



PUBLIC INFORMATION

ITEM NO. 5.

DATE OF REQUEST: May 18, 2009

REQUESTED BY: Patrick T. Davenport, Director of Planning and Community Development

SHORT TITLE: Discussion of Proposed Pilot Program for Abandoned Manufactured Homes

BACKGROUND: The State legislature recently approved legislation regarding the management of abandoned manufactured homes. The legislation requires Counties to either consider implementing a program for the management of abandoned manufactured homes or, after consideration and subsequently declining, the County must reference the declination in its Comprehensive Solid Waste Management Plan.

Following are some issues associated with a program to manage abandoned mobile homes:

State Code §130A-309.111 thru 117:

- A written plan is required
- Counties are authorized to contract with another locality or private entity
- Allows for mandatory compliance/enforcement of removal
- Civil actions and liens are authorized to be imposed by the locality
- The Solid Waste Trust Fund can reimburse the locality up to \$1,000 per unit and a supplemental grant equal to 50% of the amount in excess of \$1,000
- A report of management activities is required.

SPECIFIC ACTION REQUESTED: Staff is proposing the attached program summary for the Commission's consideration. Staff is requesting input and recommendations from the Commissioners in order to move forward in the planning process for this program. Staff is available for questions.

Proposal for Pilot Program for Management of Abandoned Manufactured Homes

May 18, 2009 Board of County Commissioners meeting

I. Background

- State law becomes effective July 1, 2009 requiring Counties to adopt program or state in Solid Waste Management Plan that the issue will not be addressed.
- Funding resources available from Solid Waste tax and managed by DENR
 - Counties reimbursed up to \$1,000 per unit plus additional 50% of cost incurred over \$1,000
 - Proposed maximum of \$40,000 available each year to Counties

II. Program Summary:

- Funding sources:
 - Assume \$2,500 disposal cost per unit
 - \$1,000 reimbursement from State
 - \$750 additional reimbursement from State
 - \$550 from property owner
 - \$150 from revised permit fees for manufactured home permits
 - Enables removal of approximately 20 units each year
- Eligibility:
 - Owner's responsibility:
 - Execute legal contract with County
 - Provide access to property and to unit
 - Agree to pay difference between cost and reimbursed fees
 - Must be current on County property tax and utility accounts
 - County's responsibility:
 - Administer program
 - Advertise program including administrative services contracts
 - Partner with private sector contractors
 - Ensure bidding processes follow required procedures
 - Ensure all recyclable materials are recycled
 - Target twenty (20) units the first fiscal year
 - Four (4) units from each Commissioner's district initially eligible
 - If a district does not have four requests for disposal, units from other districts could be eligible by a cutoff date, on first-in basis.

Benefits of a program in Pender County:

- Support local economy by utilizing local contractors in demolition effort
- Increase visual enhancement
- Remove potential health and safety hazards
- Improve economic development potential
- Increase property values