

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 2526 ELMIN STREET PURSUANT TO THE HOUSING CODE OF THE CITY OF CHARLOTTE AND ARTICLE 19, PART 6, CHAPTER 160A OF THE GENERAL STATUTES OF NORTH CAROLINA, SAID BUILDING BEING THE PROPERTY OF ASA HOME MANAGEMENT LLC 1900 SUNSET HARBOUR DRIVE 2ND FLOOR MIAMI, FL 33139

WHEREAS, the dwelling located at 2526 Elmin Street in the City of Charlotte has been found by the Code Enforcement Official of the City of Charlotte to be in violation of the Housing Code of the City of Charlotte and the owners thereof have been ordered to demolish and remove said dwelling; and

WHEREAS, said owner(s) have failed to comply in a timely fashion.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina, that the Code Enforcement Official of the City of Charlotte is hereby ordered to cause the demolition and removal of the dwelling located at 2526 Elmin Street in the City of Charlotte in accordance with the Housing Code of the City of Charlotte. This Ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

Senior Assistant City Attorney

GENERAL INFORMATION	
Property Address	2526 Elmin Street
Neighborhood	Neighborhood Profile Area 120
Council District	#3
Owner(s)	ASA Home Management LLC
Owner(s) Address	1900 Sunset Harbour Drive 2 nd Floor Miami, FL 33139
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Field Observation
◆ Date of the Inspection:	08/02/2017
◆ Received title search:	08/22/2017
◆ Owner(s) notified of Complaint and Notice of Hearing by advertisement and certified mail by:	10/17/2017 10/18/2017
◆ Held hearing for Owner(s) by:	11/10/2017
◆ Owner(s) attend hearing:	No
◆ Owner(s) ordered to demolish structure by:	12/18/2017
◆ Filed Lis Pendens:	01/19/2018 02/01/2018
◆ Owner(s) have not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$6,840
◆ Lien will be placed on the property for the cost of Demolition.	

NOTIFICATION TO OWNER

Owner and parties of interest have been advised that failure to comply with the Order to Demolish the structure would result in City Council being requested to approve demolition by the City and a lien being placed on the property for the cost of demolition.

OPTIONS

IN-REM REPAIR	REHAB TO CITY STANDARD	REPLACEMENT HOUSING	DEMOLITION
Estimated In-Rem Repair Cost: \$43,665	Acquisition & Rehabilitation Cost (Existing structure: 1,303 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$137,294	New Replacement Structure Cost (Structure: 1,303 sq. ft. total) Economic Life: 50 years Estimated cost-\$168,891	Estimated Demolition Cost \$6,840
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 57,400 - Patio: \$ 300 - Land: \$ 13,400 Total Acquisition: \$ 71,100 Estimated Rehabilitation Cost: \$ 65,150 Outstanding Loans \$ 0 Property Taxes owed: \$ 1,017 Interest on Taxes owed: \$ 27 Total: \$ 66,194	Acquisition: Tax values: - Structure: \$ 57,400 - Patio : \$ 300 - Land: \$ 13,400 Total Acquisition: \$ 71,100 New structure: \$ 89,907 Estimated demolition cost: \$ 6,840 Outstanding Loans: \$ 0 Property Taxes owed: \$ 1,017 Interest on Taxes owed: \$ 27 Total: \$ 97,791	

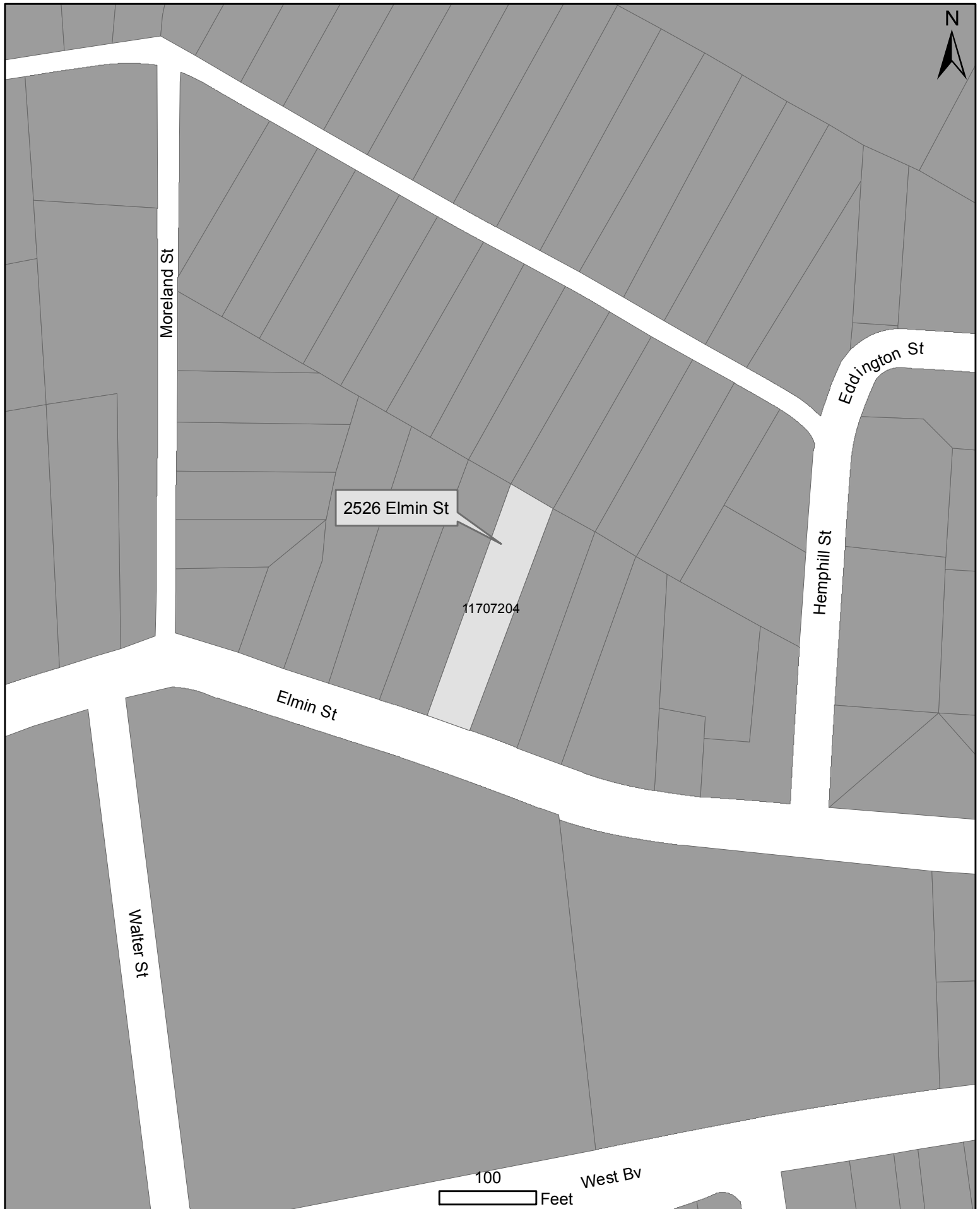
RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$43,665 (\$33.51/sq. ft.), which is 76.07% of the structure tax value, which is \$57,400.

- City rehab costs analysis shows that rehabilitation is not feasible because the cost is prohibitive.
- New construction analysis shows that new construction is not feasible because the cost is prohibitive.
- Violations include: Structural, electrical, plumbing and heating violations. Walls and ceiling covering missing/damaged in areas. Missing/damaged entry doors. Missing floor covering. Broken window panes. Damaged roof covering. Electrical wiring, fixtures and receptacles damaged or missing. Missing plumbing fixtures. No heat source provided.
- The building is 15 years old and consists of 1,301 square feet total.
- A new 1,301 sq. ft. structure can be built for \$89,907.

2526 Elmin Street



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