CODE ENFORCEMENT PURSUANT TO HOUSING CODE: __✓__ **SEC. 10-203(e)**
_____ **SEC. 10-203(f)(1)**
_____ **SEC. 10-203(f)(2)**

CASE SUMMARY:

HOUSING FILE NO.: 2019071508
PROPERTY ADDRESS: 2704 TERESA AV
WARD: NORTHEAST
PROPERTY OWNER(s): VIOLA B. PAGE
LIS PENDENS #:19m1327 **DATE LIS PENDENS FILED: 9/27/2019**

DUE PROCESS:

1. The current **Complaint and Notice of Hearing** was issued **9/3/2019** and service was obtained by ✓ certified mail; ✓ regular; ✓ posting; ___ hand delivery and ___ publication on **9/5/2019**. The Hearing was held on **9/16/2019** and the owner/agent _____ did ✓ did not appear and/or contact the Community Development Department regarding the complaint.

2. The **Finding and Order** was issued on **9/16/2019** and service was obtained by ✓ certified; ✓ regular; ✓ posting; ___ hand delivery, and ___ publication on **9/19/2019**. The Order directed the owner to **vacate and close or repair** the dwelling within **30** days from receipt. The time for compliance expired on **10/7/2019**. The dwelling was found vacated and closed on **10/7/2019**.

3. The dwelling became eligible for demolition under the ____ six (6) month rule _✓_ 65% rule on **10/7/2019**.

4. The notification letter was sent on **9/25/2019** 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 **10/15/2019**. The notice further advised that if the owner(s) intended to request an extension of time, they should present evidence of their intent to the Community Development Director prior to the Committee meeting. The Director ___was ✓ was not contacted.

COMMENTS (if any):

COUNCIL CONSIDERATION:

The estimated cost to make repairs to needed to render this dwelling fit for human habitation:

__✓__ exceeds sixty-five percent (65%) of the value of the dwelling.
_____ is less than fifty percent (<50%) of the present value of the dwelling.
_____ is more than fifty percent (>50%) of the present value of the dwelling.

Estimated cost to repair structure $34,500 **Fair market value of structure $7,500**

Based on the above information it is recommended that an Ordinance be adopted to cause this dwelling to be:

__✓__ removed or demolished.
_____ repaired or demolished and removed within ninety (90) days or, if eligible, repaired under In Rem provisions of the Minimum Housing Code with City Council approval.
_____ demolished and removed within ninety (90) days.