

ASET Quarterly Report

April 4, 2019

Highlighted Active Cases

4412 E Olive

An occupied and substandard multi-family residence with significant health and safety violations, including lack of heat, broken windows, visible mold, infestations, electrical issues, severe dilapidation and lack of maintenance; ongoing transient activity on the property; failed fire inspection.

Before



Before



4412 E Olive

Continued

Before



Before



4412 E Olive

Continued

Before



Before



4412 E Olive

Continued

Before



Before



757 N Jackson

A dilapidated and occupied multi-unit complex with visible structural deterioration to the balconies and staircases; boarded and/or broken windows and doors; adjacent to a homeless encampment; close proximity to elementary school.

Before



Before



757 N Jackson

Continued

Before



Before



405-421 S Recreation

A severely dilapidated and occupied multi-unit complex with numerous open code cases for lack of heat, lack of hot water, lack of AC, mold, plumbing leaks, and pest infestations; excessive calls for police and fire service; close proximity to several schools.

Before



Before



405-421 S Recreation

Continued

Before



Before



405-421 S Recreation

Continued

Before



Before



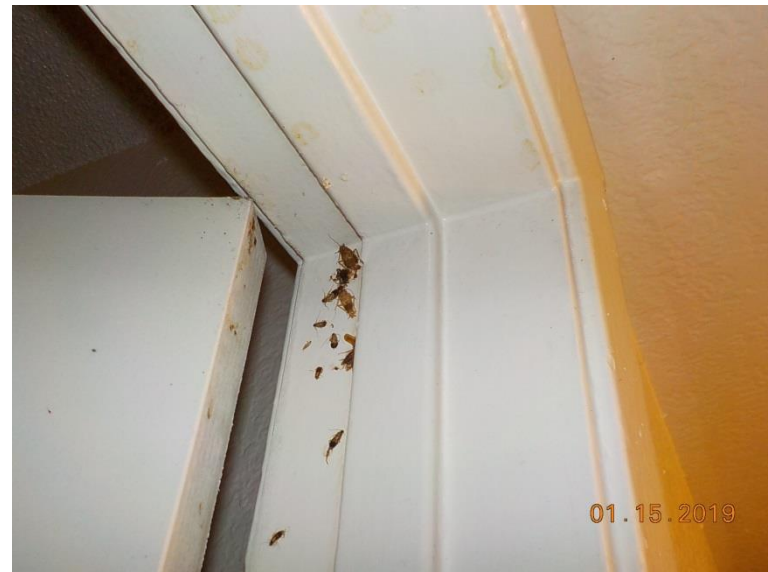
2525 W Andrews

A neglected and occupied apartment complex with extensive history of police and fire calls for service; current open code case for roaches, mice, plumbing leaks, and dangerous patio supports; close proximity to schools

Before



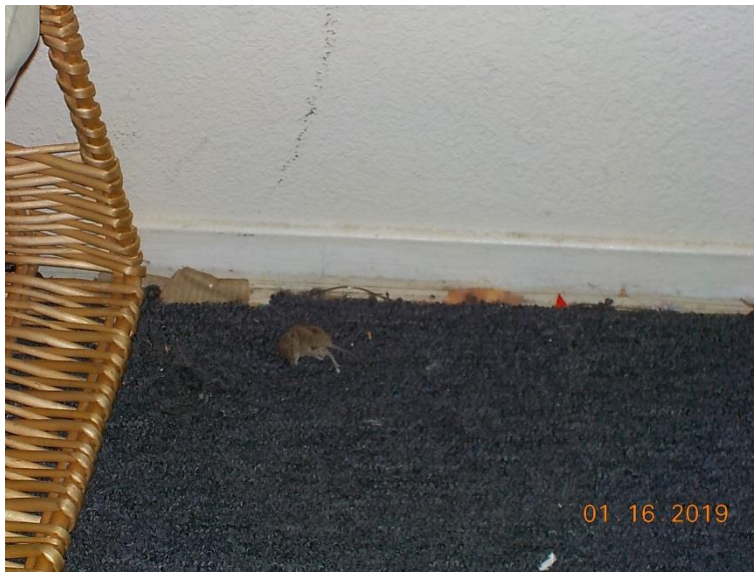
Before



2525 W Andrews

Continued

Before



Before



4659 E Tyler

A blighted and deteriorated occupied multi-unit complex with code history for pest infestation and broken appliances, multiple health and safety issues, damaged window screens, missing fire extinguishers, dangerous stairs, carport caving in, damaged walls; history of excessive calls for police service; close proximity to schools

Before



Before



4659 E Tyler

Continued

Before



Before



202 W Shields

This is an occupied and dilapidated apartment complex with extensive code history and several active cases.

Before



Before



202 W Shields

Continued

Before



Before



202 W Shields

Continued

Before



Before



Rehabilitations In Progress

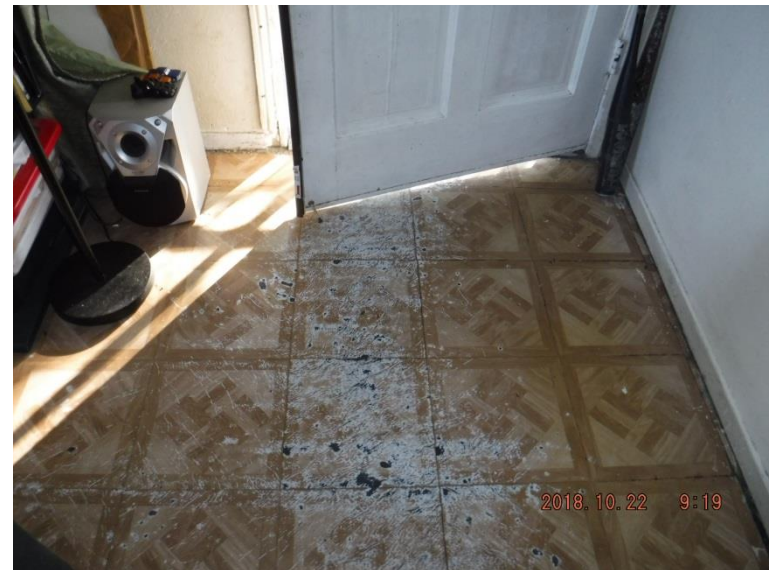
1504 E Yale

This is a severely deteriorating and occupied multi-family complex with multiple substandard conditions.

Before



Before



1504 E Yale

Continued

Before



Before



1504 E Yale

Continued

Before



Before



1504 E Yale

Continued

In Progress



In Progress



3279-3285 E Clay

This is an occupied multi-family complex with evidence of substandard conditions.

Before



Before



3279-3285 E Clay

Continued

Before



Before



3279-3285 E Clay

Continued

After



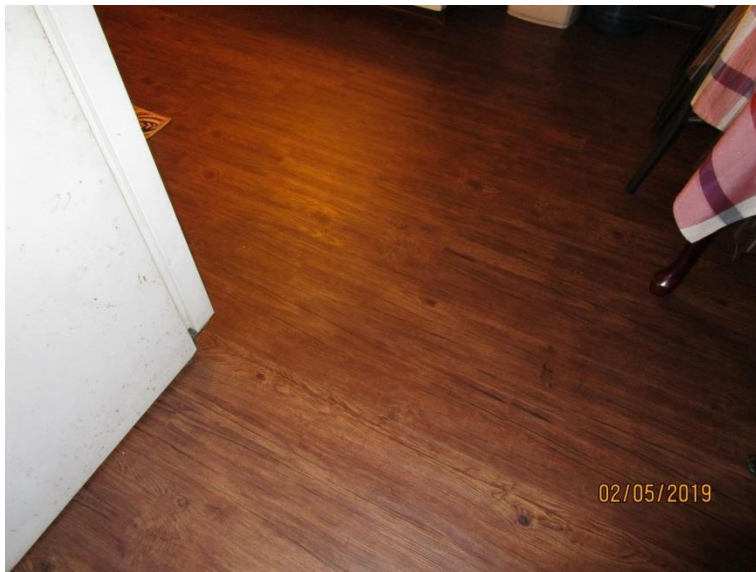
After



3279-3285 E Clay

Continued

After



After



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.

Before



Before



4805 E University

Continued

Before



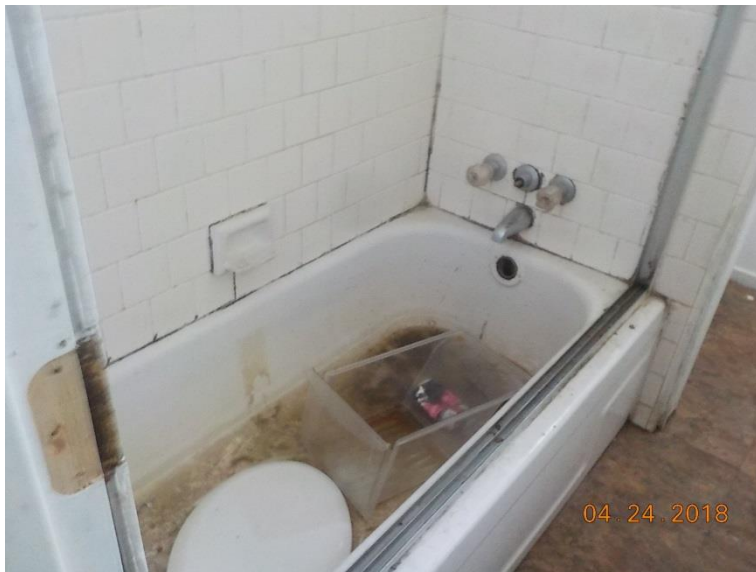
Before



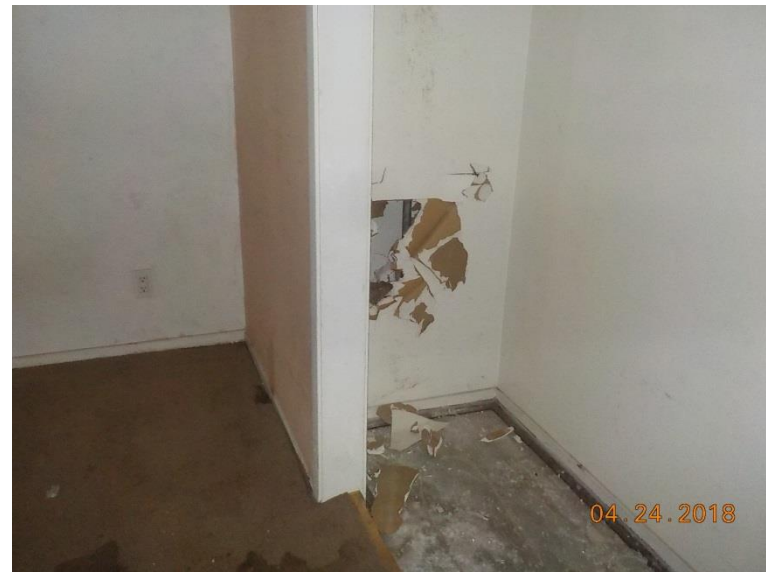
4805 E University

Continued

Before



Before



4805 E University

Continued

In Progress



In Progress



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.

Before



Before



440 S Chestnut

Continued

Before



Before



440 S Chestnut

Continued

Before



Before



440 S Chestnut

Continued

In Progress



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.

Before



Before



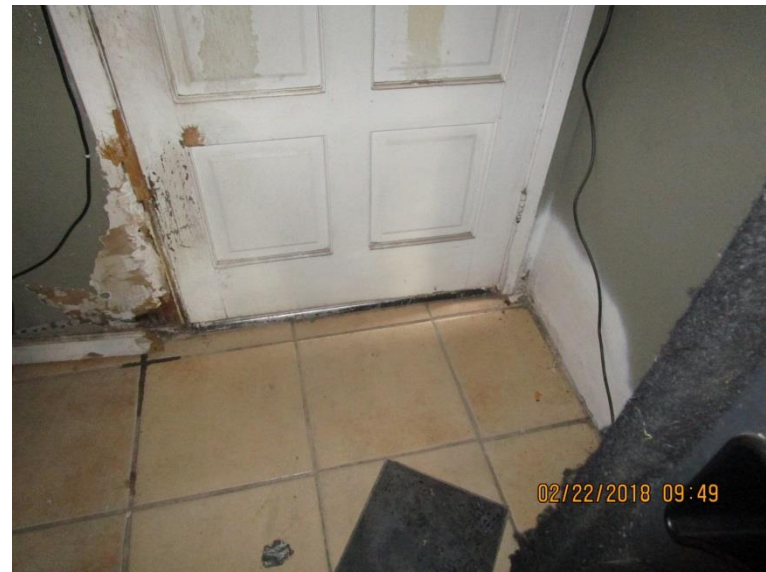
701 W Cambridge

Continued

Before



Before



701 W Cambridge

Continued

In Progress



In Progress



701 W Cambridge

Continued

In Progress



In Progress



1203 W Simpson

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

Before



Before



1203 W Simpson

Continued

After



After



2249 W Princeton

This is a dilapidated and deteriorating occupied apartment complex with an extensive code history.

Before



Before



2249 W Princeton

Continued

Before



Before



2249 W Princeton

Continued

Before



Before



2249 W Princeton

Continued

Before



In Progress



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.

Before



Before



4460 E Woodward

Continued

Before



Before



4460 E Woodward

Continued

In Progress



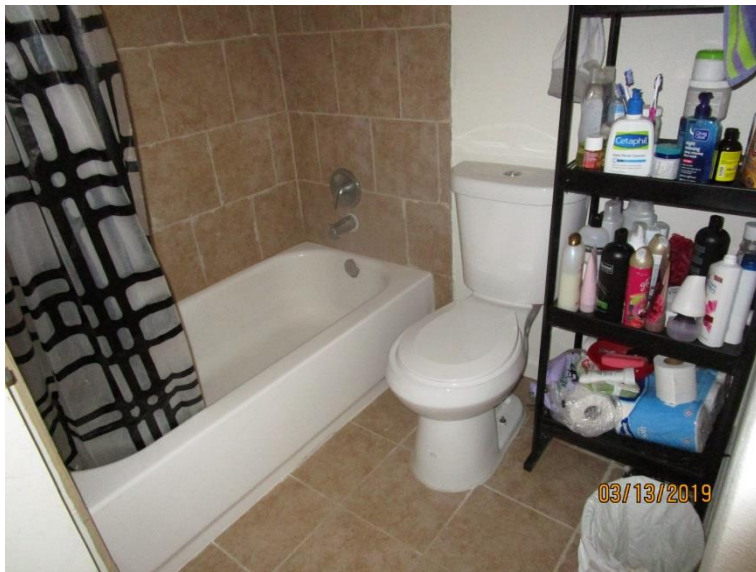
In Progress



4460 E Woodward

Continued

After



After



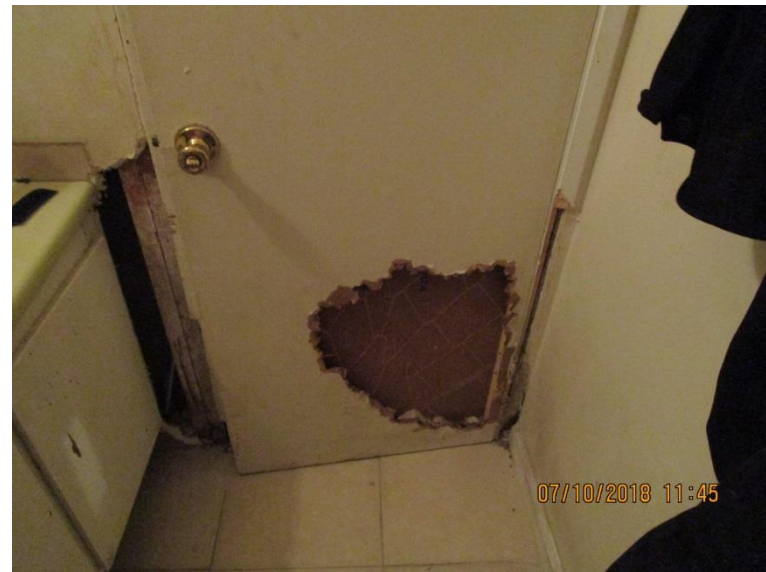
4518 E Fountain Way

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.

Before



Before



4518 E Fountain Way

Continued

Before



Before



4518 E Fountain Way

Continued

Before



In Progress



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.

Before



Before



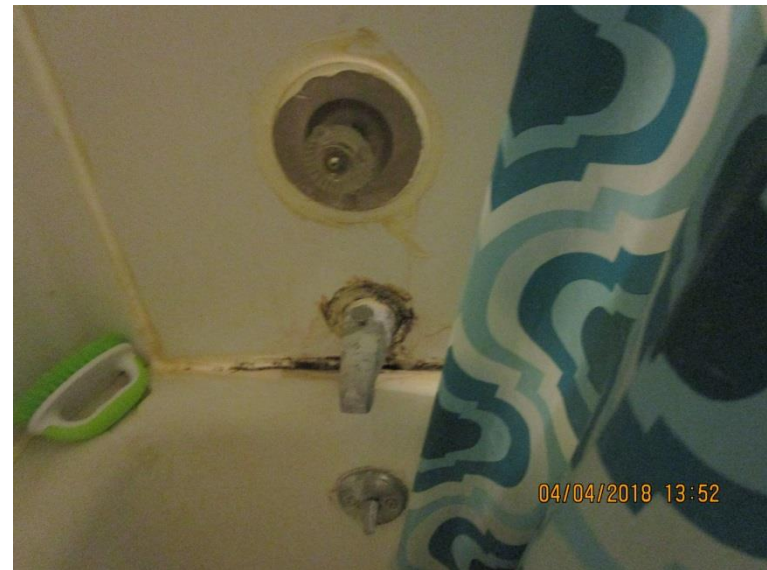
4538 E Hamilton

Continued

Before



Before



4538 E Hamilton

Continued

After



After



4538 E Hamilton

Continued

After



After



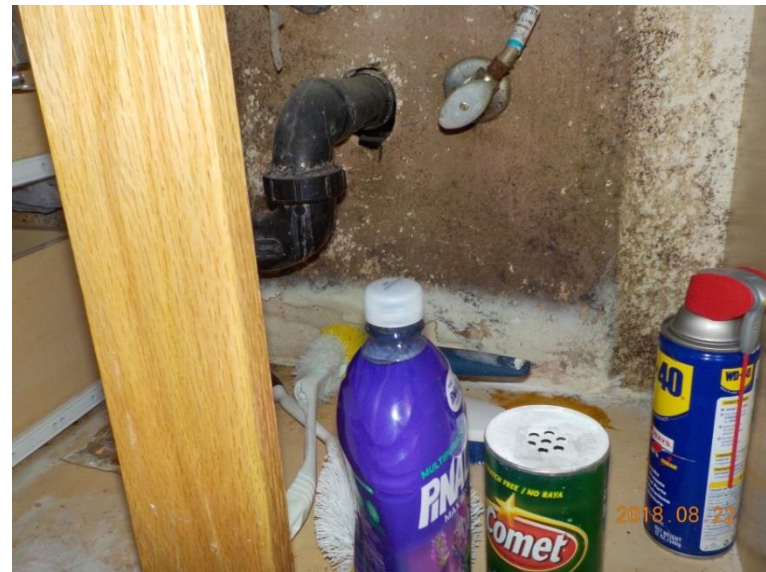
4608-4612 E Inyo

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.

Before



Before



4608-4612 E Inyo

Continued

Before



Before



4608-4612 E Inyo

Continued

In Progress



In Progress



4608-4612 E Inyo

Continued

In Progress



In Progress



4608-4612 E Inyo

Continued

In Progress



In Progress



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



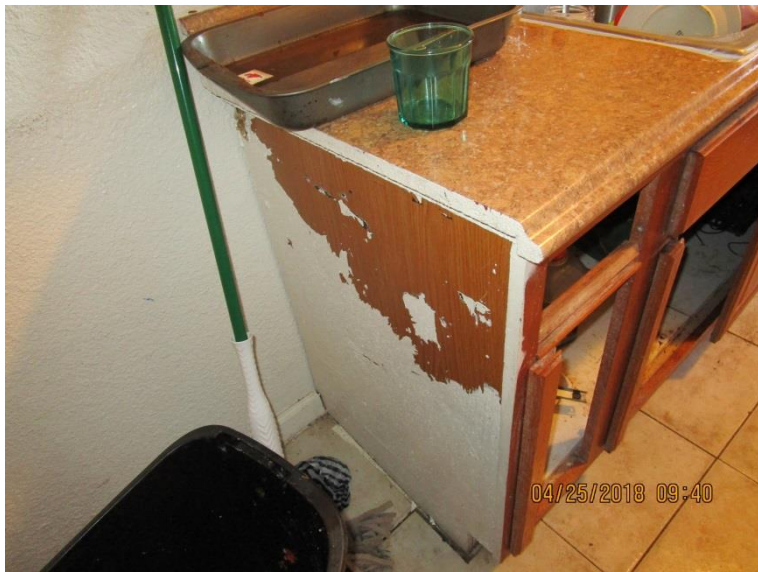
After



5035-5049 E Lane

Continued

Before



In Progress



West Shaw Estates

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.

Before



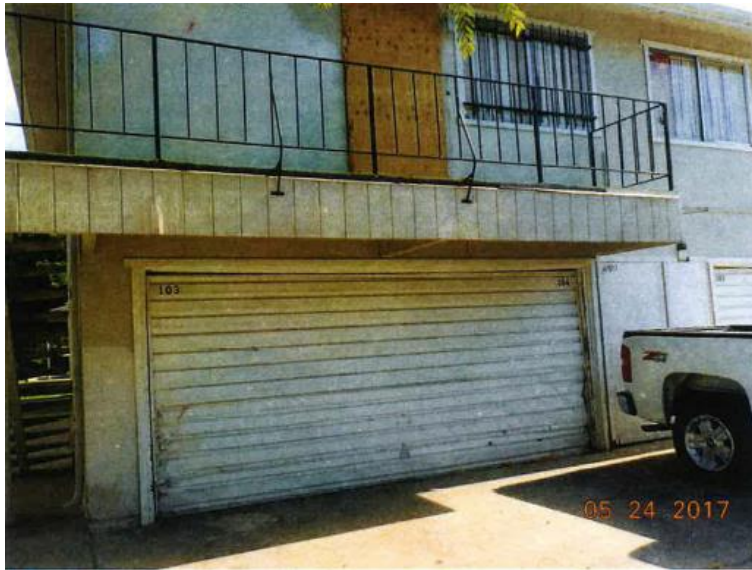
Before



West Shaw Estates

Continued

Before



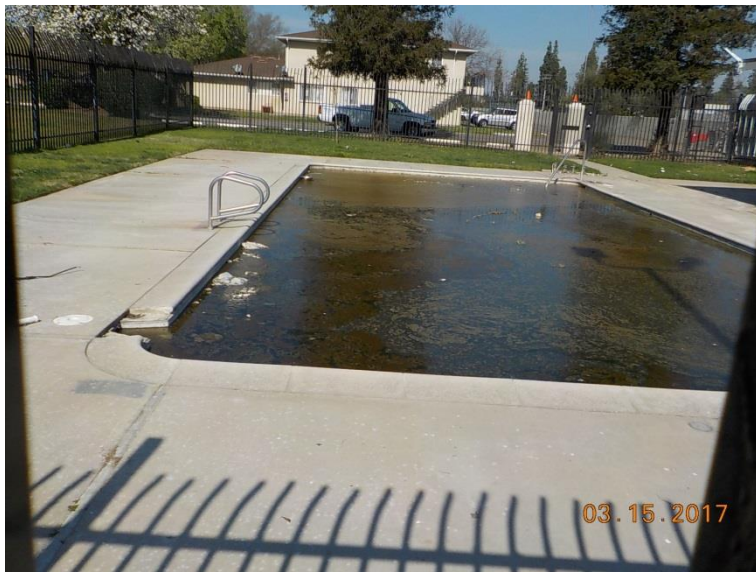
In Progress



West Shaw Estates

Continued

Before



In Progress



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



Before



1309 & 1315 B Street Continued

Before



Before



1309 & 1315 B Street

Continued

After



After



1309 & 1315 B Street Continued

After



After



1309 & 1315 B Street

Continued

After



After



2845 E Madison

This is an occupied single-family residence with multiple health & safety violations.

Before



Before



2845 E Madison

Continued

In Progress



In Progress



2845 E Madison

Continued

After



After



321 E Strother

Severely dilapidated and vacant single-family home with multiple housing violations, including lack of water and power, missing smoke alarms, lack of emergency egress, history of squatters and trespassing.

Before



Before



321 E Strother

Continued

In Progress



In Progress



Recently Completed Cases

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.

Before



Before



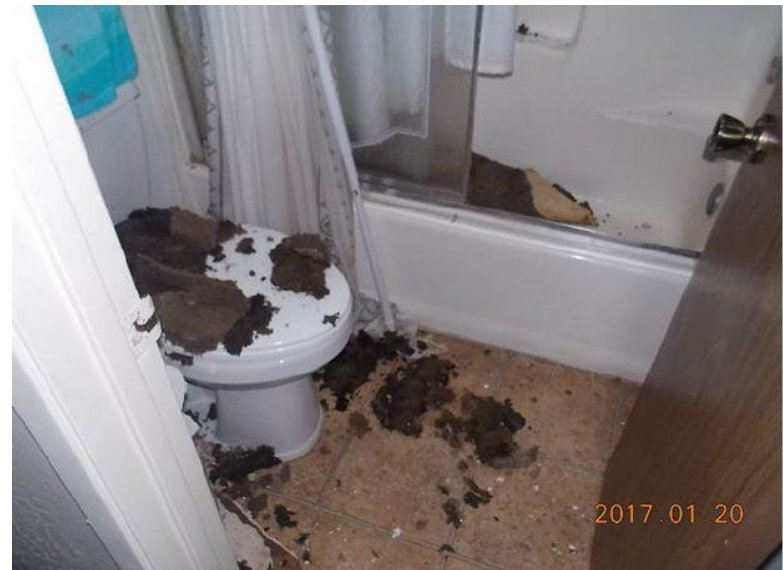
4811 E Geary

Continued

Before



Before



4811 E Geary

Continued

Before



Before



4811 E Geary

Continued

After



After



4811 E Geary

Continued

After



After



345 S Chestnut/4820 E Laurel

Single family home on same parcel with two unfinished multi-family properties. Unfinished units have a long history of illegal occupancy, construction work without permits, and illegal power and water.

