



**COUNTY OF SAN MATEO**  
**Inter-Departmental Correspondence**

**DATE:** April 5, 2004

**BOARD MEETING DATE:** April 20, 2004

**TO:** Honorable Board of Supervisors

**FROM:** County Counsel

**SUBJECT:** (1) Adoption of Ordinance Amending Chapter 1.30 (Mobilehome Rent Control) of Title 1 of the San Mateo County Ordinance Code to Provide for an Exemption for Sales Financed by Revenue Bonds, and (2) Adoption of a Resolution Approving the Issuance of Mobile Home Park Revenue Bonds by the Independent Cities Lease Finance Authority for the El Granada Mobile Home Park.

**Recommendation**

(1) Adopt an ordinance amending Chapter 1.30 (Mobilehome Rent Control) of Title 1 of the San Mateo County Ordinance Code to provide for an exemption for sales financed by revenue bonds, and (2) adopt a resolution approving the issuance of Mobile Home Park Revenue Bonds by the Independent Cities Lease Finance Authority for the El Granada Mobile Home Park.

**Background**

On April 6, 2004, the Board introduced an ordinance which would amend the County's rent control regulations for mobilehome parks in unincorporated San Mateo County to allow an exemption from the ordinance for raising rents associated with the purchase of a park by a private, non-profit corporation using lease revenue bonds. The exemption would require concurrence in the proposed purchase by at least two-thirds of the park tenants. At the same meeting, the Board approved an agreement to become an Associate Member of the Independent Cities Lease Finance Authority ("ICLFA"), a joint powers authority formed for the purpose of issuing private activity municipal bonds for purposes such as the proposed purchase of the El Granada Mobilehome Park. As an Associate Member of the ICLFA, the County has the authority to hold a TEFRA hearing, which must be held in order to satisfy the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended.

**Discussion**

In order to complete the actions necessary to allow the purchase of the El Granada Mobilehome Park, the following Board actions are required:

1. Adopt the amendment to County rent control regulations, introduced on April 6, to provide an exemption for a rent increase associated with a purchase of a mobilehome park using mobilehome park revenue bonds.
2. Hold a public hearing, in accordance with TEFRA, allowing members of the public the opportunity to comment on the financing.
3. Adopt a resolution approving the financing, and authorizing bonds to be issued to finance acquisition of the El Granada Mobilehome Park by Millenium Housing.

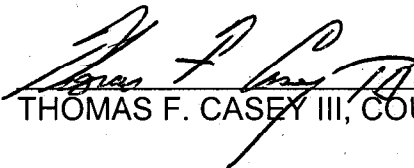
A Notice of Public Hearing was published in the Independent newspaper at least 14 days before the date of the hearing advising all interested persons that a public hearing would be held on April 20, 2004 by the County for the purpose of approving the financing.

**Fiscal Impact:**

There will be no fiscal impact to the County associated with any action the County takes. The County assumes no liability for the actions of the ICLFA by virtue of its status as an Associate Member of the ICLFA, and the agreement by which the County joined the ICFLA contains a provision requiring that bond documents contain provisions requiring the prospective owner of the Park to indemnify the County with respect to this transaction.

**Vision Alignment:**

The actions proposed fulfill the Shared Vision goal of offering a full range of housing choices to residents of the County and the Shared Vision commitment to ensure that housing exists for people at all income levels and for all generations of families.

  
THOMAS F. CASEY III, COUNTY COUNSEL

cc: John L. Maltbie, County Manager  
Marcia Raines, Director of Environmental Services

**RECOMMENDED**  
  
COUNTY MANAGER