CASE SUMMARY:

HOUSING FILE NO.: 2016091047 PROPERTY ADDRESS: 232 FOREST HILL AV WARD: <u>NORTH</u> PROPERTY OWNER(s): <u>YARHA NOYOLA MORAN</u> LIS PENDENS #: 17m105____ DATE LIS PENDENS FILED: _2/1/2017__

DUE PROCESS:

- The current <u>Complaint and Notice of Hearing</u> was issued <u>10/21/2016</u> and service was obtained by <u>✓</u> certified mail; <u>✓</u> regular; <u>✓</u> posting; <u>—</u> hand delivery and <u>—</u> publication on <u>10/26/2016</u>. The Hearing was held on <u>11/21/2016</u> and the owner/agent <u>____</u> did <u>✓</u> did not appear and/or contact the Community Development Department regarding the complaint.
- The <u>Finding and Order</u> was issued on <u>12/6/2016</u> and service was obtained by <u>√</u> certified; <u>√</u> regular; <u>√</u> posting; <u>___</u> hand delivery, and <u>___</u> publication on <u>12/15/2016</u>. The Order directed the owner to <u>vacate and close or repair</u> the dwelling within <u>30</u> days from receipt. The time for compliance expired on <u>1/15/2017</u>. The dwelling was found vacated and closed on <u>3/6/2017</u>.
- 3. The dwelling became eligible for demolition under the \checkmark six (6) month rule $_$ 65% rule on <u>8/6/2017</u>.

COMMENTS (if any):

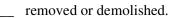
COUNCIL CONSIDERATION:

The estimated cost to make repairs to needed to render this dwelling fit for human habitation:

- exceeds sixty-five percent (65%) of the value of the dwelling.
- \checkmark is less than fifty percent (<50%) of the present value of the dwelling.
- is more than fifty percent (>50%) of the present value of the dwelling.

Estimated cost to repair structure \$1,955 Fair market value of structure \$15,000

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 or, if eligible, repaired under In Rem provisions of the Minimum Housing Code with City Council approval. demolished and removed within ninety (90) days.