PASCO COUNTY, FLORIDA INTEROFFICE MEMORANDUM

TO:	Honorable Chairman and Members of the Board of County Commissioners	DATE: 5/21/08	FILE: CD08-299
THRU:	Michael Nurrenbrock OMB Director	SUBJECT: Transfer of Modular Home to Kathryn Reiter	
FROM:	George Romagnoli, AICP Community Development Manager	REFERENCES: Commission District 5	

It is recommended that the data herein presented be given formal consideration by the Board of County Commissioners.

DESCRIPTION AND CONDITIONS:

The Pasco County School Board has a surplus modular home on the site of future High School "EEE." This home will not be used by the School Board, and it needs the building removed from the property. The School Board voted to transfer the building to Pasco County, with the intention of its use by a low-income client of the Community Development Division.

The modular unit was installed in 2003, and it is in very good shape. It is 2,262 square feet, and was built to building code standards, not Department of Housing and Urban Development (HUD) code standards for mobile homes.

Kathryn Reiter owns a dilapidated trailer in the Griffin Park Subdivision, with her disabled adult daughter. Their household income is under 50% of the median income for the Tampa Bay area.

It is now requested that the Board of County Commissioners approve the transfer of the modular home to Ms. Reiter, and allow for the use of County funds for the moving of the building, repairs that may need to be done, the pay-off of the current mortgage (approximately \$15,000.00) and other costs that may be involved in the project. Moving and installing the building is estimated to be \$50-60,000.00.

An appraisal is currently being done on the building that is being placed on Ms. Reiter's site. The value of the improved property that is above and beyond the cost of the project will be added as additional mortgage debt that Ms. Reiter will owe to Pasco County. This is to stop any windfall profit that may occur.

ALTERNATIVES AND ANALYSIS:

- 1. The Board may approve the transfer of the building.
- 2. The Board may disapprove the transfer of the building.

RECOMMENDATION AND FUNDING:

The Community Development Division recommends that the Board of County Commissioners approve the transfer of the modular to Ms. Reiter and authorize the Community Development Manager to sign all documents necessary, and authorize the use of County funds for the house move, rehabilitation, mortgage pay-off, and other costs.

Funding is available in B157-811590-33400 and B129-811523-33400.

GR/GR