

Mobile Home Task Force

November 16th Meeting Videos

11:00 to 12:00: <https://www.youtube.com/watch?v=opkUBIsx3DU>

Topic	Video Start
Start	00:00
Introduction of Attorney Jonathan Gray of Leg. Counsel	01:20
Agenda Review	02:01
DEC - Padraic Monk - Revolving Loan Funds	05:26
What "revolving" means	12:56
Intended Use Plan	13:28
Disadvantaged Communities	14:32
Project priority list	15:26
MHP Categorically meet affordability standards for CWRLF	17:33
Complexity of requirements	19:04
Equivalency and Federal "crosscutters"	19:18
Build America Buy America	20:09
Database changes	20:34
Discussion - Q & A	-
Barriers to participation in Bi-Partisan Infrastructure act funding	22:01
Do repayment funds stay in the state?	24:55
Federal Crosscutters work around?	25:35
Meeting Clean Water and Clean Water needs	26:50
ARPA Healthy Homes	27:37
Do MHPs have to work with municipalities for the funds?	29:08
Definition of disadvantaged community	30:30
Sec. of State - Business Service Division - David Hall	32:05
Info we need	32:54
Explanation of MHP ownership types	33:55
Entities vs Sole Proprietors	34:53
Taxation is another matter	35:58
How an MHP might organize and why	36:35
What is you don't follow the rules	39:01
Taxation: trusts, partnerships, etc.	39:52
LLCs	42:24
Non-profits and for-profits	43:29
Cooperatives	45:06
Taxing Cooperatives - Subchapter T	48:08
Cooperative Housing Act	49:26
Models of Housing	50:25
Discussion: Who decides budget and lot rents?	51:14
Mutual Benefit Enterprise	56:10
Can a for-profit coop become a non-profit coop for tax purposes?	58:50
C and S-Corporations	01:07:18

12:00 to 1:30: <https://www.youtube.com/watch?v=lgq4YpY81T8>

Topic	Video Start
After break	00:00
Review of Charge 3 outline - Real vs. Personal Property	02:05
Findings	02:22
Member investment due to process of creating a coop	08:51
Long term Affordability guarantees and rents	10:22
Rents, need for reserves, Technical Assistance	11:28
Risk of Abandonment and Eviction	15:51
Recommendations	18:29
Collect data on risk that effect loan rates and terms	18:37
Chat statement evictions and the need to remove MH	20:25
Appreciation vs Depreciation of MHs	21:16
Data on MH abandonments	22:37
Encourage cooperative ownership	23:29
Fund pool to handle abandoned MHs	23:46
Funding the pool	24:27
Real Estate Transfer Tax	24:43
Brownfield Revitalization Fund	25:02
Funds from Health and Safety efforts	25:57
Insurance program for abandon/condemned homes	29:02
Work with MH dealers to remove abandoned homes	30:16
Discussion of Insurance	34:49
CDI - Jeremiah Ward - Q & A from last meeting	39:18
Percent of MHP with full active boards, etc.	40:13
Importance of a property management company	40:24
Cost of property management company	45:28
Rotating board members	47:01
Reserves in CDI parks	48:13
Technical Assistance and smaller parks	50:44
Possible solution to not enough board members- non-resident board members	54:37
Several small parks in one cooperative?	57:15
CDI has recently turned down park purchase because there were	58:31
Affordability guarantees in Article of Association	01:00:30
Next Steps: December 5th	01:05:44