

Code Enforcement Report

City Attorney's Office
May 25, 2023

Community Compliance

- ▶ Seven Council District Teams
- ▶ Blighted Vacant Building Team
- ▶ Blackstone Corridor

Community Compliance

District Team Case Numbers (as of May 1, 2023):

District 1 – 247 cases

District 2 – 159 cases

District 3 – 411 cases

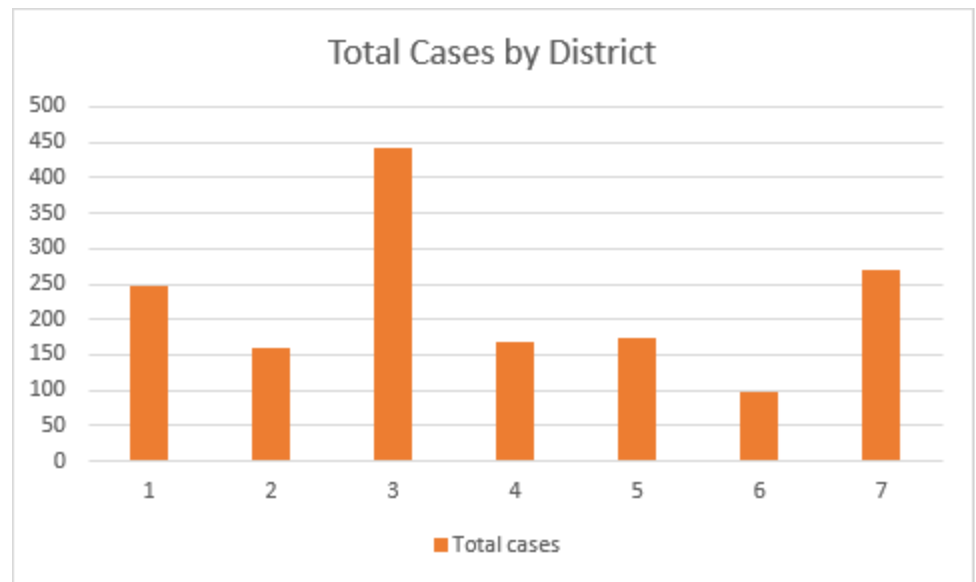
District 4 – 167 cases

District 5 – 173 cases

District 6 – 97 cases

District 7 – 271 cases

Total: 1555 Cases



Community Compliance

Between February to April, 2023, the District teams closed the following amounts of cases:

District 1 – 256 cases

District 2 – 207 cases

District 3 – 278 cases

District 4 – 263 cases

District 5 – 153 cases

District 6 – 156 cases

District 7 – 231 cases

Total: 1544 Cases



Community Compliance

- ▶ 4684 E Orleans (District 5)



Before



After

Community Compliance

- ▶ 3705 E Iowa (District 7)



Before



After

Community Compliance

- ▶ Commercial Vacant Buildings
- ▶ 2171 W Shaw (District 1)



Before



After

Community Compliance

- ▶ Commercial Vacant Buildings
- ▶ 2547 N Blackstone (District 7)



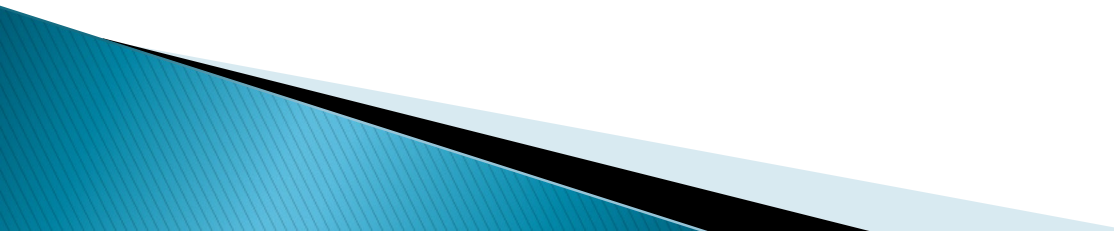
Before



After

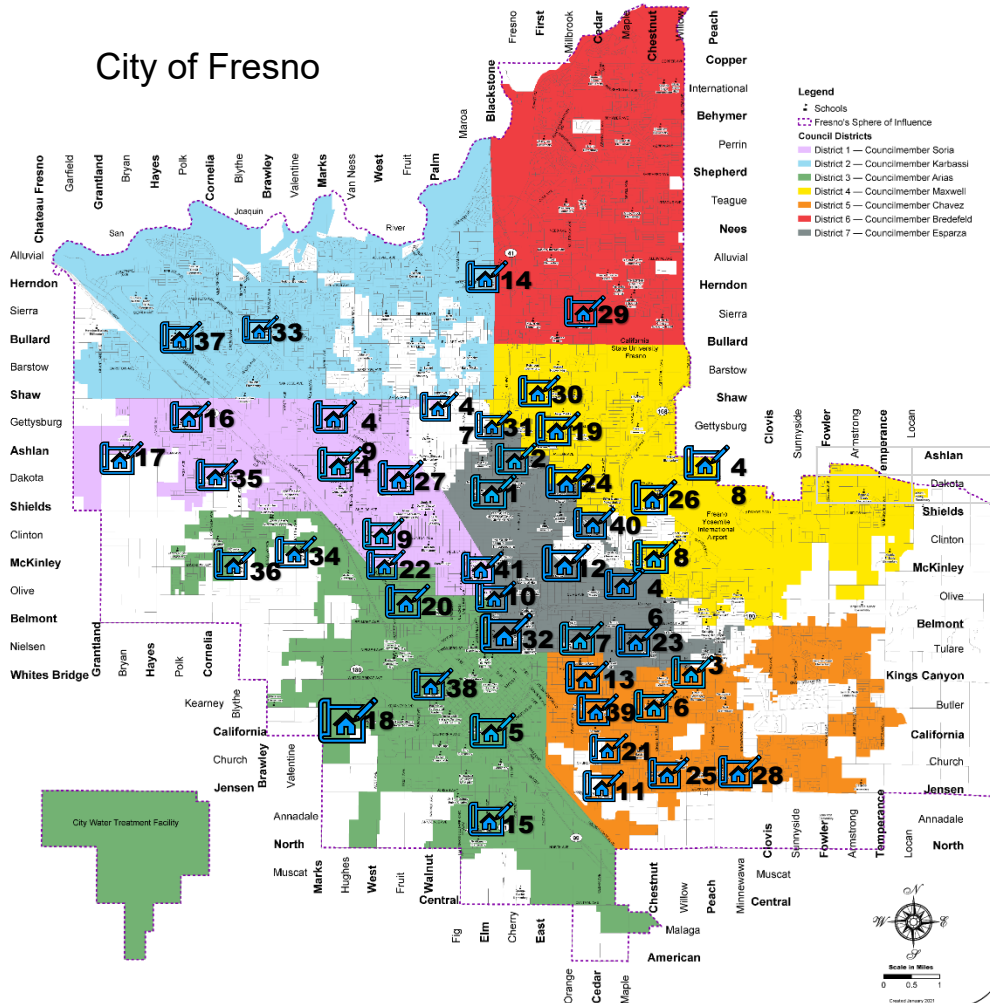
Special Teams

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 four school areas: Leavenworth (D7), Jefferson (D3), Winchell (D5), and Ayer/Sunnyside (D5). A small number of cases in these areas will continue as they require additional time and effort to reach compliance.
 - ▶ SAT enforcement and outreach is now underway in the following four school areas: Turner (D7), Bullard Talent (D2; D1), Viking (D4), and Slater (D1).
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School Legend February 2020 to Present

City of Fresno



1.	Fort Miller Middle School	26.	Addicott Elementary and Scandinavian Middle School
2.	Pyle Elementary	27.	Roeding and Williams Elementary
3.	Olmos Elementary	28.	Storey Elementary
4.	Wilson Elementary	29.	Eaton Elementary and Ahwahnee Middle School
5.	Lincoln Elementary	30.	Wolters Elementary
6.	Frank Lane Elementary	31.	Holland Elementary
7.	Rowell Elementary	32.	Yokomi Elementary
8.	Ericson and Norseman Elementary	33.	Figarden Elementary
9.	Homan Elementary	34.	Tilley Elementary
10.	Susan B. Anthony Elementary	35.	Steinbeck Elementary and Central East High
11.	Calwa Elementary	36.	McKinley Elementary and El Capitan Middle School
12.	Mayfair Elementary	37.	Saroyan Elementary
13.	Jackson Elementary	38.	Columbia Elementary
14.	Pinedale Elementary	39.	Vang Pao Elementary and Sequoia Middle
15.	West Fresno Elementary and Middle School	40.	Wishon Elementary and McLane High
16.	Teague Elementary	41.	Heaton Elementary
17.	Harvest Elementary and Glacier Middle School	42.	Leavenworth Elementary
18.	Sunset Elementary	43.	Jefferson Elementary
19.	Thomas Elementary	44.	Winchell Elementary
20.	Muir Elementary	45.	Ayer and Sunnyside High
21.	Balderas Elementary	46.	Turner Elementary
22.	Fremont Elementary	47.	Bullard Talent Elementary
23.	Burroughs Elementary	48.	Viking Elementary
24.	Centennial Elementary	49.	Slater Elementary
25.	Aynesworth Elementary		



Community Engagement January – April 2023



Special Teams

School Area Team

- ▶ 5110 E Lamona (Turner Neighborhood – District 7)
- ▶ Tall grass/weeds and overgrown landscaping



Before



After

Special Teams

School Area Team

- ▶ 3735 E Lyell (Winchell Neighborhood – District 5)
- ▶ Chipped exterior paint and illegal outdoor storage



Before



After

Special Teams

Vacant Lots Team

- ▶ S. Third/E. Orleans (District 5)
- ▶ .12-acre lot with overgrown landscaping posing fire hazard to occupied properties



Before



After

Special Teams

Vacant Lots Team

- ▶ W. Ashlan/N. Parkway (District 1)
- ▶ .12-acre lot with overgrown landscaping posing fire hazard to occupied properties



Before



After

Special Teams

▶ Abatement Team

- Completed 113 abatements, including board-ups, tall grass/weed abatements, and junk/rubbish clean-ups.

709 N Jackson (District 7)

Before



After

Special Teams

- ▶ Abatement Team – 3535 N Price (District 4)



Before



After

Special Teams

► Demolition Team

- Demolitions Completed
 - 3 directly by the City
 - 7 completed by property owners with Code Enforcement oversight and motivation
- Demolitions in Progress
 - 6 demolitions are in progress
 - 5 demolition applications are in progress
 - 7 rehabilitations by owner in lieu of demolition are in progress
 - 8 applications for rehabilitation by owner in lieu of demolition are in progress
- Rehabilitations
 - 2 property fully rehabilitated

Special Teams

- ▶ Demolition by City – 2011 E Tyler (District 3)



Before



After

Special Teams

Demolition by Property Owner – 1930 E Shields
(District 7)



Special Teams

- ▶ Rehab by Property Owner – 1320 S Modoc (District 3)



Before



After

Special Teams

- ▶ Rehab by Property Owner – 2531 E Poppy (District 3)



Before



After

Special Teams

► Tire Team

- Collected 5,005 waste tires this year
- Conducted 132 waste tire facility inspections this year
- Waste Tire Amnesty Events:
 - February 27, 2023 – 603 waste tires collected
 - May 6, 2023 – 1,106 waste tires collected



Special Teams

► Illegal Dumping Team

- Issued 72 citations since last Code Report
- 17 covert camera units are in use to combat illegal dumping and address complaints received from residents and businesses.

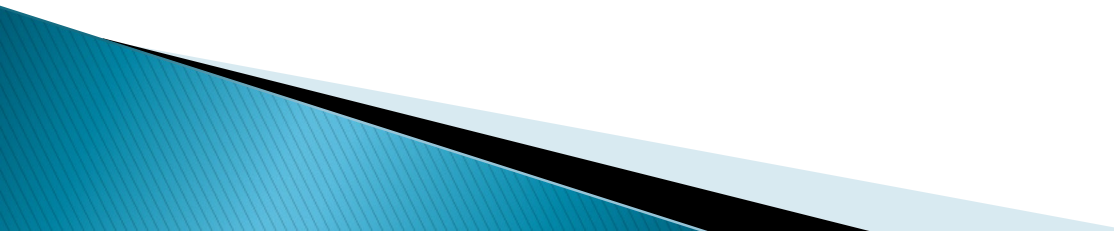


Special Teams

- ▶ Illegal Dumping Team
 - Concrete Drainage Fire Captured on camera near Norwich & Santa Fe Avenues



SPECIAL ASSESSMENTS

- ▶ \$416,906 Unpaid Customer Invoices
 - ▶ Public Hearing: June 13 & 14
 - ▶ Will request amounts be forwarded to the Fresno County Tax Assessors Office to be added to property tax.
- 

Rental Housing

▶ ASET and Reactive

- ASET currently has 11 open cases with properties containing 241 rental units.
- Since the last report, the Reactive Unit has opened 375 cases, closed 287 cases, and has 286 active cases.

ASET – 3025-3049 E Gettysburg- (District 4)

This property is a 60-unit complex. The initial inspection of the entire complex occurred on March 22, 2023, and more than 700 violations were found. A re-inspection will occur in early June.



Before



Before

ASET – 3051-3091 E McKinley (District 3)

This property is a 76-unit complex. The initial inspection of the entire complex occurred on February 13, 2023, and more than 700 violations were found. A re-inspection will occur in May.



Before



Before

ASET – 526-534 N Echo (District 3)

This property is a two-story building consisting of 5 units. The team found 56 violations, and mailed the Notice and Order in September 2021. All violations have been cured.



Before



After

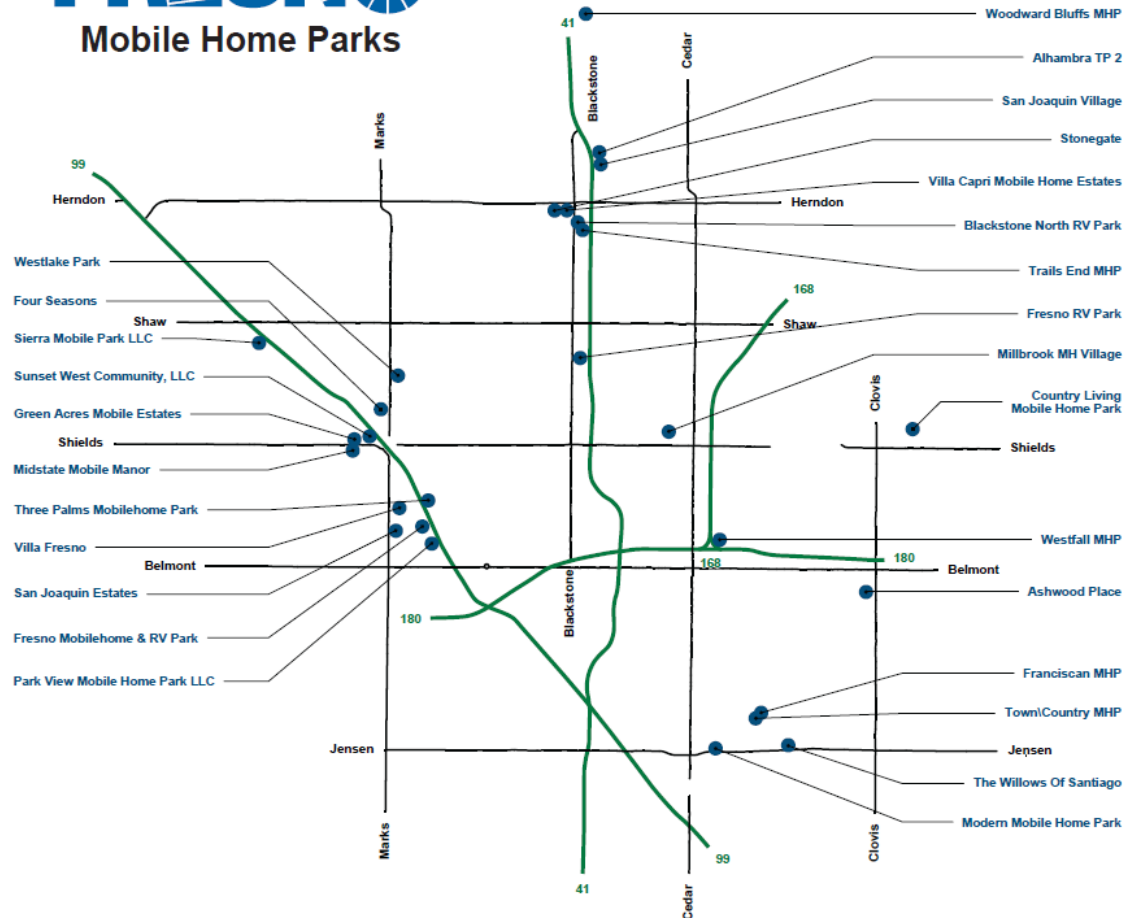
Rental Housing

▶ Proactive Inspections

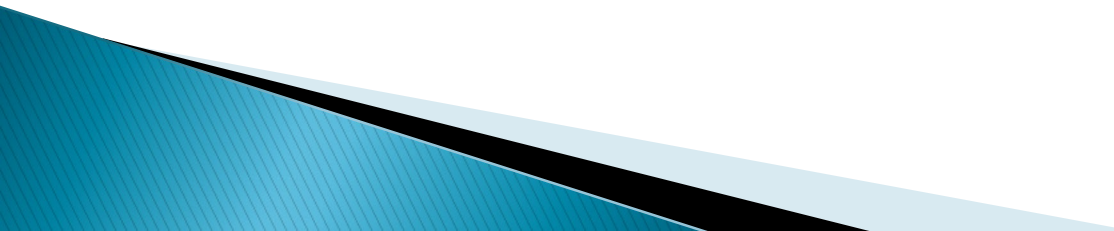
- Currently, there are 86,484 individual rental units registered in the Rental Housing Registry, which are located at 30,555 registered rental properties.
- Since the inception of the program, over 18,027 Baseline Health & Safety and Compliance Re-inspections have been performed.

Mobilehome Parks

City of
FRESNO
Mobile Home Parks



Mobilehome Parks

- ▶ Since January 1, 2023 to present, 33 complaint based inspections have been completed, 13 cases have been closed, and 21 cases are currently active.
 - ▶ The team has scheduled maintenance inspections of approximately 571 spaces by the end of the year.
- 

MHP Team

Westfall Mobilehome Park (District 7)

Substandard unit with illegal additions. The illegal additions were removed, and the vacant unit was secured.



Before



After

MHP Team

Villa Fresno Mobilehome Park (District 3)

Damaged carport and posts.



Before

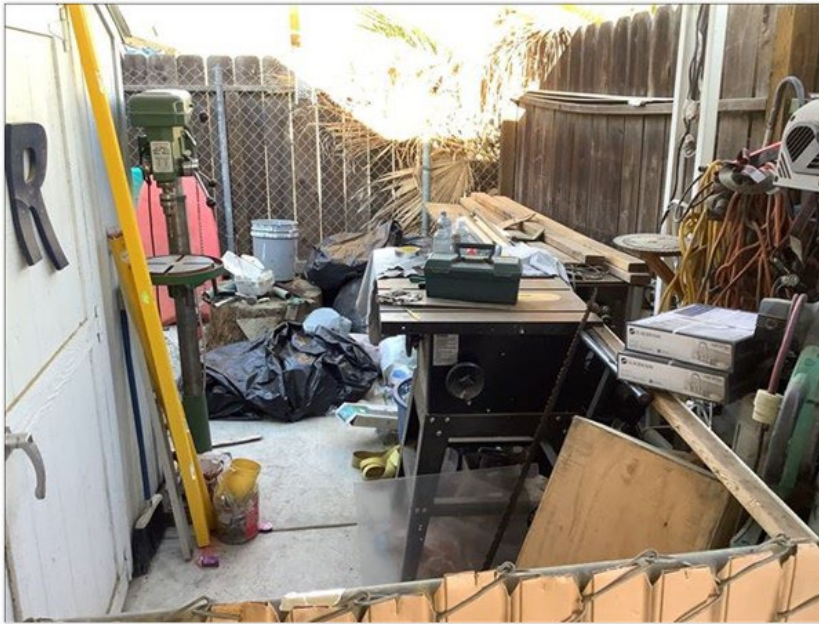


After

MHP Team

Midstate Mobilehome Park (District 3)

Storage of combustible materials.



Before



After

Legal Team

▶ Receiverships

- As of May 1, 2023, the legal team has pursued receiverships in more than 34 cases since 2016.
 - Receiver appointed and property rehabilitated: 19 properties
 - Property owner rehabilitated or sold property prior to appointment of Receiver: 7 properties
 - Petitions for Receivership currently pending: 7 properties

Legal Team

6991 N Van Buren (District 2)

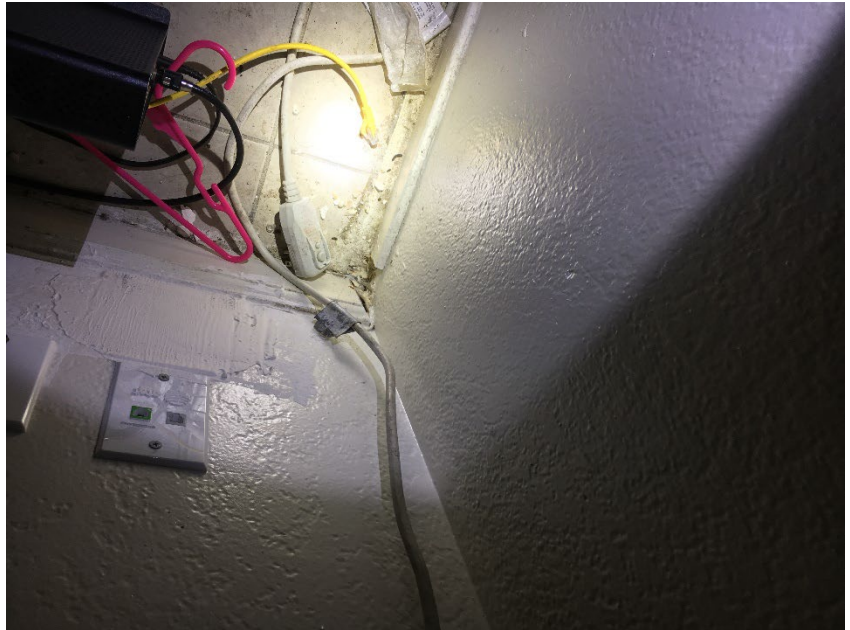
The owner is deceased, and the property is a vacant single-family home with various violations. The petition for receivership was filed on April 5, 2023, and an initial hearing has been scheduled for September 6, 2023.



Legal Team

3079 E Weldon (District 7)

This is a four-unit ASET property with multiple habitability issues. The City posted a Notice to Abate in February 2023, which is the first step towards a petition for receivership. This motivated the property owner to sell, and a compliance agreement has been executed with the new owner.



Legal Team

3892 E Braly (District 5)

The owner is deceased, and the property is a vacant single-family home with various violations. The petition for receivership will be filed in May 2023.



Any questions?