

ANTI-SLUM ENFORCEMENT TEAM (ASET)

Status Report 4/21/17

LOCATION	OWNER	UNITS	STATUS UPDATE
ACTIVE TARGET PROPERTIES			
<p>West Shaw Estates 4954 N Holt Ave individually owned apartment-style condominiums with multiple rental units; excessive calls for police service, criminal activity, lack of maintenance and security, and attached garages occupied by unauthorized persons</p>	<p>Various Owners I & I Property Management, Inc.</p>	228	<p>MORPO letter issued; Operations Plan prepared; Phase One of initial inspections conducted 2/15/17; Phase Two of initial inspections conducted 3/1/17; Phase Three of initial inspections conducted 3/15/17; Phase One Notice and Order for 304 exterior violations issued 4/19/17; Phase Two and Three Notice and Orders to issue</p>
<p>Hotel California 530 N Weber Ave occupied hotel/motel illegally operating as apartment complex; significant health and safety violations, including lack of heat and hazardous electrical conditions</p>	<p>Sharma Venu</p>	52	<p>Notice and Orders issued 12/9/16, 12/30/16, 1/6/17; Property posted against occupancy 1/5/17 due to imminently hazardous electrical conditions; Power shut off 1/9/17 pending repairs; Resident relocation operations completed; Summary Abatement upheld pursuant to hearing 1/31/17; 100% compliance of 215 violations as of 3/23/17; Relocation payments and recovery pending</p>
<p>2061/2075 S. Hayston Ave occupied substandard apartment buildings with multiple health and safety violations</p>	<p>Sunny & Cecilia Chan</p>	34	<p>Re-inspection 12/5/16; 99.5% compliance of 648 violations; Settlement Agreement reached; Final compliance inspection 6/1/17</p>
<p>2748 N. Weber Ave occupied substandard apartment buildings with multiple health and safety violations</p>	<p>Sunny & Cecilia Chan</p>	54	<p>Re-inspection 12/6/16; 99.5% compliance of 1,043 violations; Settlement Agreement reached; Final compliance inspection 6/1/17</p>
<p>2307 N. Maroa Ave vacant, blighted single-family residence with history of occupancy by unauthorized persons, multiple board-ups, and frequent calls for police service</p>	<p>Catherine D. Senner</p>	1	<p>Notice to Abate 20 violations issued 12/28/16; Petition for Health & Safety Receivership filed 01/10/17; Settlement Agreement reached; Final Compliance Inspection 6/13/17</p>
<p>1450 N. Archie Ave vacant, blighted single-family residence with history of occupancy by unauthorized persons and multiple board-ups; adjacent to similar property with same owner that resulted in fatal fire</p>	<p>Brian H. Rosene & Randy L. Cunningham</p>	1	<p>Notice and Order for 46 violations issued 12/16/15; Complaint for Injunctive Relief filed 5/18/16; Default Judgment for Injunctive Relief pending</p>
<p>1464 E. Patterson Ave (1450-1490) dilapidated and occupied multi-family housing complex with housing code violations</p>	<p>BDHOV</p>	13	<p>All units cleared; Interior violations completed; Monitoring completion of exterior violations</p>

611 N. Van Ness Ave dilapidated and occupied multi-family housing complex with history of criminal activity, frequent calls for police service, and housing code violations	New Ownership	14	Clearance inspection to be completed for 112 violations
619 N. Van Ness Ave dilapidated and occupied multi-family housing complex with history of criminal activity, frequent calls for police service, and housing code violations	New Ownership	5	Clearance inspection to be completed for 104 violations
1367 E. San Ramon Ave 4-plex containing both occupied and vacant units; multiple health and safety violations; history of occupancy by unauthorized persons, multiple board-ups, and frequent calls for police service	Brian H. Rosene John & Leona Tosatto	4	Notice and Order issued; Summary abatement conducted; Notice to Abate 61 violations issued 2/15/17; Petition for Health & Safety Receivership filed 03/22/17; Hearing scheduled for 6/13/17
6540 N. Winery Ave vacant, blighted single-family residence with history of occupancy by unauthorized persons, multiple board-ups, presence of attractive nuisances, theft of utilities, criminal activity, and frequent calls for police service	Brian H. Rosene	1	Notice and Order issued; Summary abatement conducted; Notice to Abate 16 violations issued 12/16/16; Petition for Health & Safety Receivership filed 03/22/17; Hearing scheduled for 6/13/17
4538-4550 E. Olive Ave occupied dangerous and substandard apartment buildings with substantial health and safety violations, including damaged roofs and water leakage	Guadalupe Fernandez	6	Receivership awarded 11/10/16; 112 total violations; Receivership Plan approved by Court 1/25/17
1131 N. Jackson Ave (fka 4551 E. Clay) occupied dangerous and substandard apartment buildings with substantial health and safety violations, including damaged roofs and water leakage	Guadalupe Fernandez	7	Receivership awarded 11/10/16; 113 total violations; Receivership Plan approved by Court 1/25/17
COMPLETED TARGET PROPERTIES			
2005 W. Shields Ave	Lynn B. Sayavong	6	Full compliance of 165 violations; Full payment received
[below items include actions of STOPP team prior to creation of ASET]			
Summerset Village 2103 N. Angus St	Chris Henry	220	Full compliance of 1,450 violations; Settlement payment approved
255 N. Diamond St	Luis Santos	4	Full compliance of 61 violations
5239 E. Huntington Ave	New Ownership	60	Full compliance of 291 violations
474 N. Glenn Ave	New Ownership	8	Full compliance of 37 violations

POTENTIAL TARGET PROPERTIES

358 N. Roosevelt Ave; 360 N. Roosevelt Ave	BDHOV LP; LEHOV LP	10	
1203 W. Simpson Ave	Malcolm D. Powers & Judy Powers	16	
5039 E. Lane Ave	Sean Sanchez	16	
1115 W. Simpson Ave	Zaid Altahan & Maha K. Yahya	22	
1920 E. Pontiac Way; 1953 E. Saginaw Way	Palm Plaza Apartments LLC	61	
1159 W. McKinley Ave; 1578 N. Brooks Ave	Lu Mike Chinen & Lina Luo	54	
3313 N. Maple Ave	New Ownership	62	
2025 E. Pontiac Way	SAK Management, LLC	24	
3249 E. Normal Ave	Jesse L. Adkins & Kyong H. Adkins	8	
2630 E. Grant Ave	Armenio C. Tuvera & Norma E. Tuvera	1	
3754 E. Kerckhoff Ave	Heidi Stigum	1	
2026 N. Angus St	RS, LLC	80	
604 N. Second St	Batarshe Issa & Widadi	4	
4488 - 4498 N. Cornelia Ave	Wasatch Pool Holdings LLC (Logan, UT)	193	
3960 N. Fruit Ave	Peter K & Chris Anezinos Peter K (Millbrae, CA)	54	
3328 N. Marks Ave	Landmark Hill Investments, LLC (San Jose, CA)	52	
2019 S. Hayston Ave	Bill Tang & Sherry Li	16	
4040 E. Dakota Ave	Zaid Altahan & Maha K. Yahya	42	
2690 N. Weber Ave	Zaid Altahan & Maha K. Yahya	30	
4781 E. Ashlan Ave	Zaid Altahan & Maha K. Yahya	24	
415 N. Manila Ave	Zaid Altahan & Maha K. Yahya	8	
431 N. Manila Ave	Zaid Altahan & Maha K. Yahya	8	
2330 E. Ashlan Ave			
4139 N. Thesta Ave	Zaid Altahan & Maha K. Yahya	37	
3320 N. West Ave			
1212 E. Andrews Ave	Zaid Altahan & Maha K. Yahya	27	
475 N. Manila Ave	Zaid Altahan & Maha K. Yahya	21	
4781 N. Polk Ave	Various (Townhomes)	96	
4887 N. Polk Ave	Various (Townhomes)	20	
845-865 W. Ashlan Ave 4025-4085 N. Fruit Ave	Fresno Del Monte Pines LP (Winn Co., Boston MA)	365	