

# 2008 / 2009 Project A.M.P.I. Analysis

The following conclusions and financial figures are based on a time period from July 01, 2008 through April 2009.

Number of Homes Involved In Project A.M.P.I.-----(36)

(Includes all applications that were received requesting acceptance into program.)

(Not all applications met the approval criteria.)

Number of Homes Demolished Through Project A.M.P.I.-----(23)

(Homes have been deconstructed and all debris removed.)

    Singlewide Homes Demolished----- (20)

    Doublewide Homes Demolished----- (03)

Number of Homes Demolished Inside A Municipality----- (01)

(Singlewide Manufactured Home Removed From Town of Angier.)

Pending Demolition - Number of Homes----- (10)

(Applications have been approved. Waiting for contracts to be signed and contractor demo.)

Estimated Project Cost Pending Demolition ---- (\$ 15,00.00)

(Funds needed to cover expenses on pending demolition.)

Total Cost of Contractor Fees----- (\$ 21,850.00)

(Amount paid to contractors to perform demo and removal of homes.)

Total of Landfill Tipping Fees For Demolished Homes----- (\$ 9,324.16)

(Amount paid to contractors that they are charged at landfill.)

Total Project Costs For Homes Demolished----- (\$ 31,174.16)

(Total amount paid to contractors for demolition and reimbursement of landfill tipping fees.)

## Revenues Generated

    Tipping Fees Collected From Home Owners----- (\$ 9,718.74)

(Funds collected from property owners for landfill tipping fees.)

Revenue Remaining in AMPI Fund (Unassigned) \_\_\_\_\_ (\$ 13,825.84)

(Amount shown reflects the funds available to perform projects. This is the remaining balance from the \$60,000.00 budgeted for AMPI.)

Remaining Number Of Homes Available For Project---(8)

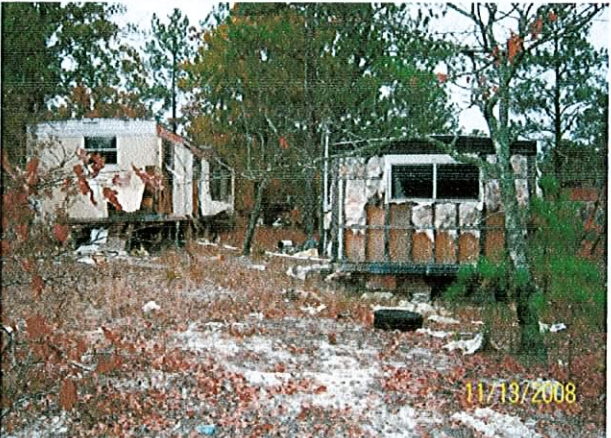
(An estimated number of homes that will be available to enter into the program based on the remaining funding and previous cost per home.)

Once again, project AMPI has been very successful in assisting in the removal of abandoned manufactured homes throughout Harnett County. As the program grows, it gains notoriety among the communities across the County. I have received numerous calls inquiring as to how the program is structured from other counties and municipalities. Project AMPI has gained the interest of other counties and municipalities due to House Bill 1134. In the 2007 session of the General Assembly, a bill was introduced and past that would offer funding to reduce the number of abandoned manufactured homes throughout the state. The funding for these grants will come from the Department of Environmental and Natural Resources. The program will become effective on March 01, 2009. The program has been designated to extend into October of 2023. I have made contact with representatives from the agency that will be funding the grants. It seems that only a handful of programs exist in the state that deal with the issue of abandoned manufactured home removal. After explaining our program, the representatives stated that we were on the leading edge of the programs that are already in place. A written action plan must be written and incorporated in the Comprehensive Solid Waste Management Plan for Harnett County to be eligible to receive funding. I feel that Project AMPI will meet the requirements of the grant program. Under the program, we will be eligible to receive \$1,000.00 per home that is demolished and removed. Presently, the average cost of contractor fees for the demolition of a singlewide home is \$900.00.

The zoning enforcement staff has issued over 150 violations for abandoned manufactured homes since July 01, 2008 till present. Violations of abandoned manufactured homes are one of the most common forms of violations that this

office deals with on a daily basis. The AMPI Program is used as a tool by the enforcement officers to assist in reaching compliance with the Zoning Ordinance. I have encountered property owners that were not eligible for the program but when they recognized that the county was taking a proactive approach toward eliminating these public nuisances, they voluntarily removed the abandoned homes from their properties at their own expense. In some cases, the home owners claimed financial hardships that would not allow them to enter into the program due to the fees that are associated. In these cases, the zoning enforcement officers try to reach compliance by offering extensions for the removal of these homes. Many of these cases simply result in the issuance of civil citations that often result in being turned over to the legal department for the lack of compliance or payment of the citations. These cases generate greater staff time in dealing with these issues that eventually end up in abatement measures being taken by the County. Research from other counties that have programs similar to AMPI has indicated that in order to gain compliance with these type cases, provisions have been put in place that would exempt very low income property owners from any fees. A set of guidelines and requirements were put in place that would allow for individuals that claim financial hardship to be able to apply to be exempt from fees associated with the program. Some programs offer the alternative that a property can enter the program with the associated fees to be assessed in the form of a lien or judgment against the property. A fee waiver program would result in the removal of several abandoned manufactured homes that are not easily brought into compliance. Guidelines, applications, and procedures for acceptance could easily be drafted from existing documents that are already in place and used by the Housing Preservation Grant Program.

The most common AMPI project is to remove an abandoned singlewide manufactured home that is 25 years of age or more. Most of the homes that have been removed through AMPI have suffered structural damage that creates a health, safety, or fire hazard to the public. Generally the conditions of these homes place a threat to the common welfare of the adjoining property owners as well as the general public.

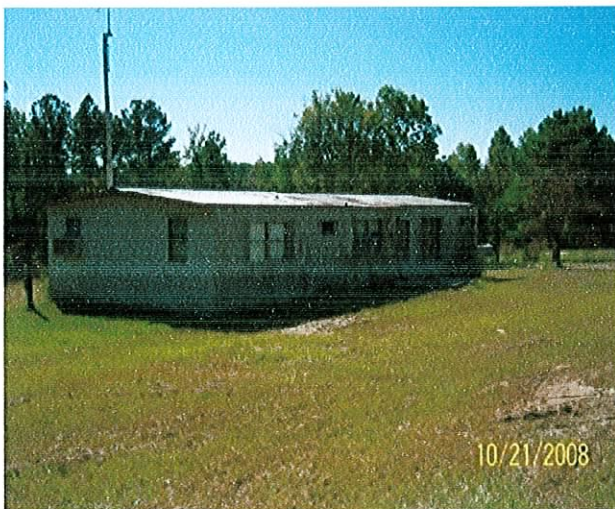
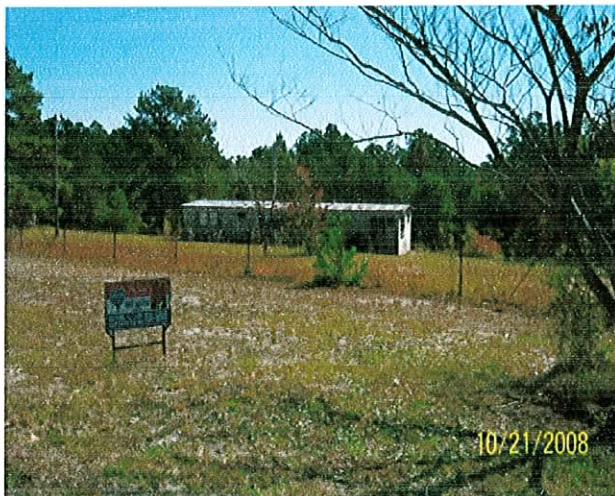


Project AMPI has proven itself to be a program that reaches many areas within the scope of County and Municipal Government. The Harnett County Sherriff's Department has asked for our cooperation in removing abandoned manufactured homes that attract drug and gang activity. Several of these homes pose a severe health and safety hazard to the citizens due to the attraction and infestation of rodents, insects and wildlife being drawn into neighborhoods to inhabit the abandoned homes.



This year, the program has initiated in the development of properties that were once abandoned. The removal of the abandoned homes through this program has resulted in properties that now generate new growth and cleaner, safer communities. Lots that once were a threat to the community, now sit as viable lots ready for new development.

This property is located off of Farley Lane. The property contained an abandoned doublewide manufactured home approximately three months ago. The home was removed through Project AMPI at a total project cost of \$2,423.10. The property owner paid a tipping fee cost of \$981.10. The property owner has constructed a large accessory building on the property and is in the process of placing over a 2,400 sq. ft. residence on the property.





An estimated total of approximately (40) combined singlewide and doublewide manufactured homes will be demolished and removed from Harnett County this fiscal year. The cost of the removal of these homes will reach approximately \$60,000.00 by the end of the budget year. The homes that were removed were a combination of inspector sightings, complaints, and home property owners

desiring help in cleaning their properties in order to avoid the possibility of receiving a violation notice. Due to the tremendous number of abandoned manufactured homes that are located within the county, the inspections department has again targeted the main traffic arteries and major area of growth. An extremely large number of abandoned manufactured homes are located on secondary roads and on properties that are hidden from major rights of way.





Given the overwhelming number of abandoned manufactured homes within the county, staff feels that minimum of (40) homes per year can be removed through Project AMPI. The total number of homes that will be removed will far exceed this number. Project AMPI limits the removal of abandoned manufactured homes to (1) per parcel. Many properties have multiple homes on one parcel. Property owners take advantage of AMPI and the program serves an incentive to remove the additional homes. With continued support and the resources needed, Project AMPI will continue to replace aging properties with new viable lots that would support new construction, economic development, and a higher tax base for Harnett County. If grant funding is received, this will allow us to increase the span of the project and allow for partial reimbursement of funds contributed by the County. The total project cost currently does not account for the funds received by the applicants. If tipping fees that are received are deducted from the project cost amount, this will dramatically reduce the cost estimate per project.

Thank you for allowing me to be a part of this program.

Randy Baker, CZO  
Senior Zoning Inspector