



# COUNTY OF SAN DIEGO

## AGENDA ITEM

### BOARD OF SUPERVISORS

PALOMA AGUIRRE  
First District

JOEL ANDERSON  
Second District

TERRA LAWSON-REMER  
Third District

MONICA MONTGOMERY STEPPE  
Fourth District

JIM DESMOND  
Fifth District

**DATE:** August 26, 2025

**08**

**TO:** Board of Supervisors

### SUBJECT

**CHAPTER VIII AGREEMENT NO. 7097 TO PURCHASE TAX-DEFAULTED LAND BY HOUSEPALS (DISTRICTS: 2, 3 AND 5)**

### OVERVIEW

When a property owner fails to pay property taxes by the end of the fiscal year, the property becomes tax defaulted. If the property remains tax defaulted for five years, the property then becomes subject to the Treasurer-Tax Collector's Power to Sell. Statutory requirements are met pursuant to Revenue and Taxation Code § 3691, et seq. prior to the property being offered at sale. Prior to Sale, taxing agencies including the County of San Diego and eligible non-profit organizations are notified of the scheduled sale and provided an opportunity to object to the sale of any properties being offered at public auction to acquire that property for public purpose, in accordance with § 3695 and Chapter VIII of the California Revenue and Taxation Code and County of San Diego Board Policy F-1 Screening of Tax-Deeded Land for Possible Public Use.

Housepals has offered to purchase six (6) parcels. Parcels 187-470-13-00 and 187-470-14-00 are for the purpose of constructing and developing single-family dwellings for low-income people, turning them into a constructive and vibrant part of the community. Parcel 196-160-03-00 is for the purpose of constructing of a single-family affordable home, with a focus on rural residential construction. The current zoning is vacant and undeveloped land, while the planned zoning is rural residential, which aligns well with the county's goal of increasing rural residential housing and affordable housing options. The project will promote economic diversity and support the local workforce. Parcel 244-060-10-00 is for the purpose of constructing affordable housing on vacant land. The current zoning is spaced rural residential, and the planned zoning is rural residential, in alignment with county development goals. The proposed development of affordable housing will transform the neglected site into a vibrant and constructive part of the community. The project addresses the critical need for affordable housing while removing nuisances like abandoned vehicles and debris. Developing single-family dwellings for low-income individuals will enhance the area, reduce fire hazards, and contribute to safety of the surrounding neighborhood. Parcel 272-300-13-00 is for the intended development for an affordable, rural residential home. By transforming this property, the project not only mitigates community nuisances but also supports sustainable growth and affordable housing initiatives. Parcel 670-630-02-00 is for the purpose of enhancing public safety and increase availability of affordable housing. By converting the lot into a secure, affordable dwelling, the project will reduce fire hazards, improve neighborhood

**SUBJECT: CHAPTER VIII AGREEMENT NO. 7097 TO PURCHASE TAX-DEFAULTED LAND BY HOUSEPALS (DISTRICTS: 2, 3 AND 5)**

resilience, and contribute to the County's broader objective of increasing affordable housing in areas with heightened public safety needs. In accordance with Chapter VIII of the California Revenue and Taxation Code, we have prepared the proposed agreement for your approval.

**RECOMMENDATION(S)**

**TREASURER-TAX COLLECTOR**

1. Adopt the Resolution entitled:  
A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO CONCERNING THE PROPOSED CHAPTER VIII AGREEMENT SALE NO. 7097 OF TAX-DEFAULTED PROPERTY TO HOUSEPALS
2. Adopt the Agreement approving the sale by Chapter VIII Agreement No. 7097 of six (6) parcels of land, subject to the Treasurer-Tax Collector's Power to Sell for Defaulted Taxes to Housepals and authorize execution of said Agreements (two copies) by the Chairperson, attested by the Clerk of the Board of Supervisors.

**EQUITY IMPACT STATEMENT**

The Treasurer-Tax Collector recognizes the systemic impacts that inequitable policies may create for residents of the County of San Diego. Impacts have historically included outcomes related to racial justice and issues of belonging that are reflected in the programs, services and resources allocated to communities. To more proportionally serve the community, Housepals has agreed to purchase six (6) parcels for the purpose of aiming to empower low-income families by providing them with safe, affordable housing solutions, fostering stability and nurturing communities where individuals and families thrive. It is anticipated that these actions will have a positive impact on all equity-seeking groups to include Black, Indigenous, People of Color (BIPOC), women, people with disabilities, immigrants, youth and the LGBTQ community as the mission of Housepals is to help make affordable and suitable housing for all economic segments, with emphasis on the housing needs of lower-income households and households with special needs.

**SUSTAINABILITY IMPACT STATEMENT**

This acquisition would have a positive impact on sustainability. Housepals is aiming to empower low-income families by providing them with safe, affordable housing solutions. Fostering stability, and nurturing communities where individuals and families thrive.

**FISCAL IMPACT**

If approved, proceeds of \$216,800.00 from the sale of six (6) parcels to Housepals will be used to redeem the delinquent prior year and current year taxes, costs and fees. Any funds remaining after satisfaction of all taxes, fees and costs of sale will be retained in the delinquent Tax Sale Trust Fund for a period of one year following the recordation of the tax deed to the purchaser of the property. During that period, any party of interest in the property at the time of the sale may apply for the proceeds by submitting a claim. Any excess proceeds remaining after processing valid claims will be transferred to the General Fund. There will be no additional change in net General Fund cost and no additional staff years.

**BUSINESS IMPACT STATEMENT**

**SUBJECT:** CHAPTER VIII AGREEMENT NO. 7097 TO PURCHASE TAX-DEFAULTED LAND BY HOUSEPALS (DISTRICTS: 2, 3 AND 5)

N/A

## **ADVISORY BOARD STATEMENT**

N/A

## **BACKGROUND**

Pursuant to the California Revenue and Taxation Code, Division 1, Part 6, Chapter 8, public and non-profit agencies are eligible to purchase tax-defaulted properties which are subject to public auction. Housepals will, upon Board approval, execute the attached Chapter VIII Agreement No.

7097 to purchase six (6) parcels which is more than five years tax-defaulted and has become subject to the Treasurer-Tax Collector's Power to Sell for Defaulted Taxes.

This agreement includes six (6) parcels 187-470-13-00, 187-470-14-00, 196-160-03-00, 244-060-10-00, 272-300-13-00 and 670-630-02-00. This acquisition is part of an on-going effort of Housepals aiming to empower low-income families by providing them with safe, affordable housing solutions, fostering stability, and nurturing communities where individuals and families thrive.

These parcels are fully described in Exhibit "A". The sale price includes, at a minimum, the amount to pay taxes and assessments including penalties and fees plus all costs of the sale per § 3793.1 of the California Revenue and Taxation Code.

Existing state law provides power for the Treasurer-Tax Collector to sell properties that are tax-defaulted for five or more years, or, in the case of a nuisance abatement, three or more years pursuant to Revenue and Taxation Code § 3691. For property damaged or destroyed by calamity and /or by a state, county, or federally declared disaster such as the Lilac Fire of December 2017, state law provides that the property not be offered at sale until five years from the date of the state, county or federally declared disaster. The Treasurer-Tax Collector makes a review of the parcels subject to and scheduled for sale to identify and remove properties affected by such declared disasters from the list of parcels to be offered at sale. Additionally, the County is notified of the availability of Power to Sell Properties to determine the potential benefit to the County in acquiring the properties for public use per Board Policy F-1.

Prior to sale, the Treasurer-Tax Collector's office thoroughly researches tax-defaulted property to identify parties of interest. Rigorous efforts are made to contact the owners and other parties of interest to provide them notice of sale, the effect of the sale on their interest in the property, and their right of redemption. All contact with parties of interest is purposed on facilitating the redemption (payment in full) of defaulted taxes.

Owners of record are sent notices each year starting with the first year of default. These notices consist of a defaulted tax bill in July and the regular tax bill in October, which contains the statement, "IN DEFAULT ON JUN 30 YYYY, PRIOR YRS TAXES DELINQUENT." Defaulted tax statements for parcels, which are delinquent for five years or more advise the taxpayer of the tax sale status and fees that have attached or will attach to the parcel prior to mailing. All owners'

**SUBJECT: CHAPTER VIII AGREEMENT NO. 7097 TO PURCHASE TAX-  
DEFAULTED LAND BY HOUSEPALS (DISTRICTS: 2, 3 AND 5)**

mailing addresses are researched prior to mailings for a more current address. Notices of the Treasurer-Tax Collector's Power to Sell for Defaulted Taxes are recorded, in accordance with § 3691.1, § 3691.2 and § 3691.4 of the Revenue and Taxation Code, and legal advertisement of the property's Tax-Default and Impending Power of the Treasurer-Tax Collector's Power to Sell is made for each of the properties itemized on the attached Exhibit. Prior to sale, taxing agencies are notified of the scheduled sale and provided an opportunity to object to the sale of individual property scheduled for public auction and acquire that property for public purpose, in accordance with § 3695 of the Revenue and Taxation Code. Additionally, prior to any tax sale, notice of the impending sale is mailed out to all known parties of interest, individually, and is also published in local newspapers. It is only after all such means have been exhausted by the Treasurer-Tax Collector staff that property is scheduled for auction.

**LINKAGE TO THE COUNTY OF SAN DIEGO STRATEGIC PLAN**

Today's proposed action to approve the sale of tax-defaulted property supports the Sustainability of Economy and Environment, and Equity of Health and Housing initiatives in the County of San Diego's 2025-2030 Strategic Plan by collecting validly assessed tax revenue which is turned over to the General Fund and made available to maintain fiscal stability and ensure long-term solvency; for the preservation of the natural environment for residents, visitors and future generations to enjoy; by focusing on policy approaches to ensure equal opportunity for health and well-being through partnerships and innovation; and by utilizing policies, facilities, infrastructure and finance to provide housing opportunities to meet the needs of the community.

Respectfully submitted,



MYRNA ZAMBRANO  
Assistant Treasurer-Tax Collector

**ATTACHMENT(S)**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO  
CONCERNING THE PROPOSED CHAPTER VIII AGREEMENT SALE NO. 7097 OF TAX-  
DEFAULTED PROPERTY TO HOUSEPALS

AGREEMENT FOR SALE AND PURCHASE OF TAX-DEFAULTED REAL PROPERTY  
AND COVENANTS, CONDITIONS AND RESTRICTIONS AGREEMENT NO. 7097 –  
HOUSEPALS

**SUBJECT:** CHAPTER VIII AGREEMENT NO. 7097 TO PURCHASE TAX-  
DEFAULTED LAND BY HOUSEPALS (DISTRICTS: 2, 3 AND 5)

EXHIBIT “A” FOR CHAPTER VIII AGREEMENT NO. 7097, HOUSEPALS