

**CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING
CODE**

CASE SUMMARY - HOUSING FILE NO. 2015110358
PROPERTY ADDRESS 812 EFIRD ST
TAX BLOCK 1500 LOT(s) 088
WARD NORTHEAST
PROPERTY OWNER(s) AUDON ESCALERA
LIS PENDENS 16m188 FILED 2/2/2016

DUE PROCESS

1. The current **Complaint and Notice of Hearing** was issued 12/21/2015 and service was obtained by certified mail regular post hand delivery___, and publication___ on 12/28/2015 . The Hearing was held on 1/20/2016 and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no .
2. The **Finding and Order** was issued on 1/25/2016 and service was obtained by certified regular post hand delivery___, and publication ___ on 1/25/2016 . The Order directed the owner to **vacate and close or repair** the dwelling within **30** days from receipt. Time for compliance expired on 2/28/2016 . The dwelling was found vacated and closed on 7/3/2016 .
3. The dwelling became eligible for demolition under the six (6) month rule on 12/3/2016 .
4. The notification letter was sent 8/30/2017 advising the owner that the **Community Development/Housing/General Government Committee** of the City Council would be considering demolition of this dwelling at their meeting on 9/12/2017 . The notice further advised that if they intended to request an extension of time, they should present evidence of their intent to the Community Development Director prior to the Committee meeting. Director was contacted yes___ no .

COMMENTS (if any)

COUNCIL CONSIDERATION

The estimated cost to make repairs to needed to render this dwelling fit for human habitation is **less than fifty percent (<50%)** of the present value of the dwelling.

Estimated cost to repair structure \$4,433 Fair market value of structure \$22,500
Based on the above information it is recommended that an Ordinance be adopted to cause this dwelling to be **repaired or demolished and removed within ninety (90) days. This structure can be repaired under In Rem provisions of the Minimum Housing Code with City Council approval.**