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CITY OF DURHAM

Memorandum

Date: February 11, 2014

To: Constance Stancil, Director of NIS

From: Rick Hester, Assistant Director of NIS

Subject: 508 Dowd Street

This memo is to address 508 Dowd Street owned by Morris L. Bowden.

Mr. Bowden's mother, Regina, has been in contact with me concerning the house owned by her son at 508 Dowd Street. She is questioning the lien for failure to remediate a Notice of Violation on March 8, 2010 and civil penalties owed by her son on this property accrued for failure to repair the dwelling. Below are the facts of the cases as found in GoEnforce.

- A complaint was received concerning high grass and junk and debris on the property at 528 Dowd on April 7, 2010.
- Rudy Toledo made an inspection and sent a Notice of Violation letter to the owner at the address on file for the owner, Morris Bowden, at 232 Monticello Avenue Durham, NC 27707. The letter was not returned to our office.
- A re-inspection on April 28, 2010 showed that the property was still in violation.
- A request was sent to the Impact Team to remediate the violations on the property.
- The Impact Team cut back the grass and removed the trash at a cost of \$1025.00. (A copy of the bill is attached)
- A lien was filed for this amount on August 9, 2010.
- A complaint was received on this property on July 8, 2011 concerning the condition of the structure.
- The inspection was made and a Complaint and Notice letter sent out by Faith Gardner on July 11, 2011. The letters were sent both certified and first class mail and went to the address on file for the owner, Morris Bowden, at 232 Monticello Avenue Durham, NC 27707.
- The certified mail green cards were returned signed for. The first class letters did not come back.
- No one appeared for the hearing on August 9, 2011.
- Finding of Facts letter was sent out on August 10, 2011. They were sent both certified and first class mail and went to the address on file for Morris Bowden at 232 Monticello Avenue Durham, NC 27707.
- The certified mail was returned unclaimed but the first class letters were not.
- The case was prepared for the March 21, 2012 Housing Appeals Board and a letter was sent to Morris Bowden at 232 Monticello Avenue Durham, NC 27707. The letter was sent both certified and first class mail.
- Once again, the certified mail was returned unclaimed but the first class letters were not.

- The Housing Appeals Board at their meeting on March 21, 2012 voted to issue an order to repair the structure. No one appeared for the HAB meeting.
- A letter was sent to Morris Bowden at 232 Monticello Avenue Durham, NC 27707. The letter was sent both certified and first class mail.
- Once again, the certified mail was returned unclaimed but the first class letters were not.
- Civil penalties were accruing and the balance was \$3800.
- To date there has been no payment on the lien or the civil penalties.

Morris Bowden's mother, Regina George Bowden, claims that they were never notified but this is not accurate as we have signed certified mail green cards signed for the Complaint and Notice. Also, none of the first class letters were ever returned. All letters were sent to the address on file for Morris Bowden at 232 Monticello Avenue Durham, NC 27707. This is still the address on the tax records. I have never spoken with nor communicated in any way with the owner, Morris Bowden.