



**\$250,000 SUBSTANDARD HOUSING GRANT PROJECT
PHASE ONE PROGRESS UPDATE**

1 Identification of properties that meet criteria to condemn. Title search of property performed.

2 Legal notification of property owners/court summons - owners given opportunity to remediate the property or surrender for demolition.

3 Current status of properties:

- **Removed from list – owner remediation in progress or completed:**
 - *Green St property**
 - *Main St property**
 - *Stringer St property**
 - *Smythe St property**
- **Pre-demolition environmental inspection in progress:**
 - *Pelzer St property**
 - *Haynie St property**
 - *Ellison St property**
 - *Washington St property**
- **Summoned back to court:**
 - *Myrtle Ave property**
 - *Anderson St property**
 - *Smythe St property**
 - *Washington St property**
- **In process (lien/title issues):**
 - *Ellison St property**
 - *Haynie St property**
 - *Kay St property**

SEE BELOW FOR THE LEGAL CRITERIA USED BY CHIEF BRAD MANESS IN IDENTIFYING SUBSTANDARD HOUSING

“Substandard housing means any housing unit lacking complete plumbing or sanitary facilities for the exclusive use of the occupants; or any housing unit which has been found by an appropriate local authority to have one or more violations of an applicable housing code that poses a material threat to the health or safety of the occupant; or any housing unit that has been declared unfit for human habitation; or any housing unit that has been found to be substandard in the most recent housing conditions survey conducted by the local government, done in conjunction with the local comprehensive plan or otherwise, provided that there is no evidence that this dwelling has since been rehabilitated.”

The State Housing Laws and the Uniform Housing Code define substandard housing as any condition which exists to an extent that it endangers the life, limb, property, safety or welfare of the occupants or general public.

A111.1.1 Unsafe conditions.

Structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate means of egress, that constitute a fire hazard, are otherwise dangerous to human life or the public welfare, or involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. A vacant structure that is not secured against unauthorized entry as required by Section 311 shall be deemed unsafe.

International Property Maintenance Code Section 108.1.1

Unsafe Structure – “An unsafe structure is one that is found to be dangerous to the life, health, property, or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or such faulty construction or unstable foundation, that partial or complete collapse is possible.”