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MEMORANDUM

TO: Pinellas County Commissioners

FROM: Charlie Justice, Commissioner
Pinellas County Board of County Commissioners 

CC: Mark Woodard, County Administrator
Jake Stowers, Assistant County Administrator
Renea Vincent, Director, Pinellas County Planning Department
Jewel White, County Attorney

DATE: August 30, 2018

SUBJECT: Lealman CRA

Recently, I had the opportunity to meet with our staff assigned to the Lealman Community Redevelopment Area to discuss several issues pertaining to the Lealman community. One of the main issues residents living in this community face are deplorable living conditions.

Throughout their work in this area, the Lealman CRA team have found that several mobile home parks have thousands of dollars of liens against them, they are not maintaining the park, much less ensuring that the mobile homes that are located in their parks are safe and clean. Many of the owners live out of the area, most living out of state.

Most if not all of us have had the opportunity to tour this community and view these parks on a first hand basis. The living situation for these residents is not improving and as representatives of our community it is up to us to hold the landlords accountable and ensure a safe, clean place for people to live.

Below I have listed some items that we as a commission should take action on and provide direction to our CRA staff to begin implementing.

- Direct staff to formulate a quantitative analysis of actual impact on residents – i.e. how many mobile homes are there, how many residents will be affected, etc.
- Direct staff to actively begin enforcing liens on properties.
- Direct staff to request inspection of properties (i.e. Health Department, Fire Department, Code Enforcement, etc.)

- Direct staff to identify/develop a plan for transitional housing.
- Direct staff to identify a priority list of mobile home property sites that have liens with a priority list by quality of living status or high priority because of ease of acquisition.
- Direct staff to identify potential mobile home properties for purchase.
- Direct staff to identify budgetary needs. Also, where funds should come from – current budget, next year's capital budget, other potential funding sources.
- Provide staff with direction on foreclosing on dilapidated single-family homes that are not homesteaded and have county liens in excess of property value.

In addition to all of these issues, I would ask that staff and/or our legal department determine if there is a County ordinance or policy change that would need to be enacted to effect any actions taken by the County Commission on this topic.

Thank you for your attention to this matter. I intend to bring this forward for discussion during our September 13th Commission meeting.