

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

CASE SUMMARY - HOUSING FILE NO. 2015041152
PROPERTY ADDRESS 921 FERNDAL AV
TAX BLOCK 1817A LOT(s) 011B
WARD SOUTHEAST
PROPERTY OWNER(s) PATRICIA A COTTRELL
LIS PENDENS 16m1222 FILED 7/25/2016

DUE PROCESS

1. The current **Complaint and Notice of Hearing** was issued 5/5/2016 and service was obtained by certified mail x regular x post x hand delivery____, and publication____ on 5/15/2016. The Hearing was held on 6/6/2016 and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes____ no x_____.
2. The **Finding and Order** was issued on 6/28/2016 and service was obtained by certified x regular x post x hand delivery____, and publication ____ on 7/7/2016. The Order directed the owner to **vacate and close or repair** the dwelling within **30** days from receipt. Time for compliance expired on 8/7/2016. The dwelling was found vacated and closed on 9/26/2016.
3. The dwelling became eligible for demolition under the six (6) month rule on 2/26/2017.
4. The notification letter was sent 3/29/2017 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 4/11/2017. 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 x_____.

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 **\$1,198** Fair market value **\$4,563**
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.**