

**CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING
CODE**

CASE SUMMARY - HOUSING FILE NO. 2015100153

PROPERTY ADDRESS 4304 S MAIN ST

TAX BLOCK 2019 LOT(s) 108

WARD SOUTHEAST

PROPERTY OWNER(s) PATRICE G FIELDS

LIS PENDENS 16m478 FILED 3/16/16

DUE PROCESS

1. The current **Complaint and Notice of Hearing** was issued 11/12/2015 and service was obtained by certified mail x regular x post x hand delivery___, and publication___ on 11/18/2015. The Hearing was held on 12/14/2015 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 12/22/2015 and service was obtained by certified x regular x post x hand delivery___, and publication ___ on 12/28/2015. The Order directed the owner to **vacate and close or repair** the dwelling within 30 days from receipt. Time for compliance expired on 1/28/2016. The dwelling was found vacated and closed on 3/21/2016.
3. The dwelling became eligible for demolition under the six (6) month rule on 8/21/2016.
4. The notification letter was sent 5/30/2017 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 6/13/2017. 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 **more than fifty percent (>50%)** of the present value of the dwelling.

Estimated cost to repair \$35,124 Fair market value \$26,825

Based on the above information it is recommended that an Ordinance be adopted to cause this dwelling to be **demolished and removed within ninety (90) days.**