

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

CASE SUMMARY - HOUSING FILE NO. 2016020393
PROPERTY ADDRESS 643 KAPP ST
TAX BLOCK 1525 **LOT(s)** 419
WARD NORTHEAST
PROPERTY OWNER(s) ANDERS & ASSOCIATES
LIS PENDENS 16m768 FILED 4/26/2016

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued 3/7/2016 and service was obtained by certified mail ☒ regular ☒ post ☒ hand delivery ___ publication ___ on 3/17/2016. The hearing was held on 4/6/2016 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 4/11/2016 and service was obtained by certified mail ☒ regular ☒ post ☒ hand delivery ___ publication ___ on 4/21/2016. The **Order** directed the owner to **vacate and close or repair** the dwelling with **30** days from receipt. Time for compliance expired on 5/21/2016. The dwelling was found vacated and closed on 9/27/2016.
3. The dwelling became eligible for demolition under the six (6) month rule on 3/27/2017.
4. The notification letter was sent 8/22/2017 advising the owner that the **Community and Development/Housing/General Government Committee** of the City Council would be considering demolition of this dwelling at their meeting on 9/12/2017. 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:

COUNCIL CONSIDERATION

The estimated cost to make repairs 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 \$2,070 Fair market value \$17,500

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.**