

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

CASE SUMMARY - HOUSING FILE NO. 2013050588
PROPERTY ADDRESS 2528 MACHINE ST
TAX BLOCK 1373 LOT(s) 022
WARD NORTHEAST
PROPERTY OWNER(s) ALEJANDRO GARCIA MENDOZA
LIS PENDENS 13M2311 FILED 10/22/2013

DUE PROCESS

1. The current **Complaint and Notice of Hearing** was issued 05/29/2013 and service was obtained by certified mail x regular x post x hand delivery __, and publication__ on 05/31/2013. The Hearing was held on 6/28/2013 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 07/12/2013. The Order directed the owner to **vacate and close or repair** the dwelling within **30** days from receipt. Time for compliance expired on 08/12/2013. The dwelling was found vacated and closed on 10/08/2013.
3. The dwelling became eligible for demolition under the six (6) month rule on 04/08/2014.
4. The notification letter was sent 05/10/2017 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 06/13/2017. 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 **\$1,706.00** Fair market value **\$4,900.00**
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.**