

Assistance in Manufactured Housing Park Closures



Department of Housing's Role



The Department of Housing has an administrative role under the Arizona Mobile Home Parks Landlord and Tenant Act ("Act") under Arizona Revised Statutes, Title 33, Sections 1401 through 1501 as follows:

- Provide an annual Summary of the Act including any legislative changes made in the preceding year
- Complaints – *includes administrative review of complaint form for completeness, written notice to other Party(s), schedule for hearing if Parties unable to settle issues*
 - From tenants for Park managers in violation of the educational requirements for Park managers,
 - From Parks or tenants for violations of the Act
- Fiduciary responsibilities for the Relocation Fund

What is the Relocation Fund?



The Mobile Home Relocation Fund (“Fund”) is used to make direct payments to homeowners or Installers for the cost of relocating tenant’s homes from a Mobile Home Park (“Park”), or for the tenant to abandon the home to the Park based on a qualified event:

- **Change In Use; or**
- **Rent Increase; or**
- **Change In Age Restricted Use**

Where does the funding come from for the Relocation Fund?



Tax assessments paid through personal property taxes at the rate of \$.50 per one hundred dollars of the taxable assessed valuation for each mobile home and manufactured homes owned by a homeowner and located in a Park where the homeowner does not own the land.

Relocation Fund Balances



*Fund balance ending June 30, 2018 = **\$7,908,759.12***

- *Tax assessment is **waived** when the monies in the Fund exceed **\$8 million***

Tax assessment was waived in fiscal year 16

- *Assessment can be **reinstated** when the monies in the Fund are less than **\$6 million***

QUALIFIED EVENT . . .

Change In Use



QUALIFIED EVENT . . .

Change In Use



Tenant is required to move due to redevelopment of a Park, or Park closure. Options for Fund assistance . . .

- 1. Relocate the home to a new location within a 100 mile radius; or**
- 2. Abandon the home to the Park**

QUALIFIED EVENT ...

Change In Use



Amount of Fund assistance available:

1. Relocate home

single-wide = up to **\$7,500**

multi-section = up to **\$12,500**

2. Abandon home

single-wide = up to **\$1,875**

multi-section = up to **\$3,125**

QUALIFIED EVENT ...

Change In Use



Landlord's obligation to Fund:

- 1. Pay \$500 to the Fund** for each single-wide mobile or manufactured home
- 2. Pay \$800 to the Fund** for each multi-section mobile or manufactured home

QUALIFIED EVENT . . .

Rent Increase



QUALIFIED EVENT ...

Rent Increase



Tenant may access the Relocation Fund monies when a monthly rent increase is announced by the Park.

Rent increase is effective at expiration or renewal of the tenant's lease agreement

Rent increase must be a total of 10% plus the current increase in the consumer price index for West "A".

Options for Relocation Fund assistance are the same as for Change In Use – **relocate or abandon.**

Table A. West Region CPI-U monthly and annual percent changes (not seasonally adjusted)

Month	2013		2014		2015		2016		2017		2018	
	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual
January	0.3	1.7	0.3	1.7	-0.3	0.7	0.5	2.6	0.5	2.5	0.5	3.1
February	0.8	2.0	0.4	1.3	0.6	0.9	0.1	2.1	0.6	3.0	0.5	3.1
March	0.4	1.5	0.6	1.5	0.8	1.1	0.2	1.5	0.3	3.1	0.4	3.2
April	0.0	1.3	0.3	1.8	0.3	1.0	0.5	1.8	0.3	2.9	0.4	3.2
May	0.2	1.3	0.6	2.3	0.8	1.2	0.5	1.5	0.2	2.6	0.5	3.5
June	0.1	1.5	0.1	2.3	0.0	1.1	0.2	1.6	0.0	2.5	0.2	3.6
July	0.0	1.9	0.1	2.3	0.3	1.3	0.1	1.4	0.1	2.5		
August	0.1	1.5	-0.1	2.1	-0.1	1.3	0.0	1.5	0.2	2.7		
September	0.2	1.3	0.1	2.0	-0.2	1.0	0.3	2.0	0.5	2.9		
October	-0.1	0.9	-0.1	2.0	0.0	1.1	0.3	2.3	0.3	2.9		
November	-0.4	1.3	-0.6	1.7	-0.2	1.5	-0.2	2.3	0.0	3.1		
December	0.0	1.8	-0.5	1.3	-0.1	1.8	0.0	2.5	0.1	3.1		

QUALIFIED EVENT ...

Rent Increase



Amount of Fund assistance available:

1. Relocate home

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multi-section = up to **\$12,500**

2. Abandon home

single-wide = up to **\$1,875**

multi-section = up to **\$3,125**

QUALIFIED EVENT ...

Rent Increase



Landlord's obligation to Fund:

None

QUALIFIED EVENT . . .

*Change in Age Restricted
Community*



QUALIFIED EVENT . . .

Change in Age Restricted Community



Tenant may access the Relocation Fund monies when a an Age-Restricted Park changes to an all age Park.

The Housing for Older Persons Act of 1995 (“HOPA”) modified the exemption from certain familial status discrimination prohibitions granted to housing for older persons

Tenant chooses to relocate and may:

Relocate the home to a new location within a 100 mile radius

single-wide = up to **\$7,500**

multi-section = up to **\$12,500**

QUALIFIED EVENT . . .

Change in Age
Restricted
Community



Landlord's obligation to Fund:

None



RELOCATION STATISTICS

- Fiscal year 17
- Fiscal year 18



Questions / Discussion