

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

CASE SUMMARY - HOUSING FILE NO. 2013050495
PROPERTY ADDRESS 4224 WHITFIELD RD
TAX BLOCK 2221 **LOT(s)** 049
WARD NORTHEAST
PROPERTY OWNER(s) ISRAEL SORIANO ARELLANO
LIS PENDENS 13M2315 **FILED** 10/22/2013

DUE PROCESS

1. The current **Complaint and Notice of Hearing** was issued 05/20/2013 and service was obtained by certified mail x regular x post x hand delivery____, and publication____ on 05/30/2013. The Hearing was held on 6/19/2013 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 7/10/2013 and service was obtained by certified x regular x post x hand delivery____, and publication ____ on 07/20/2013. The Order directed the owner to **vacate and close or repair** the dwelling within 30 days from receipt. Time for compliance expired on 08/20/2013. The dwelling was found vacated and closed on 12/01/2014.
3. The dwelling became eligible for demolition under the six (6) month rule on 07/01/2014.
4. The notification letter was sent 03/17/2017 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 04/11/2017. 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 \$814.00 Fair market value \$22,405.00
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.**