

Code Enforcement Report

City Attorney's Office
March 10, 2022

Rental Housing

- ▶ ASET and Reactive
 - ASET currently has 12 open cases with properties containing 217 rental units.
 - Since October 1, 2021, the Reactive Unit has opened 352 cases, closed 302 cases, and has 312 active cases.

ASET - 4730 E. Lamona (District 7)

8 unit complex. Initial ASET exterior inspection completed, and Notice and Order issued for 48 violations on April 13, 2021. Property owners signed a compliance agreement on May 7, 2021, and the rehabilitation is in progress.



Before



After

ASET - 4730 E. Lamona (District 7)



Before



In Progress

ASET – 1914 – 1926 E Shields (District 1)

Abandoned four-unit apartment complex that suffered several fires between October 2020 and February 2021. The City filed for receivership on an emergency basis on December 17, 2020, and a receiver was appointed on February 18, 2021. The Receiver has completed substantial work at the property, and they are currently in escrow to sell the property to a new, responsible owner.



Before



After

ASET – 1914 – 1926 E Shields (District 1)



Before



After

Rental Housing

▶ Proactive Inspections

- Currently, there are 86,350 individual rental units registered in the Rental Housing Registry, which are located at 30,732 registered rental properties.
- Since the inception of the program, over 13,500 Baseline Health & Safety and Compliance Re-inspections have been performed.

Mobilehome Parks

- ▶ The Mobilehome Parks team has 25 open cases throughout the City and 35 closed cases. The team has focused on training and the evaluation of all 27 parks in the City, along with responding to reactive complaints.
 - ▶ The Department of Housing and Community Development will be evaluating the City's Mobilehome Park program on March 22 and March 23.
 - ▶ A Maintenance Inspection will be conducted at Modern Mobilehome Park in District 5 on April 13, 2022.
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Community Compliance

District Team Case Numbers (as of February 25, 2022):

District 1 – 480 cases

District 2 – 186 cases

District 3 – 566 cases

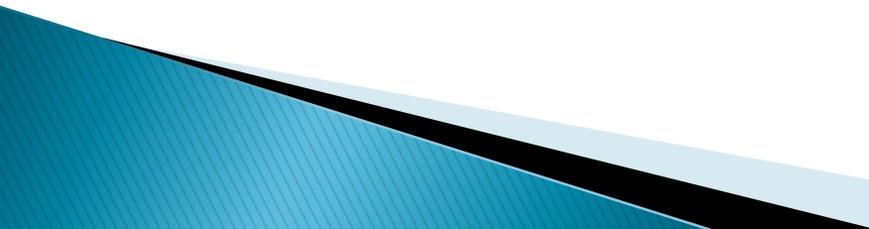
District 4 – 288 cases

District 5 – 258 cases

District 6 – 89 cases

District 7 – 480 cases

Commercial Vacant Buildings

- ▶ On July 19, 2021, amendments to the Vacant Building Ordinance became effective increasing the requirements for vacant commercial buildings. An inspector was assigned to commercial vacant buildings, and he has made great progress in inspections and compliance.
 - ▶ To date, 46 cases have been opened on vacant commercial buildings, and exterior inspections have been conducted on all of them. Notice and Orders have been issued to property owners who have failed to respond to their Courtesy Notices. Re-inspections of the Noticed properties will be taking place during the first week of March and citations will be issued, if necessary.
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Encampments Increasing



Encampment along Dan Ronquillo Dr.
between Roeding and West (District 3)

Relocation Plan Necessary



Property located at 2417 E. Belmont (District 7) required immediate posting against occupancy on January 7, 2022, as the owner was working on a large-scale construction while tenants still resided in the house.

Special Teams

School Area Team

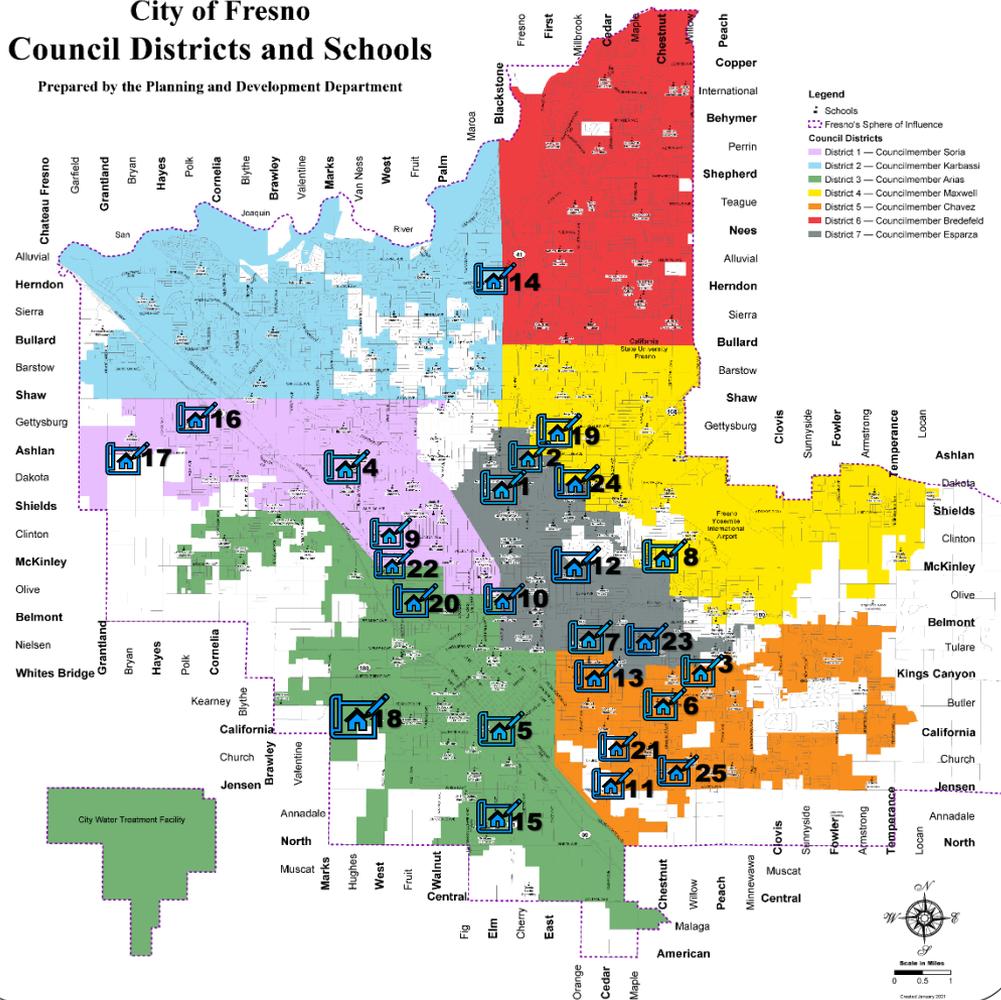
- ▶ The School Area Team provides pro-active code enforcement around schools.
 - ▶ Since the last quarterly report, the SAT has completed inspections and outreach in the following eight school areas: Pinedale (D2), West Fresno (D3), Teague (D1), Harvest (D1), Sunset (D3), Thomas (D4), Muir (D3), and Balderas (D5).
 - ▶ SAT enforcement and outreach is now underway in the following four school areas: Fremont (D1), Burroughs (D7), Centennial (D4), and Aynesworth (D5).
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Special Teams

School Area Team

City of Fresno Council Districts and Schools

Prepared by the Planning and Development Department



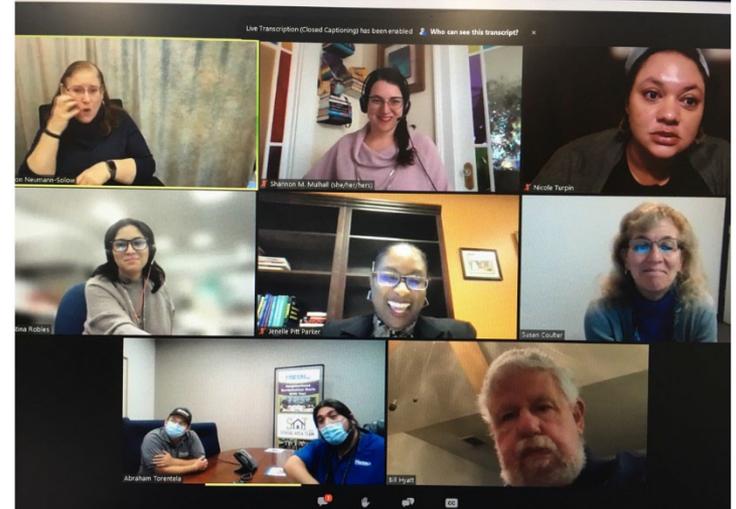
School Legend February 2020 to Present

- | | | | |
|--|--|--|---------------------------|
| | 1. Fort Miller Middle School | | 19. Thomas Elementary |
| | 2. Pyle Elementary | | 20. Muir Elementary |
| | 3. Olmos Elementary | | 21. Balderas Elementary |
| | 4. Wilson Elementary | | 22. Fremont Elementary |
| | 5. Lincoln Elementary | | 23. Burroughs Elementary |
| | 6. Frank Lane Elementary | | 24. Centennial Elementary |
| | 7. Rowell Elementary | | 25. Aynesworth Elementary |
| | 8. Ericson & Norseman Elementary | | |
| | 9. Homan Elementary | | |
| | 10. Susan B. Anthony Elementary | | |
| | 11. Calwa Elementary | | |
| | 12. Mayfair Elementary | | |
| | 13. Jackson Elementary | | |
| | 14. Pinedale Elementary | | |
| | 15. West Fresno Elementary & Middle School | | |
| | 16. Teague Elementary | | |
| | 17. Harvest Elementary & Glacier Point Middle School | | |
| | 18. Sunset Elementary | | |

Special Teams

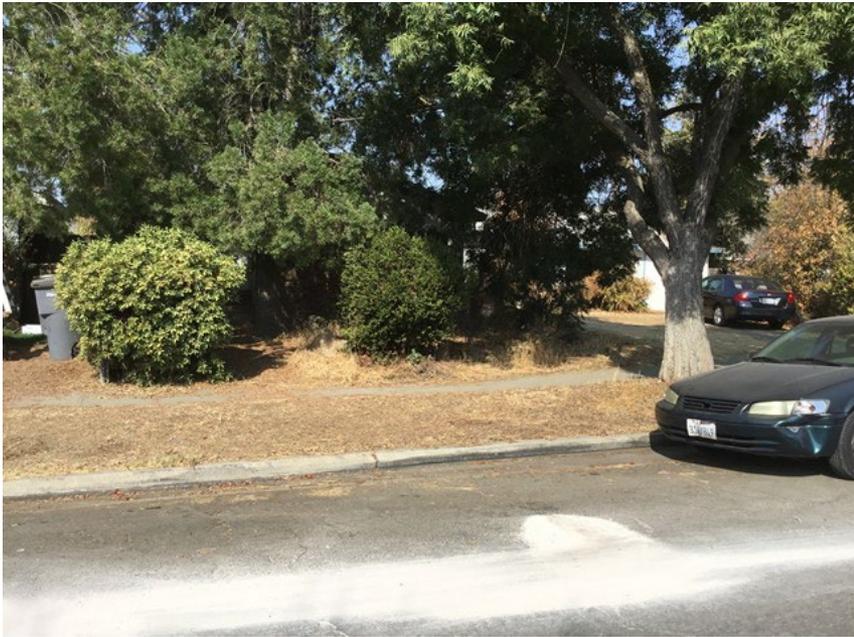
School Area Team

November and December Community Engagement



SAT – 4379 N Seventh (District 4)

Overgrown landscaping in Thomas Neighborhood.



Before



After

SAT – 2560 S Rowell (District 5)

Encampment in rear yard adjacent to school property in Calwa Neighborhood.



Before



After

Special Teams

▶ Abatement Team

- The existing abatement team consists of three Light Equipment Operators and four Laborers. Six additional laborers have been hired, and training has begun.
- Since the last code report, the abatement team has completed 119 abatements, including board-ups, tall grass/weed abatements, and junk/rubbish clean-ups.

Special Teams

▶ Trash Collection

- Between the Tire Team and the Abatement Team, the following amounts of trash and waste tires have been collected so far in 2022:

- January, 2022: 108,700
- February, 2022: 218,900
- Total YTD: 327,600

- ▶ Code is pleased to help Mayor Dyer reach his Million Pound Challenge!

Special Teams

- ▶ Abatement Team – 6545 N Bungalow (District 2)



Before



After

Special Teams

- ▶ Abatement Team – 2008 W Hedges (District 3)



Before



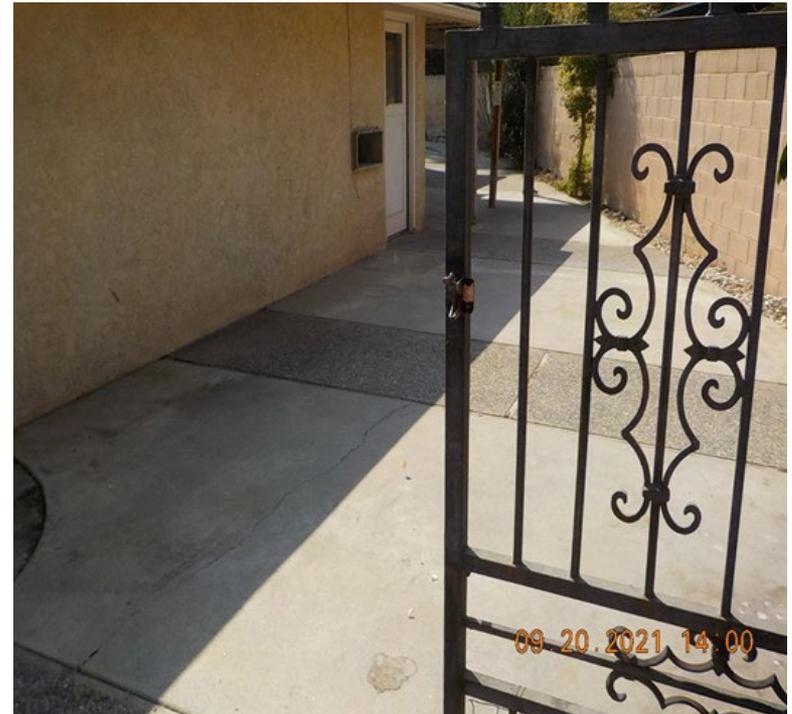
After

Special Teams

- ▶ Abatement Team – 1666 E Homsy (District 5)



Before



After

Special Teams

- ▶ Abatement Team – 1518 W Vassar (District 1)



Before



After

Special Teams

▶ Demolitions

- The Demolition Team has facilitated ten demolitions since the last Code Enforcement report; eight completed directly by the City, and two completed by property owners with Code Enforcement oversight and motivation. Additionally, two properties have been fully rehabilitated by property owners after Code Enforcement motivation. Further, four demolitions are in progress, two demolition applications are in progress, five rehabilitations by owner in lieu of demolition are in progress, and one application for rehabilitation by owner in lieu of demolition is in progress.

Special Teams

- ▶ Demolitions – 1066 E Shaw (District 4)
 - Demolition completed by Property Owner



Before



After

Special Teams

- ▶ Demolitions – 2957 S Newman (District 3)
 - Demolition completed by City



Before



After

Special Teams

▶ Tires

- Since the last code enforcement report, the tire team has collected 6,327 waste tires.
- 171 waste tire facility inspections have been conducted.
- A Tire Amnesty Event was held on January 22, 2022, and an additional 1,134 waste tires were collected.



Legal Team

▶ ABCUP Inspection Program

- Investigators provide an educational binder to the business, which includes a notice of inspection two weeks later. Then, during the inspection, the investigator goes over a checklist with the business representative. If violations are found, a Notice of Violation is sent, giving the business 30 days to correct the violation before a re-inspection occurs.
- As of February 24, 2021, 275 businesses have been inspected, 46 Notices of Violation have been sent, and 40 re-inspections have occurred.

Eviction Protection Program

- ▶ On July 26, 2021, the City launched the Eviction Protection Program (EPP) to help prevent illegal evictions.
- ▶ Legal staff receives inquiries from tenants facing eviction, and they are screened. Eligible tenants are contacted by outside counsel for representation in the eviction proceedings.
- ▶ Tenants are also provided additional resources, including referrals to the Emergency Rental Assistance Program or housing resources, if necessary. In cases where tenants allege substandard housing conditions, an inspection is conducted to confirm and add merit to this defense.

Eviction Protection Program

- ▶ Information is current as of February 24, 2021:
 - Number of inquiries to the EPP: 466
 - Number referred to outside counsel: 204
 - Of those referred, many have had successful results:
 - Five cases dismissed at trial
 - Seventeen cases negotiating increased move out time
 - Four cases negotiating reduction of amount
 - Seventy-five cases resulting in no eviction proceeding on the tenant's record

Accounting

- ▶ February 22, 23, and 24, 2022, the City held Special Assessment hearings in front of the Administrative Hearing Officer
 - ▶ First Special Assessment hearings in more than two years
 - ▶ Total amount assessed on to County Tax Rolls after hearings is \$1,972,232.40.
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Funding

▶ Demolitions

- Fires and deterioration have led to an increased number of emergency demolitions in the City, which impacts the City Attorney's Office budget.
 - In FY 2020 - \$345,011.80
 - In FY 2021 - \$375,238.70
 - In FY 2022 - \$371,487.22 year to date

▶ Relocation

- A plan for relocation with funding is necessary as there have been an increase in displacement due to postings dangerous properties against occupancy.

Any questions?

