CASE SUMMARY:

HOUSING FILE NO.: 2013110326 PROPERTY ADDRESS: 157 S GRAHAM AV WARD: EAST **PROPERTY OWNER(s): ROBERT LEE MCFADDEN & KAREN NOLA MCFADDEN** LIS PENDENS #<u>:14m1573</u> DATE LIS PENDENS FILED: 4/14/2014

DUE PROCESS:

- 1. The current Complaint and Notice of Hearing was issued 1/6/2014 and service was obtained by \checkmark certified mail; \checkmark regular; \checkmark posting; _____ hand delivery and _____ publication on <u>1/16/2014</u>. The Hearing was held on <u>2/6/2014</u> and the owner/agent ______ did \checkmark did not appear and/or contact the Community Development Department regarding the complaint.
- 2. The Finding and Order was issued on 2/26/2014 and service was obtained by \checkmark certified; \checkmark regular; \checkmark posting; _____ hand delivery, and _____ publication on <u>3/8/2014</u>. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. The time for compliance expired on 4/8/2014. The dwelling was found vacated and closed on 5/12/2014.
- 3. The dwelling became eligible for demolition under the \checkmark six (6) month rule 65% rule on 11/12/2014.
- 4. The notification letter was sent on 5/8/2019 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 5/21/2019. The notice further advised that if the owner(s) intended to request an extension of time, they should present evidence of their intent to the Community Development Director prior to the Committee meeting. The Director was \checkmark was not contacted.

COMMENTS (if any):

COUNCIL CONSIDERATION:

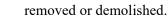
The estimated cost to make repairs to needed to render this dwelling fit for human habitation:



- 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 \$3,512 Fair market value of structure \$12,000

Based on the above information it is recommended that an Ordinance be adopted to cause this dwelling to be:



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