

ANTI-SLUM ENFORCEMENT TEAM (ASET)

Status Report 9/28/18

LOCATION	OWNER	UNITS	STATUS UPDATE
ACTIVE TARGET PROPERTIES			
5035 - 5049 E. Lane Ave (D-5) dilapidated and occupied multi-family housing complex with history of criminal activity, frequent calls for police service, and housing code violations	Sean Sanchez	16	Notice and Order for 338 exterior violations issued 8/31/17; Notice and Order for 968 interior violations issued 9/26/17; Extension and Settlement Agreement executed; Reinspection started on 3/15/18; Significant violations remain; Notice of Breach sent on 3/28/18; Further reinspection on 4/11/18; Inspection Warrant executed on 4/25/18; Administrative Citation issued on 6/22/18 for \$86,000; Appeal filed 7/10/18; Administrative Appeal hearing scheduled for 10/10/18
701 W. Cambridge (D-1) substandard, partially occupied multi-family housing complex with significant health & safety violations, including black mold, lack of AC/Heat, insect infestation, and boarded windows	New Ownership as of 6/28/18: Meganova, LP	10	Initial ASET inspection conducted on 2/14/18; Notice and Order for 617 violations issued on 3/12/18; Appeal of Notice and Order filed on 3/27/18; Administrative Appeal Hearing rescheduled for 7/17/18; Settlement Agreement executed with prior owner on 7/31/18; \$4,500 paid in full; Compliance to be pursued with new owner
2248-2266 W. Princeton (D-1) dilapidated and occupied multi-family housing complex with multiple health and safety violations, including no heat, improper electrical wiring, broken windows, hazardous stairs/landing; history of code violations and frequent calls for police service	Sanh X. Le and Marilyn M. Ly, Co-Trustees of the Le Family Living Trust	22	Initial ASET inspection conducted 3/8/18; 2266 W. Princeton: Notice and Order issued on 4/10/18 for 920 violations; Re-inspection completed on 5/15/18; Clearance Inspection completed on 9/10/18 2248 W. Princeton: Notice and Order issued on 4/26/18 for 731 violations; Re-inspection completed on 5/31/18; Settlement Agreement executed on 7/31/18; \$12,000 paid in full; Rehabilitation in progress; Clearance Inspection scheduled for 10/2/18
4538 E. Hamilton (D-5) severely dilapidated, occupied apartment complex with multiple health and safety violations, including the presence of chickens/roosters and pest infestations; extensive history of code violations and calls for police service	Paul E. Moen, Trustee of Paul E. Moen Living Trust; Dale E. & Vangi K. Kirkpatrick, Trustees of Dale E. & Vangi K. Kirkpatrick Family Trust	28	Initial ASET inspections completed 4/5/18; Notice & Order issued on 6/26/18 for 2,315 violations; Settlement Agreement executed 8/14/18; Phase 1 re-inspection conducted on 9/17/18; Further re-inspection scheduled for 9/28/18

4518 E. Fountain Way (D-4) occupied and deteriorating apartment complex; excessive calls for police service; extensive code enforcement history and active case for bed bugs, roaches, lack of air/heat, and lack of natural gas	Sorento Holdings	57	Initial ASET Inspection completed 7/17/18; Notice & Order for 1,931 violations issued 8/2/18; Settlement negotiations in progress; Billed hard costs in the amount of \$14,947 paid in full 8/16/18
4460 E. Woodward (D-5) severely dilapidated and occupied multi-family residence; excessive calls for police service; significant substandard conditions including junk and rubbish, dangerous staircase, missing fire extinguishers, illegal use of extension cords, and deteriorated landings and garages	Abdo Saleh Nagi & Shiha Mohammed Abdo	4	Initial ASET Inspection completed 8/14/18; Notice & Order for 499 violations issued 8/24/18
440 S. Chestnut (D-5) substandard, dilapidated, and occupied multi-unit complex with excessive history of calls for police service and multiple health and safety violations; junk/rubbish; dangerous staircase; damaged walkways; boarded or broken windows; encampment area; etc.; close proximity to schools	Sylvia Gutierrez	12	Initial ASET inspection completed 9/6/18; Notice and Order to be issued
4608-4612 E. Inyo (D-7) occupied and deteriorating multi-family complex; significant substandard conditions including junk/rubbish, mold, water leaks, cockroaches, inoperable vehicles; close proximity to several schools; excessive calls for police service	Victor H. Martinez	8	Initial ASET Inspection completed 8/22/18; 4608 E. Inyo: Notice & Order for 346 violations issued on 9/10/18 4612 E. Inyo: Notice & Order for 508 violations issued on 9/10/18
321 E. Strother (D-3) severely dilapidated 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	Daniel Romo and Maria Romo	1	Notice and Order for 24 violations issued on 7/31/18; Notice to Abate issued for 24 violations on 9/4/18
2249 W. Princeton (D-1) dilapidated and deteriorating occupied apartment complex with an extensive code history and significant substandard conditions; visible black mold, junk and rubbish, electrical and plumbing issues, no window screens; excessive history of calls for service to FPD	Michael Hertz and Scott Jacoby	12	Initial ASET Inspection completed 9/27/18

1309 & 1315 B Street (D-3) 2 occupied and dilapidated single-family residences contained on one APN; frequent calls for service; significant health and safety violations, including lack of water, lack of electricity, and improper occupancy	Vincent Medina Pearl Delgado	2	Notice & Order for 34 violations issued 11/3/17; Administrative Citation issued 12/1/17 for \$6,400; Notice & Order for 71 violations issued 1/12/18; Reinspection completed 2/1/18; Notice to Abate 70 violations posted 2/14/18; Reinspection completed 3/6/18; 72-Hour Notice to File Receivership served; Petition for Health & Safety Receivership filed 4/9/18; Petition granted at hearing on 6/12/18; Hearing on Motion to Confirm Sale of Property re-scheduled for 12/5/18
4805 E. University (D-4) partially occupied, substandard and deteriorating multi-family complex with extensive history of housing code violations, including lack of water and electrical service, and frequent calls for police service	Rodolfo Rojas and Carmen Rojas	3	Initial ASET inspection conducted on 5/3/18; Notice and Order (Units 102 and 103) issued on 5/17/18 for 237 violations; Re-inspection scheduled for 6/8/18; Notice and Order (Unit 101) issued on 6/15/18 for 100 violations; First Administrative Citation issued for \$38,750 on 7/31/18; Notice to Abate posted on 8/14/18
4811 E. Geary (D-5) dilapidated and occupied single-family residence with a deteriorating and hazardous roof throughout, evidence of mold and water damage, unsanitary bathroom and kitchen areas, and damaged interior and exterior walls	Andrew L. Adams, Sr. and Gloria Phillips-Adams	1	Notice and order issued on 3/26/18 for 9 violations; Notice to Abate posted on 6/5/18; Notice of Trustee's Sale recorded by bank and scheduled for 8/21/18; Transfer of ownership to Wells Fargo Bank recorded 8/27/18
2845 E. Madison Ave (D-7) occupied single-family residence; multiple health & safety violations; exterior public nuisance and zoning violations; structural damage; accumulation of junk and rubbish	Jose Luis Garza Martinez; Juana Borja	1	Notice and Order issued on 9/19/17 for 41 violations; Re-Inspection on 1/9/18; Majority of the violations remain unabated; Petition for Appointment of Receiver filed on March 19, 2018; Hearing on Petition scheduled for 5/30/18; Petition for Appointment of Receiver granted on 5/30/18; Receiver's motion for sale of property approved on 8/2/18
4853 E. University Ave (D-4) abandoned, dangerous and substandard multi-family housing complex with frequent calls for police service, occupancy by unauthorized persons, fire damage, and presence of attractive nuisances	Ronald D. Mullins & Olga E. Mullins	5	Inspection Warrant executed 7/7/17; Notice to Abate 129 violations issued 7/21/17; Petition for Health & Safety Receivership filed 8/22/17; Receivership granted at Hearing on 12/19/17; Property sold on 4/24/18; Rehabilitation to be completed; Attorney's fees and hard costs are paid in full

1203 W. Simpson Ave (D-1) dilapidated and occupied multi-family housing complex with multiple health and safety violations, including mold, structural damage and water leakage	Malcolm D. Powers & Judy Powers	14	Full ASET inspection completed 10/17/17; Notice and Order for 700 violations issued 11/30/17; Reinspection completed 1/3/18; Settlement Agreement executed on 4/9/18; Rehabilitation in progress; 1st progress inspection completed on 5/17/18; 2nd progress inspection completed on 6/14/18
6540 N. Winery Ave (D-6) 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	Health & Safety Receiver appointed 7/18/17; Receivership Plan approved by Court 9/28/17; Rehabilitation completed; Receiver's motion to sell property filed; Motion to approve sale of property granted
1367 E. San Ramon Ave (D-4) 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	Health & Safety Receiver appointed 7/18/17; Receivership Plan approved by Court 9/28/17; Status Hearing scheduled for 1/4/18; Court granted receiver's motion to sell property As-Is; Final clearance inspection to be scheduled
345 S. Chestnut Ave; (D-7) 4820 E. Laurel Ave occupied single-family residence plus two apartment buildings with history of illegal subdivision, unpermitted construction and unpermitted occupancy	Central Community Development Center	7	Notice and Order issued 4/5/16 for 4 violations; Construction project incomplete and permits expired 12/2016; Expiration of permits upheld pursuant to Administrative Hearing 2/27/17; Inspection completed 6/28/17; City Attorney's Office letter to property owner mailed 8/30/17; Inspection warrant executed 1/3/18; 4820 posted against occupancy & stop work order issued 1/3/18; Notice to Abate posted on 1/31/18; Complaint for Injunction filed 7/26/18; Case Management Conference scheduled for 11/19/18
West Shaw Estates (D-1) 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	Various Owners New management as of 3/01/18: Regency Property Management	228	Inspections completed on Phase I - III; Citations issued for exterior violations; Settlement reached; Compliance inspections in 2018; Progress inspection completed 7/17/18; First compliance inspection completed 8/8/18

611 N. Van Ness Ave (D-3) dilapidated and occupied multi-family housing complex with history of criminal activity, frequent calls for police service, and housing code violations	JJM Investment Property Fresno LLC	14	Clearance inspection to be completed for 112 violations; ASET exterior assessment completed 11/15/17; Exterior inspections scheduled for 12/7/17; Reinspection completed on 12/20/17; Notice and Order for 115 violations issued on 1/22/18; Reinspection conducted on 3/21/18; Administrative Citation issued on 4/5/18 for \$5,250; Settlement Agreement executed 7/20/18
619 N. Van Ness Ave (D-3) dilapidated and occupied multi-family housing complex with history of criminal activity, frequent calls for police service, and housing code violations	JJM Investment Property Fresno LLC	5	Clearance inspection to be completed for 104 violations; ASET exterior assessment completed 11/15/17; Exterior inspections scheduled for 12/7/2017; Reinspection completed on 12/20/17; Notice and Order for 33 violations issued on 1/22/18; Reinspection conducted on 3/21/18; Settlement Agreement executed 7/20/18
PENDING TARGET PROPERTIES			
2525 W. Andrews (D-1)	Jesus Aceves and Emilia Aceves	16	Initial ASET letter sent 8/31/18
1504 E. Yale (D-7)	Quy Dinh Le, Maryann Mai Bach Le, Ngoc Bich Thi Le	5	Initial ASET letter sent 8/31/18
202-244 W. Shields (D-1)	Martin Nunez, Eduardo Robles, Absolon T. Ruiz, Ramiro Raygoza	20	Initial ASET letter sent 9/27/18
405-421 S. Recreation (D-5)	Tiburcio Uribe Ramirez, Esperanza Ramires Membrila, Maria Isabel Ramirez	9	Initial ASET letter sent 9/27/18
3285 and 3279 E. Clay (D-5)	Jerry M. Saylor and Gail A. Saylor, Trustees of the Saylor Trust	8	Initial ASET letter sent 9/27/18
POTENTIAL TARGET PROPERTIES			
2060 and 2064 S. Maple (D-5)	JHS Family Limited Partnership, JCH Family Limited Partnership, DBH Family Limited Partnership	38	Initial ASET letter sent 9/27/18
3960 N. Fruit Ave (D-1)	Peter K. Anezinos; Chris Anezinos	54	
4880 and 4896 E. University (D-4)	Rodney Bernaldo and Ruanne Bernaldo, as Co-Trustees of the Bernaldo Family Trust	16	Initial ASET letter sent 4/27/18
2330 E. Ashlan Ave (D-7) 4139 N. Thesta Ave	Secured Asset Fund Corporation, Inc.	37	Continue monitoring
4040 E. Dakota Ave (D-4)	K & K Home, LLC	42	Continue monitoring
4781 E. Ashlan Ave (D-4)	K & K Home, LLC	24	Continue monitoring
3320 N. West Ave (D-1) 1212 W. Andrews Ave	Secured Asset Fund Corporation, Inc.	27	Continue monitoring
415 N. Manila Ave (D-5)	K & K Home, LLC	9	Continue monitoring

431 N. Manila Ave (D-5)	K & K Home, LLC	8	Continue monitoring
475 N. Manila Ave (D-5)	K & K Home, LLC	21	Continue monitoring
424 S. Chestnut Ave (D-5)	Secured Asset Fund Corporation, Inc.	13	Continue monitoring
423 S. Dearing Ave (D-5)	Secured Asset Fund Corporation, Inc.	14	Continue monitoring
1115 W. Simpson Ave (D-1)	K & K Home, LLC	22	Continue monitoring
441 S. Dearing Ave (D-5)	Secured Asset Fund Corporation, Inc.	13	Continue monitoring
COMPLETED TARGET PROPERTIES			
4132 E. El Monte Way (D-5)	Jasjit Kaur Khela and Baldev Singh Khela	1	Full compliance achieved at property; Full payment of citation
36 E. Saginaw Way (D-1)	WITR, LLC and Brad J. Hardie	9	Voluntary compliance and rehabilitation of property undertaken by new owner pursuant to ASET involvement
358 and 360 N. Roosevelt (D-3)	Baldev Singh Khela	8	Full compliance achieved at property; Full payment of citation
4242 E. Olive Ave (D-7)	BDHOV LP & LEHOV LP	12	Rehabilitation complete; Full compliance of 548 violations
1464 E. Patterson Ave (D-3)	BDHOV LP & LEHOV LP	13	All permits finaled; Full compliance achieved at property
1450 N. Archie Ave (D-7)	Brian H. Rosene & Randy L. Cunningham		Demolition completed; Judgment for Fees and Costs granted
4538-4550 E. Olive Ave (D-7)	Guadalupe Fernandez	6	Health & Safety Receivership; Complete rehabilitation and compliance of 112 violations;
1131 N. Jackson Ave (D-7)	Guadalupe Fernandez	7	Health & Safety Receivership; Complete rehabilitation and compliance of 113 violations;
334 N. Roosevelt Ave (D-3)	Rosalio M. Avila	4	Full compliance of 24 violations
2307 N. Maroa Ave (D-1)	Catherine D. Senner	1	Full compliance of 20 violations; Full payment received per Settlement Agreement
Hotel California (D-3) 530 N. Weber Ave	Venu Sharma	52	Full compliance of 215 violations; Full payment received per Settlement Agreement
2748 N. Weber Ave (D-1)	Sunny & Cecilia Chan	54	Full compliance of 1,043 violations; Settlement payment plan approved
2061/2075 S. Hayston Ave (D-5)	Sunny & Cecilia Chan	34	Full compliance of 648 violations; Settlement payment plan approved
2005 W. Shields Ave (D-1)	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 (D-7) 2103 N. Angus St	Chris Henry	220	Full compliance of 1,450 violations; Settlement payment approved
255 N. Diamond St (D-7)	Luis Santos	4	Full compliance of 61 violations
5239 E. Huntington Ave (D-5)	New Ownership	60	Full compliance of 291 violations
474 N. Glenn Ave (D-3)	New Ownership	8	Full compliance of 37 violations