

ASET Quarterly Report

October 2018

4518 E Fountain Way

This is a deteriorating and occupied 57-unit apartment complex with excessive calls for police service and an extensive code history, including an active case for bed bugs, roaches, and a lack of air conditioning, heating, and natural gas.



4518 E Fountain Way

Continued



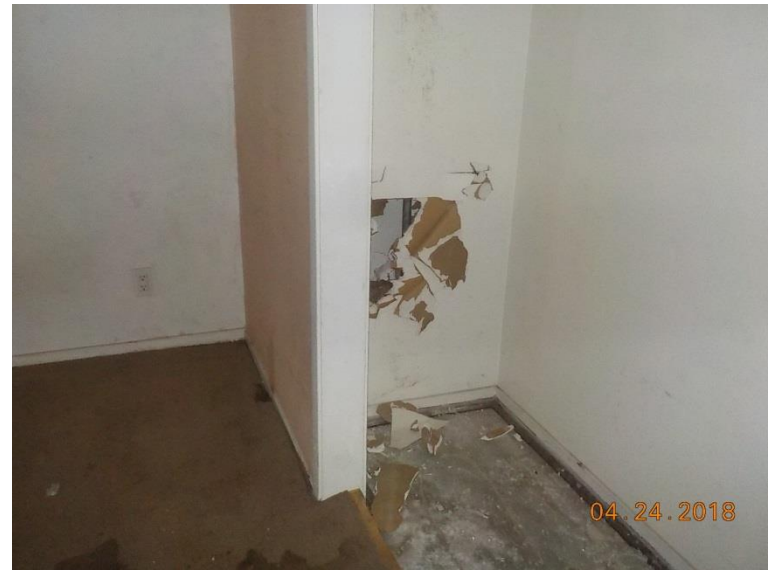
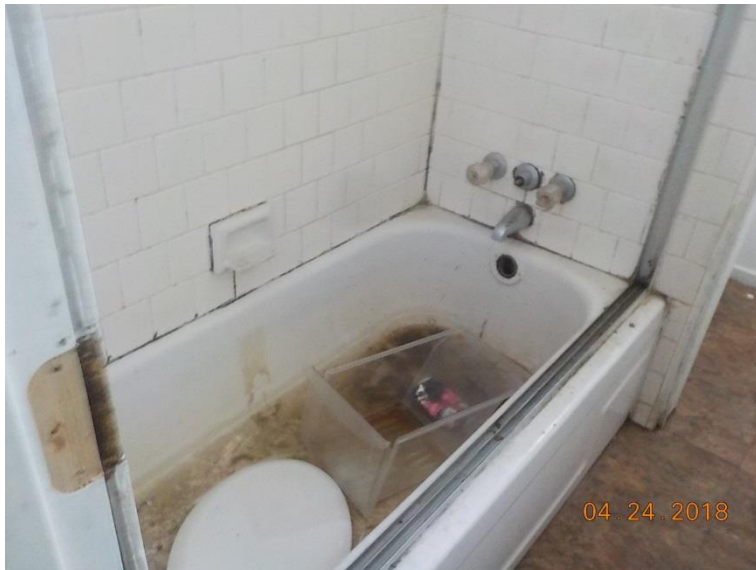
4805 E University

This is a partially occupied, substandard 3-unit complex with an extensive history of housing code violations, including lack of water and electrical service, frequent calls for police service, and a history of squatters.



4805 E University

Continued



4805 E University

Continued



4608-4612 E Inyo

This is an occupied and deteriorating 8-unit complex with significant substandard conditions, including pest infestation, junk/rubbish, mold, water leaks, and inoperable vehicles; in addition to excessive calls for police service.



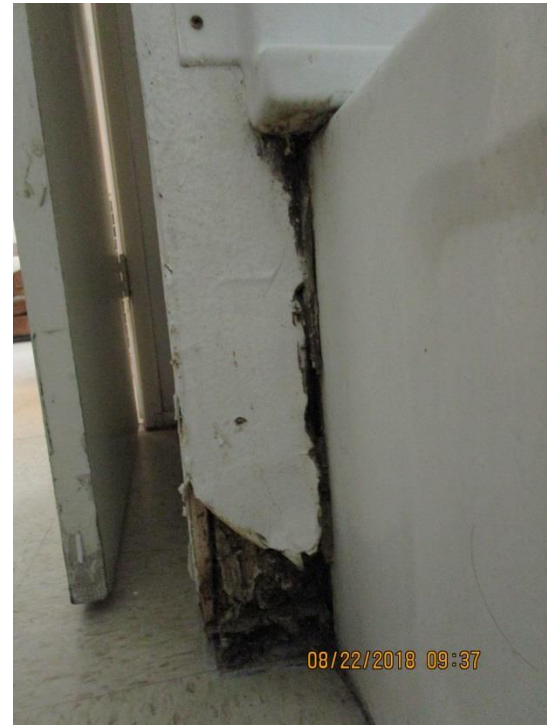
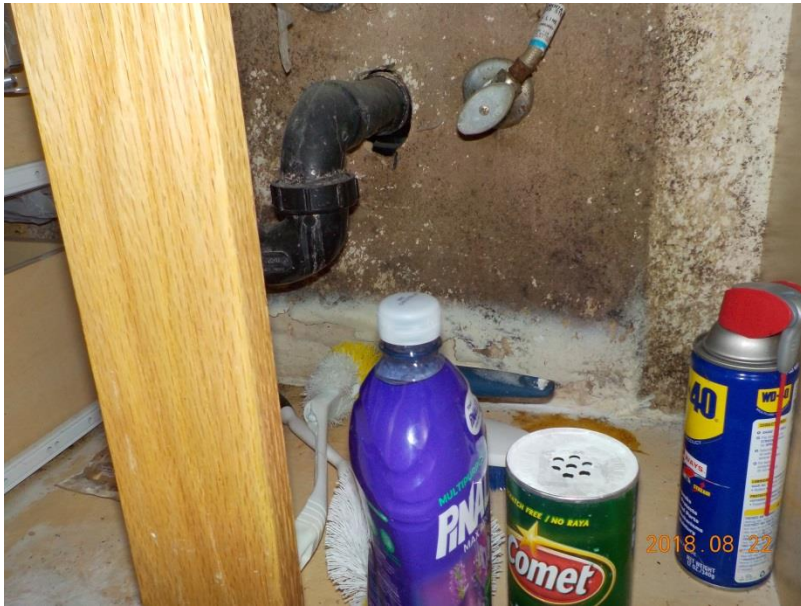
4608-4612 E Inyo

Continued



4608-4612 E Inyo

Continued



4460 E Woodward

This 4-unit, multi-family residence is occupied and severely dilapidated. The significant health and safety violations include junk/rubbish, a dangerous staircase, missing fire extinguishers, illegal use of extension cords, and deteriorating landings and garages.



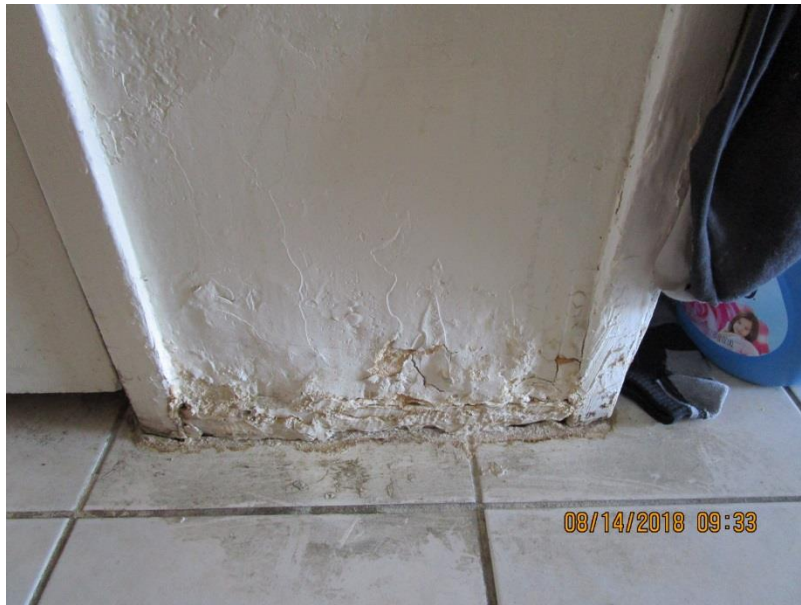
4460 E Woodward

Continued



4460 E Woodward

Continued



440 S Chestnut

This is an occupied, substandard and deteriorating 12-unit complex with excessive calls for police service and significant health and safety violations, including junk/rubbish, damaged walkways, boarded or broken windows, a dangerous staircase, and a homeless encampment. It is located within close proximity to several schools.



440 S Chestnut

Continued



440 S Chestnut

Continued



5035-5049 E Lane

ASET inspected 16 units, next door to a school, with significant substandard conditions and health and safety issues, including but not limited to, broken windows, roach infestation, egress violations, and missing smoke alarms. Additionally, the apartment complex generated frequent calls for police service, including gunfire.

Before



After



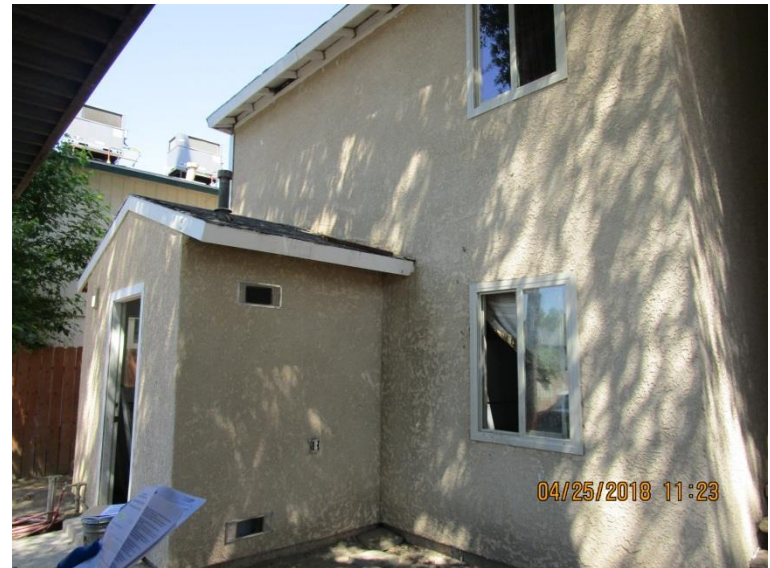
5035-5049 E Lane

Continued

Before



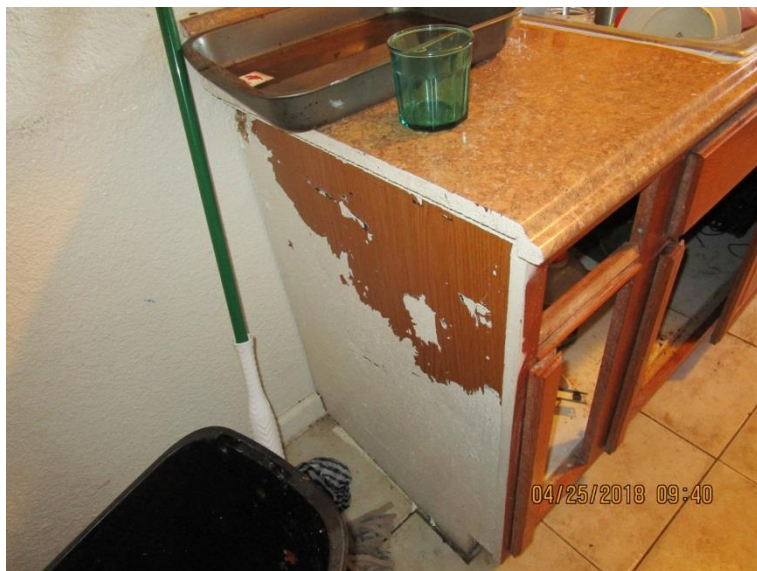
After



5035-5049 E Lane

Continued

Before



In Progress



701 W Cambridge

This property is a partially occupied 10-unit apartment complex with significant health and safety issues, including mold, water damage, insect infestation, and boarded windows.



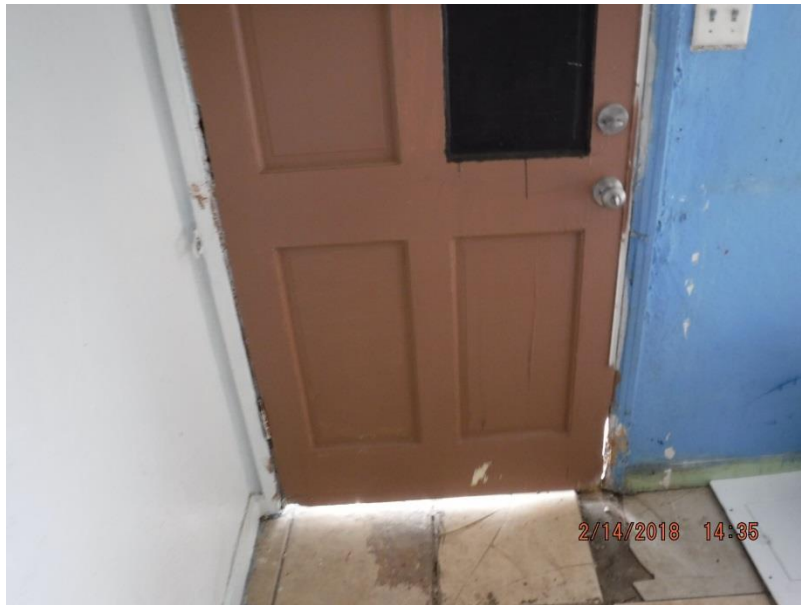
701 W Cambridge

Continued



701 W Cambridge

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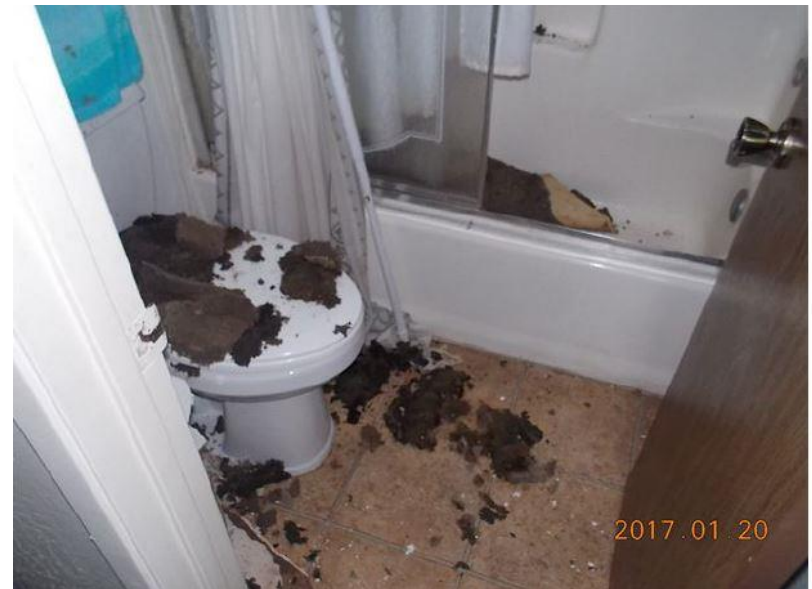
4811 E Geary

This dilapidated and occupied single-family residence has a severely deteriorating and hazardous roof, as well as evidence of mold and water damage, unsanitary bathroom and kitchen areas, and damaged interior and exterior walls.



4811 E Geary

Continued



4811 E Geary

Continued



2248-2266 W Princeton

This property is two apartment complexes next to each other with the same owners. There are a total of 22 units with a long prior code enforcement history and many police calls for service.



2248-2266 W Princeton

Continued

Before



After



2248-2266 W Princeton

Continued

Before



After



4853 E University

This property is a vacant and abandoned 5-unit apartment complex regularly broken into and used by squatters and transients.

Before



After



4853 E University

Continued

Before



After



1203 W Simpson

This property is a partially occupied 14-unit apartment complex.

Before



After



1203 W Simpson

Continued

Before



After



1309 & 1315 B Street

These are two single family homes on one APN. City was seeking voluntary compliance for substandard conditions, including major structural damage, unsanitary conditions, missing smoke and carbon monoxide alarms, improper occupancy of the enclosed back porch, and unpermitted electrical wiring at the rear patio.

Before



After



4538 E Hamilton

This is a severely dilapidated 28-unit apartment complex with significant health and safety violations including the presence of chickens/roosters and pest infestations. There is an extensive history of code violations for this property, as well as calls for police service.



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Before



After



4538 E Hamilton

Continued

Before



After



Law Clerk & Investigator cases

Working closely with DARM inspectors, the law clerks and investigators have seen success resulting in the complete rehabilitation of many vacant, blighted properties.

437 N Poplar



437 N Poplar

Continued

Before



After



437 N Poplar

Continued

Before



After



704 N 6th

Before



After



421 N Park

Before



After



421 N Park

Continued



362 N Calaveras

Before



After



362 N Calaveras

Continued

Before



After



362 N Calaveras

Continued

Before



After

