AAP Journal
Assessors' Association of Pennsylvania

AAP
ASSESSORS' ASSOCIATION OF PENNSYLVANIA

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CCAP COUNTY COMMISSIONERS ASSOCIATION OF PENNSYLVANIA
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Understanding Factory Built Housing

By Mary Gaiski, Executive Vice President
PA Manufactured Housing Association

Since the 1940's, the factory built housing industry has been an integral part of Pennsylvania's history, not only as a provider of quality affordable homes but as an employer as well. The factory built housing industry provides Pennsylvania with over 15,000 jobs and injects over 1.5 billion dollars into the economy. The factory built housing industry is comprised of manufactured and industrialized homes.

Pennsylvania is considered a production state and is home to 33 factories that build manufactured and industrialized homes, more commonly known as modular homes, and distribute them throughout the Northeast and Mid-Atlantic states. Manufactured homes are built to the federal Manufactured Home Construction and Safety Standards (HUD Code) and modular homes are built to the International Residential Code (IRC) under Pennsylvania's Industrialized Housing Act (IHA). This is the same code adopted by the Pennsylvania Construction Code for site-built homes. Both manufactured and modular homes are regulated by the Housing Standards Division within the Department of Community and Economic Development (DCED), to assure these homes are compliant with all federal, state and local codes.

A mobile home (or trailer home) is an outdated term referring to a type of housing constructed in a factory prior to June 15, 1976 (the implementation date of the HUD Code). *This type of home is no longer produced.*

Whether the home is built to the federal HUD Code or under the IHA program, from factory to home site, both have quality assurance programs in place to assure compliance with approved engineered designs for all aspects of construction.

It is many times difficult to distinguish between the two products. The biggest distinction is the label that must be affixed to the home prior to leaving the factory. The label assures that the home was built to the appropriate code. A red label is affixed to the outside of a manufactured home and a gold and silver label is found inside a modular home, typically in the cabinet under the kitchen sink. Since manufactured homes are designed for mobility, they are required to be built on a chassis. With that said though, once sited, less than 5% of the homes are involved in a secondary move. Though modulars typically are not built on a chassis, there are on-frame modulars in the market place.

The benefits of a factory built home include efficient assembly line production in controlled conditions, high quality materials, standardized construction to exact specifications, low material waste, minimum on-site construction time and computerized designs which offers a bottom line savings to the end consumer. We use the same quality products and materials as site builders.

When tying a manufactured home to the site, all homes must be anchored against wind and protected from frost heave or other environmental concerns. To assure this is done correctly, the federal HUD code requires all manufacturers to provide instructions on how to install the home to the building site and Pennsylvania requires all manufactured home installers to be certified and undergo mandatory training every three years. This is regulated by DCED.

Floor plans range from 980 square feet to well over 2200 square feet and come in one, two or three sections; single story and two story. They are 80 to 95 percent

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AAP Events

Spring 2017 CPE Classes
CCAP Office, Harrisburg
These class dates have been updated.

- Introduction: March 6 – 10
- Income: March 13 – 17
- Site: March 20 – 24
- Cost: April 3 – 7

AAP 2017 Annual Conference
May 3 - 5
Lancaster Marriott

CPE Exam Review
CCAP Office, Harrisburg
May 22 - 24

USPAP and Act 28
CCAP Office, Harrisburg
June 19 and 20

AAP 2017 Fall Conference
November 2 - 3
Eden Resort, Lancaster

Fall 2017 CPE Classes
Courtyard by Marriott, State College

- Introduction: September 11 – 15
- Site: September 18 – 22
- Cost: September 25 – 29
- Income: October 2 – 6

Please check the AAP website at www.paassessors.org for more information.

What's Inside

President's Message, Legislative Update, latest County Corner, AAP People

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President's Message

Greetings, fellow assessors,

Happy New Year! I hope everyone had a wonderful holiday season. It is so hard to believe that we are already in 2017. Where did the time go? I'm sure you are all gearing up for the 2017 tax year and holding your breath that we do not encounter any surprises, but at least it is job security or we hope it is.

Our Fall Conference at the Nittany Lion Inn seemed to be a great success. The classes presented and the instructors were excellent. The best part of conference is having the opportunity to sit around a table with others, share your stories and actually have someone understand what you are talking about. This Fall Conference was also special because we actually pulled off a surprise birthday party for a very special and good friend of our association, Gene Porterfield.

Please mark your calendars for May 3 to 5, 2017 for the Annual Conference at the Lancaster Marriott. The Conference Planning Committee will meet in January to plan the Conference classes. If you have any suggestions or ideas for the Conference, please contact Deb Crawford, Committee Chair or your chapter's education chairperson.

I hope everyone has a safe and healthy winter and I look forward to seeing you all in the spring.

Sincerely,

Angie

Angelia S. Tennies, CPE
AAP President

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Legislative Update

By Jonathan B. Schuck, Co Chair
Government Information Committee and
Director of Assessment/Tax Claim, Chester County

Greetings fellow assessment professionals throughout the Commonwealth of Pennsylvania. By the time you receive this issue of the *AAP Journal*, we will have embarked upon a new year – a year likely to be filled with many new challenges and many new learning opportunities. In addition, a new legislative Session will commence in January 2017. Therefore, it seems appropriate to review some highlights from the 2015/2016 Session.

Overall, the following legislation was introduced: 2387 House bills, 1115 House resolutions, 1373 Senate bills and 494 Senate resolutions. From this small tsunami of activity 32 House bills, 1 House resolution, 27 Senate bills and two Senate resolutions were assessment-related and three were ultimately enacted:

Act 89 (House Bill 806)

This amendment to the Pennsylvania Farmland and Forest Land Assessment Act of 1974 includes a number of important provisions for those assessment offices that administer a Clean and Green program. Approved July 20, 2016.

Act 155 (Senate Bill 898)

This bill amends the Consolidated County Assessment Law to specify that each real property tax must be made revenue neutral after a countywide reassessment, resolving against any contention that multiple tax rates could be adjusted differently so long as total revenue neutrality is the final outcome. Approved November 4, 2016.

Act 156 (Senate Bill 899)

This bill amends the Second Class County Code to specify that each real property tax must be made revenue neutral after a countywide reassessment, resolving against any contention that multiple tax rates could be adjusted differently so long as total revenue neutrality is the final outcome. Approved November 4, 2016.

Other Topics of Note:

House Resolution 1053/ Senate Resolution 447

The Local Government Commission (LGC) introduced legislation to form a task force to provide guidance and support to a working group to facilitate development and implementation of remedies to address recommendations related to the modernization, efficiency, transparency and fairness of the property assessment process. While not passed during the Session, stakeholder organizations including AAP, CCAP, the Legislative Budget and Finance Committee and TED will continue with background work.

Assessment Law Reform

A host of diverse legislation pertaining to assessment law reform was introduced during the 2015/2016 Session, much of which never moved out of committee. I anticipate that much of this legislation will be re-introduced during the next Session.

Wishing each of you a productive and prosperous new year!

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Article submissions are welcome.
Please send to:
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County Corner - Adams County

Contributed by Barbara Walter, Chief Assessor, Adams County



Gettysburg Battlefield

You may ask - where is, Adams County and most Adams Countians would answer - Gettysburg.

Adams County is located at the extreme southern portion of central Pennsylvania, bordering the Mason Dixon line with Maryland. Our population is 101,407 and we have 46,000 parcels.

Gettysburg, the county seat, is the site of one of the fiercest battles of the Civil War and is said to be the turning point of the war and the inspiration for Abraham Lincoln's Gettysburg Address.

The Gettysburg National Military Park was designated by the Federal Government in 1895 and is located on approximately 6,000 acres which is maintained to protect and preserve the grounds of the historic battle.

Gettysburg was also the home of President Dwight D. Eisenhower. President Eisenhower and his wife Mamie purchased their home in 1950 and originally used it as a weekend retreat to get away from Washington. They often hosted international dignitaries there. In the 1960s and 1970s you would often run into Mrs. Eisenhower shopping in some of the area stores, with her Secret Service closely watching. The home is now a National Historic Site, operated by the National Park Service and opened for tours.

Civil War enthusiasts can spend days hiking, riding horseback, biking and driving over the battlefield. While you are here, you can stay in one of the many hotels, motels, campgrounds or bed and breakfasts in the area. There is a wide assortment of dining in the county, some in historical restaurants like the Dobbin House, Herr's Tavern and the Fairfield Inn, to name a few, along with many other restaurants that include indoor and outdoor dining.

There are many attractions to keep you busy during your stay in Adams County. There is the Land of Little Horses Farm Park, featuring their namesake little horses and animal performances to delight all ages, the Gettysburg Outlet Shops and quaint little gift shops and antique shops located throughout the county and in downtown Gettysburg to entertain shoppers, Ghost Tours and many Civil War museums and attractions are available or you can take a relaxing carriage ride and see the sites. For the golf enthusiasts, there are nine golf courses and two miniature golf courses in the County.

The Majestic Theater, located in downtown Gettysburg, is the "grandest small town theater in America" and hosts international entertainment year round.

Adams County is the home of several higher educational facilities. Gettysburg College, the Gettysburg campus of Harrisburg Area Community College and the Gettysburg Lutheran Theological Seminary and all located in the county.

The county is very picturesque, with lush orchards and farmland and is often referred to as Apple Capital USA. There are farm markets located throughout the county and because of our fruit orchards and farm product, several well-known products are produced in processing plants in the county. The Musselman/Lucky Leaf and Duffy Mott/Cadbury/Schweppes fruit processing plants are located here along with one of the Utz Potato Chip factories.

The county now boasts a number of wineries that offer tours and wine tasting along with several wine festivals throughout the year. We are also becoming known as the Hard Cider Capital of the world, with several orchardists getting into the hard cider market. For the beer enthusiasts, there are several breweries located in the county. In July during the anniversary of the battle in 1863, there is a Civil War reenactment, which brings thousands of people here to relive the historic battle. Later in the month of July, we host the Gettysburg Bike Week drawing huge crowds to our area.

During the first two full weekends of October, the National Apple Harvest Festival features everything apple, food, music, crafts, exhibits and orchards tours throughout picturesque northern Adams County.

Remembrance Day is held in each November commemorating President Abraham Lincoln's visit to Gettysburg and his famous Gettysburg Address delivered on November 19, 1863 at the dedication ceremony of the Soldiers National Cemetery. If you visit Adams County during the winter months, you may want to visit Liberty Mountain Ski Resort, to ski, go tubing or sit around the fire at the resort and enjoy the view of the beautiful snow covered mountains.

No matter when you visit Adams County, there is a lot to do and see or you can come and just relax, take a walk on the battlefield or throughout the beautiful countryside.



The Round Barn, Adams County

AAP People & Chapter News

North East Chapter

The chapter is proud to announce the it's newest slate of officers - President: **Rocco Amentler**, Luzerne County; Vice-President: **Lynda Kyttle**, Monroe County; Secretary/Treasurer: **Tia Robinson**,Wyoming County and Education Chair: **Cindy Trieble**, Monroe County.

The chapter's 2017 meeting dates will be April 28 (Northampton County), June 16 (Wyoming County), September 15 (Luzerne County) and December 15 (Lackawanna County).

North West Chapter

The chapter is proud to announce the it's newest slate of officers - President - **Rita Yannayon**, Erie County, Vice President - **Joseph Galbo, III**, Crawford County; Secretary - **Tyler Daniels**, Elk County and Treasurer - **Chad Cochran**, Vengano County.

Meeting dates for 2017 are April 21, June 23, August 18 and October 13. The April 21 meeting will be held at the Clarion EconoLodge and will be followed by Act 28 training for those who still need this two-hour course to complete the mandatory continuing education requirement before June 30.

South Central Chapter

The South Central Chapter meets quarterly - March, June, September and December. Each meeting begins with the business meetings at 9 a.m., with seminars beginning immediately after the meeting (approximately 9:30 a.m.) and are held at the Adams County Agricultural and Natural Resources Center, 670 Old Harrisburg Road, Gettysburg, PA 17325. Please contact Barb Walter at (717) 337-9837 for more information.

The next South Central meeting will be held March 24, 2017.

2017 SCCAAP Officers

The slate of 2017 chapter officers is President: **Ted Conley**, Lebanon County, President Elect: **Dave Appleby**, Adams County, Vice President: **Holly Martz**, Dauphin County, Treasurer: **Paul Kreiser**, Dauphin County and Secretary: **Rachael Perring**, York County.

Montgomery County

Congratulations to the county's newest CPEs - **Jared Haber** and **Chelsea Schonewolf**!

Perry County

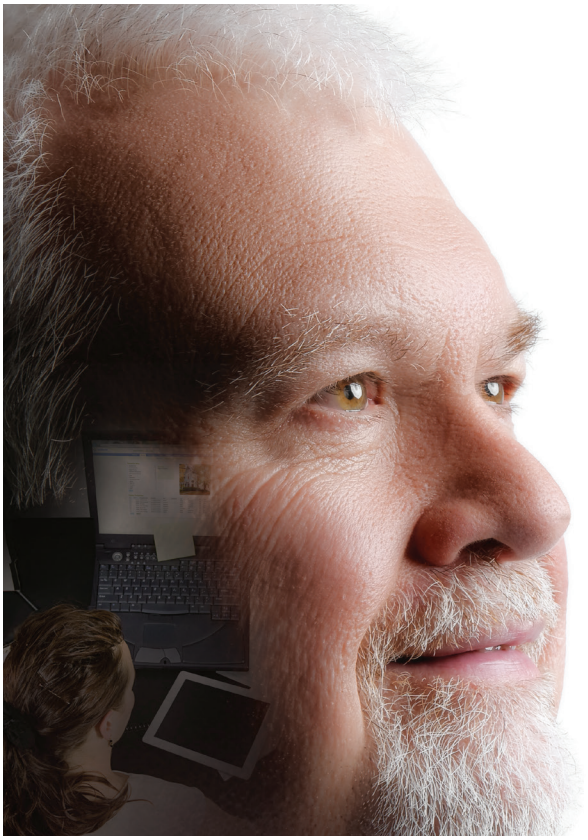
Congratulations to **Michael Oxenford**, Perry County's newest CPE!

Philadelphia County

Congratulations to **Lisa** and **Neal Sprafkin** on the birth of their daughter Sydney.

Good luck and congratulations to **Mary Schefsky Wagner**, SECAAP Past President, on her retirement!

Continued on page 7



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Jane Rizzo

Chief Assessor

Somerset County

Years in assessment field: 12 years

Marital Status and family: Married to my husband of 31 years; we have two daughters, Cassie and Elise, and my dog Frannie;

What irritates me most in the assessment business: That a lot of taxpayers think we set their taxes. The standard opening line at appeals is, "My taxes are too high!"

Most people would be surprised to know: I've worked for Somerset County for 33 years.

Biggest challenge as an assessor: Dealing with a customer who won't give me a chance to give an explanation.

First Job: Cashier at CVS (was called Revco way back)

If I couldn't be an assessor, I'd be: Working at a small shop at the beach.

.

If I won millions in the lottery, I would: Pay off my daughter's student loans and travel.

Favorite food and drink: Spaghetti (my husband's homemade sauce) and Moscato

Favorite vacation: Stone Harbor, New Jersey

Favorite movie: *Momma Mia*

Three people living or dead that I would invite to dinner: My father, my grandmother, and my Pap (all deceased).

The hardest lesson I ever learned as an assessor was the time: Sometimes no matter how hard you try, you can't change a person's way of thinking.

If I could live in the past for one day, I would change ... I would have one more laugh with my Dad; he was really fun to be around.

My best friend: My husband

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MEMBERABILIA

Housing - *Continued from page 1*

finished when they arrive on site. Exteriors include wood, vinyl and aluminum, with stone and brick accents. Inside the home, consumers will find fully equipped kitchens with name brand appliances, luxury baths, family rooms, mud rooms, fireplaces, built-in stereo systems, wiring for today's technology and vaulted ceilings.

Modular homes are built to be sited on real property. Manufactured homes have a bit more flexibility when it comes to installing them; they can be placed on private property or in developments exclusively designed for manufactured homes, which are known as land lease communities. In land leased communities, the consumer owns the home and the developer owns the land which is leased to the homeowner. Prior to the mid-1990's, 90% of all manufactured homes sold went into land lease communities (aka mobile home parks or manufactured housing communities).

According to the last census there are over 230,000 manufactured homes located in Pennsylvania which represents 4.6% of the housing stock. Manufactured homes are the most affordable (unsubsidized) homeownership option in the market today.

AAP People & Chapter News

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Philadelphia County

Congratulations to the county's newest CPEs - **Reuby Benson**, **Carol Berkery**, **Ime Divine**, **Lijo George**, **Kathleen Groves**, **Antoinette Harrison**, **Debra Hill**, **James Parker**, **Irvin Sigler**, **Devaurd Swain**, **Lawrence Trumbette** and **Tiffany Witcher**.

Condolences to **Eugene Davey** (past president of both AAP and SECAAP) and his family on the passing of his wife Joanne on November 8th.

Send Your Chapter and County News!

Don't forget to send your county or chapter news for the next *AAP Journal*. Our next deadline is March 7.

Please send your news to Terry Cochran at *tcochran@pacounties.org*.

New CPE Instructors

The AAP is looking for members interested in training to be instructors for any of our CPE certification classes.

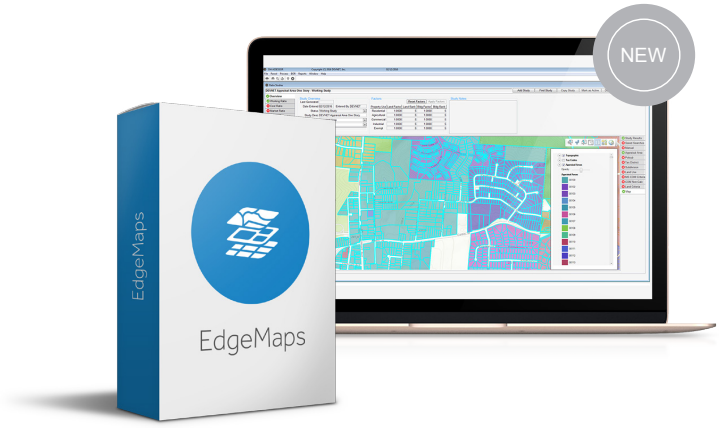
AAP holds the following spring and fall CPE classes* -
- Introduction
- Site and Market Approach
- Cost Approach
- Income Approach

**Each class is five days long.*

Potential instructors qualifications* -
- Be an AAP member in good standing
- Have a current CPE license
- No violations pending before the State Board of Certified Real Estate Appraisers
- Able to attend/teach several sets of classes before becoming a certified instructor
- Be able to commit to teaching at least two weeks of classes each year.

** Potential instructors will be evaluated by current CPE instructors and students.*

Interested individuals should send their resume to Terry Cochran, AAP Deputy Director, at *tcochran@pacounties.org* or PO Box 60769, Harrisburg, PA 17106-0769.



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