participation Only

CALL TO ORDER: 10:31 am

In Attendance: Ethan Mascoop, Paula Fay, Dan Less (AGO), Jeffrey Hallahan, and Sandra Overlock, Tyler Newhall (EOHLC)

Vacancy: One

It was generally agreed there was a quorum present.

APPROVAL OF MINUTES

Mr. Mascoop made a motion to approve the minutes from July 23, 2024. Mr. Less seconded the motion, and the minutes were approved unanimously.

CORRESPONDENCE/COMMUNICATIONS

Mr. Less shared the responses to the June 24, 2024 public records request the commission received attorney Lisa Goodheart. Mr. Less sent a response to the Attorney Goodheart on August 19, 2024 that contained all records that were documents. On September 11, 2024 Mr. Less sent a second response that were video recordings of prior meetings. Mr. Less reported that he shared these two responses with the commission members contemporaneously when he sent the replies to Attorney Goodheart. Mr. Less stated that he had no further communication with Attorney Goodheart after sending her the responses. The response are retained but are not attached to these minutes given the length of the material produced.

OLD BUSINESS

Annual Reports: Mr. Mascoop submitted drafts for FY23 and FY24 that had contained some suggested edits by Mr. Less. Mr. Mascoop suggested changing the timing of the reports to be consistent with the fiscal year calendar. Mr. Mascoop used a different format than had been used in the past in order to focus on highlights, key issues, and recommendations. Members agreed the reformatted report could serve as a tool for awareness and advocacy for manufactured housing issues. In this respect the reports focused on the following key issues:

1. Transit-Oriented Development (TOD): Highlighted as a major risk to discontinuing affordable manufactured housing communities, particularly near public transit developments.
2. Flood-Prone Parks: Emphasis on the vulnerability of some parks to flooding, raising concerns over climate resilience and safety.
3. Legislative Advocacy and Awareness: Identified as critical in addressing these issues, and the annual report could be an effective medium for making recommendations to the

Manufactured Home Commission
October 29, 2024 Meeting Minutes
Page 2

legislature. In particular, the reports noted the need for legislative reform for residents exercising their rights of first refusal and protecting residents from improper attempts to discontinue communities.

Mr. Mascoop said that he wanted to finalize the reports and submit them for final approval at the next commission meeting.

The members also noticed that reports for 2021 and 2022 had not be created or filed. Mr. Mascoop stated that he would follow up on this.

NEW BUSINESS

Notices of Meetings: Members expressed concern that the notices for meetings were confusing and contained inaccurate information. In particular, this meeting was originally scheduled for October 15, 2024 to be held in the Plymouth Townhall as well as have virtual access. The notice, however, only stated that the meeting would be virtual and did not state that it could be attended in person. While the notice was sufficient to hold the meeting on the 15th, Mr. Mascoop decided, out of an abundance of caution, to reschedule the meeting to the 29th and make it fully virtual.

Subsequently, there appeared to be confusion and problems with the link on the notice for this meeting as some people were reporting during the meeting to commission members that they were not able to access the meeting based on the information they received.

Mr. Less, Mr. Newall, and EOHLC Attorney Oliver Stark stated that they would meet to improve the notices and access to virtual meetings.

Access to Minutes and Recordings of Meetings: All members agreed that meeting minutes should be posted on the commission website (mass.gov/info-details/manufactured-homes-commission). Mr. Less reported that there is no legal requirement for the commission to record its meetings as it has done in the past and there was debate about whether the meetings should continue to be recorded, and if they are, should the recordings be made available to the public on the commission website. Members agreed to continue the discussion of this at the next meeting.

Status of Conducting Hybrid Meetings: Mr. Less raised the issue of whether the commission should continue to hold all of its meeting in a hybrid fashion. Mr. Less pointed out that until Ms. Fay's recent appointment, he and Mr. Mascoop were the only commission members to attend the meetings in-person (Ms. Fay attended the July 23, 2024 meeting in person). Additionally, Mr. Less noted that while other commission members have the option of attending meetings remotely, he has to attend every meeting in-person because the meetings are held through Microsoft Teams which must be run through his work issued laptop computer. Mr. Less stated while attending meetings in-person in the southeast area of the state were not an inconvenience, attending meeting in the western and northern parts of the state were a major inconvenience because he loses an entire day of work travelling to and from these meetings. He also pointed out that other than meetings in Plymouth and Taunton, few people, if any, attended the meetings in Worcester, Chicopee, and Peabody. A few members noted that public participation seemed to

Manufactured Home Commission
October 29, 2024 Meeting Minutes
Page 3

have increased with the advent of virtual participation in 2020. Mr. Mascoop noted Mr. Less's points and concluded he still saw the potential value of having an in-person option for meetings and would like to continue them for awhile to see if more people attended them in-person. Mr. Less agreed that if more commission members and members of the public attend the meeting in-person, hybrid meetings would be an excellent way to hold all meetings. But asked if the hybrid meetings could be re-evaluated if in-person participation remains as low as it has been.

Vacancy: A resident of a manufactured housing community introduced themselves at the indicating that they were interested in filling the commission vacancy. The person was directed to the Massachusetts website portal where they could submit an application.

Public Health:

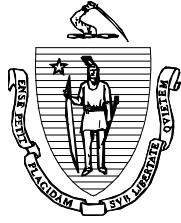
There was an extensive discussion on how local health departments are responsible for manufactured housing communities but often lack awareness or training to address specific needs, like road conditions, safety hazards, and environmental hazards such as oil leaks. Commission members expressed frustration that there was no state "oversight" of local health departments to ensure the departments were fulfilling their responsibility. It was noted that many residents in manufactured housing communities are frustrated that they had no recourse or ability to follow up with a state agency like the Department of Public Health that could look into the actions or nonactions of local departments and, if appropriate, compel them to take action. Members also pointed out this was systemic issue and not one that was isolated to just manufactured housing communities. Members proposed that the Commission could play a role in educating local boards of health about their responsibilities under state law.

OPEN FORUM - No one in attendance asked to speak.

NEXT MEETING - The members agreed that next meeting will be both in-person and virtual on January 14, 2025 in Taunton – most likely in the Taunton City Hall.

ADJOURNED - At 12:30, Mr. Mascoop made a motion to adjourn. Ms. Fay seconded the motion and it was approved unanimously

Meeting adjourned at 12:30 p.m.



Pursuant to the Massachusetts Open Meeting Law, G.L. c. 30A, §§ 18-25, notice is hereby given of a meeting of the MANUFACTURED HOMES COMMISSION. Massachusetts General Laws, Chapter 6, Section 108, establishes the Manufactured Homes Commission. It is the mission of the Manufactured Homes Commission to provide prompt, impartial service to all parties affected by or concerned with matters pertaining to manufactured housing communities, to the maximum extent permitted by law.

NOTICE OF MANUFACTURED HOMES COMMISSION QUARTERLY MEETING

10:30 AM – 12:30 PM Tuesday, January 14, 2025

To attend this hybrid meeting remotely via Zoom, please use the following link:
<https://us06web.zoom.us/j/87031597793?pwd=7UqOvq8CVhtBjcUGk1GYaMn59hzc3A.1>

Meeting ID: 870 3159 7793

Passcode: 709050

To attend this hybrid meeting via telephone, please use the following phone numbers:

1-305-224-1968 when asked to enter “meeting ID” press 87031597793#

1-309-205-3325 when asked to enter “meeting ID” press 87031597793#

To attend this hybrid meeting in person, please use the following address:

**Taunton City Hall
15 Summer Street
Taunton, MA 02780**

AGENDA

CALL TO ORDER

- Attendance and Introductions

VOTE ON OCTOBER 2024 MEETING MINUTES

ADMINISTRATIVE MATTERS

OLD BUSINESS

- Status of Annual Reports
- Posting of Minutes on Website
- Recording Meetings

NEW BUSINESS

- **Appeal Court's Decision in *Crown Communities, LLC v. Austin***
- **AGO Amicus Brief in Superior Court Case – *Case v. Parakeet Communities LLC***
- **SJC's Decision in *Attorney General v. Town of Milton* and regulatory follow up.**
- **2025 Massachusetts legislative session regarding Manufactured Homes Commission.**
- ***Vacant seat on Commission.***

PUBLIC FORUM

This meeting is open to the public. All persons having business to be brought before the Commission are invited to participate.

Commissioners:

Ethan Mascoop, Chair
Jeffrey Hallahan, Vice-Chair
Paula Fay, Commissioner

Sandy Overlock, Commissioner
Daniel Less, Ex Officio
Tyler Newhall, Ex Officio

For further information contact: Oliver L. Stark, Counsel
Executive Office of Housing & Livable Communities
oliver.l.stark@mass.gov
617-573-1521

For reasonable accommodations regarding this meeting, please contact 617-573-1102.

Please contact the Massachusetts Executive office of Housing and Livable Communities at (617) 573-1100 for free language assistance.

Favor de comunicarse con la Oficina Ejecutiva de Vivienda y Comunidades Habitables (Executive Office of Housing and Livable Communities (EOHLC)) de Massachusetts en (617) 573-1100 para ayuda gratis con el idioma.

Entre em contato com o Escritório Executivo de Habitação e Comunidades Habitáveis (Executive Office of Housing and Livable Communities (EOHLC)) de Massachusetts no número (617) 573-1100 para obter assistência gratuita com o idioma.

Tanpri kontakte Biwo Lojman ak Kominote alimantè (Executive Office of Housing and Livable Communities (EOHLC)) Masachousèt la nan (617) 573-1100 pou asistans gratis nan lang.

如果您需要免费的语言翻译帮助，请联络麻州住宅及社区发展部 马萨诸塞州住房和宜居社区执行办公室(The Massachusetts Executive Office of Housing and Livable Communities (EOHLC)),联络方式(617) 573-1100。

Свяжитесь с сотрудником Исполнительное управление жилищного строительства и пригодных для жизни сообществ (Executive Office of Housing and Livable Communities (EOHLC)) Массачусетс на предмет оказания бесплатной помощи по переводу на иностранный язык. ((617) 573-1100)

សូមទំនាក់ទំនងជាមួយអគ្គនាយកដ្ឋានសហគមន៍និងលំនៅដ្ឋានរដ្ឋម៉ាសាឈូសេត រដ្ឋប្រតិបត្តិការសហគមន៍ដល់ចរាចរណ៍។ (Massachusetts Executive Office of Housing and Livable Communities (EOHLC)) មរយៈ (617) 573-1100 ដើម្បីទទួលបានជំនួយ ផកយតតគីតែថា។

Vui lòng liên Văn phòng điều hành về nhà ở và cộng đồng đáng sống (Executive Office of Housing and Livable Communities (EOHLC)) Massachusetts tại (617) 573-1100 để được hỗ trợ ngôn ngữ miễn phí.

On January 10, 2025, this notice was posted online to the EOHLC Open Meeting Notices and the Manufactured Homes Commission websites:

- <https://www.mass.gov/info-details/eohlc-open-meeting-notice>
- <https://www.mass.gov/info-details/manufactured-homes-commission>