



COUNTY OF SAN DIEGO

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CLERK OF THE BOARD  
OF SUPERVISORS

# COUNTY OF SAN DIEGO

## BOARD OF SUPERVISORS

1600 PACIFIC HIGHWAY, ROOM 335, SAN DIEGO, CALIFORNIA 92101-2470

### AGENDA ITEM

**DATE:** March 14, 2018

**TO:** Board of Supervisors

#### **SUBJECT**

**SUPPORT FOR CALIFORNIA STATE ASSEMBLY BILL 1943 (DISTRICTS: ALL)**

#### **OVERVIEW**

On January 29, 2018, California State Assemblywoman Marie Waldron introduced State Assembly Bill 1943 (AB 1943) to assist manufactured home or mobile home owners residing in resident-owned parks to obtain documentation of real property for taxation and/or financing purposes.

The recent Lilac Fire that blazed through northern San Diego County destroyed more than 70 homes in the Rancho Monserate Park. Residents working to rebuild their mobile homes would be greatly assisted by AB 1943, which allows the County to issue documentation required by lenders.

As amended, AB 1943 would add language to Health and Safety (H&S) Code Section 18551 to allow for owners of manufactured homes or mobile homes within a resident-owned park to utilize the form 433A process as developed by the California Department of Housing and Community Development (HCD). Currently, owners in resident-owned parks must utilize a similar process with the form 433C, which is not accepted by all lenders.

Today's action authorizes the County's support for AB 1943, which will allow residents who are registered owners of a manufactured home or mobile home within all resident-owned parks to qualify for the form 433A issuance.

#### **RECOMMENDATION**

##### **VICE-CHAIRWOMAN DIANNE JACOB AND SUPERVISOR BILL HORN**

Direct the Chief Administrative Officer to draft a letter expressing this Board of Supervisors' support for State Assembly Bill 1943 to San Diego County's legislative representatives in Sacramento.

**SUBJECT: SUPPORT FOR CALIFORNIA STATE ASSEMBLY BILL 1943  
(DISTRICTS: ALL)**

**FISCAL IMPACT**

N/A

**BUSINESS IMPACT STATEMENT**

N/A

**ADVISORY BOARD STATEMENT**

N/A

**BACKGROUND**

On January 29, 2018, California State Assemblywoman Marie Waldron introduced State Assembly Bill 1943 (AB 1943) to assist manufactured home or mobile home owners residing in resident-owned parks to obtain documentation of real property for taxation and/or financing purposes.

The recent Lilac Fire that blazed through northern San Diego County, destroyed more than 70 homes in the Rancho Monserate Park. Residents working to rebuild their mobile homes would be greatly assisted by AB 1943, which allows the County to issue documentation required by lenders.

The process by which California owners of manufactured homes or mobile homes obtain documentation of converting the manufactured home or mobile home from personal property to real property (an HCD form 433A or an HCD form 433C) is established in H&S Code Sections 18551 and 18555. This Code establishes the processes residents may take to legally affix manufactured homes or mobile homes to the land in order to be deemed real property for tax purposes. Section 18551 applies to a mobile home park where a resident owns the individual lot under the mobile home, and Section 18555 applies to a mobile home park where residents share a fractional ownership of the entire park, such as where the mobile home park has been converted to condominiums. Section 18551 authorizes the County to issue a form 433A, which is preferred by lending institutions. Section 18555 authorizes an escrow agent to process a form 433C, which can create a challenge when seeking financing from a lender, as not all lenders accept this form.

The mobile home, with either a form 433A or 433C, becomes subject to real property tax instead of a license fee by HCD. Since lenders have shown preference to those issued a 433A form, residents who are registered owners of a manufactured home or mobile home within a resident-owned park have requested the County to allow for an issuance of a 433A form for greater financing opportunity.

As amended, AB 1943 would add language to Section 18551 to allow for owners of manufactured homes or mobile homes within a resident-owned park to utilize the form 433A process instead of the 433C process. The proposed legislation would therefore be beneficial to those residents whose lenders require the form 433A as proof that the mobile home or

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(DISTRICTS: ALL)**

manufactured home has been converted to real property and who can only obtain a form 433C due to their fractional ownership in a resident-owned park.

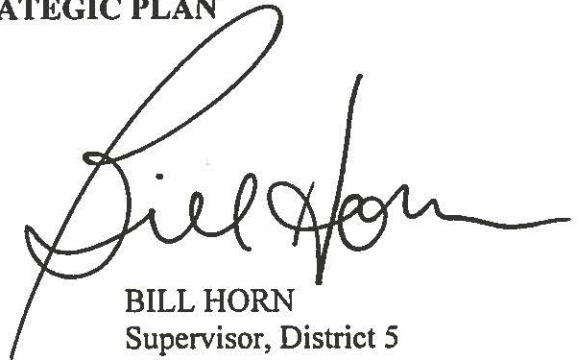
Today's action authorizes the County's support for AB 1943, which will allow residents who are registered owners of a manufactured home or mobile home within all resident-owned parks to qualify for the form 433A issuance.

**LINKAGE TO THE COUNTY OF SAN DIEGO STRATEGIC PLAN**  
N/A

Respectfully submitted,



DIANNE JACOB  
Vice-Chairwoman, District 2



BILL HORN  
Supervisor, District 5

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(DISTRICTS: ALL)**

**AGENDA ITEM INFORMATION SHEET**

**REQUIRES FOUR VOTES:**       Yes     No

**WRITTEN DISCLOSURE PER COUNTY CHARTER SECTION 1000.1 REQUIRED**  
 Yes     No

**PREVIOUS RELEVANT BOARD ACTIONS:**  
N/A

**BOARD POLICIES APPLICABLE:**  
N/A

**BOARD POLICY STATEMENTS:**  
N/A

**MANDATORY COMPLIANCE:**  
N/A

**ORACLE AWARD NUMBER(S) AND CONTRACT AND/OR REQUISITION  
NUMBER(S):**  
N/A

**ORIGINATING DEPARTMENT:** District 2

**OTHER CONCURRENCE(S):**    N/A

**CONTACT PERSON(S):**

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