

# ASET Quarterly Report

October 2018

# 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.



# 4518 E Fountain Way

## Continued



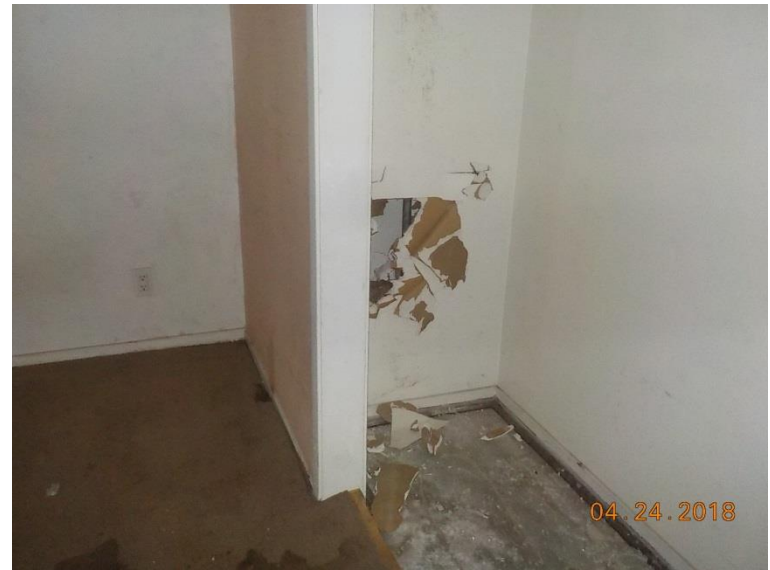
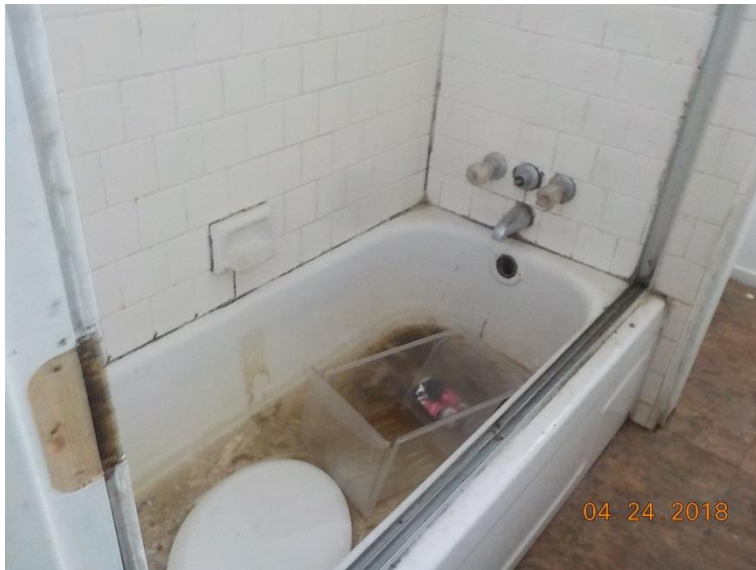
# 4805 E University

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.



# 4805 E University

## Continued





# 4805 E University

## Continued



# 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.



# 4608-4612 E Inyo

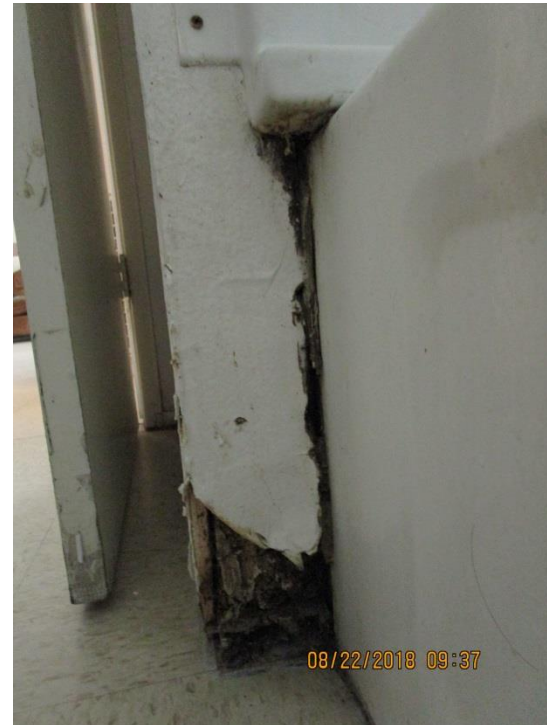
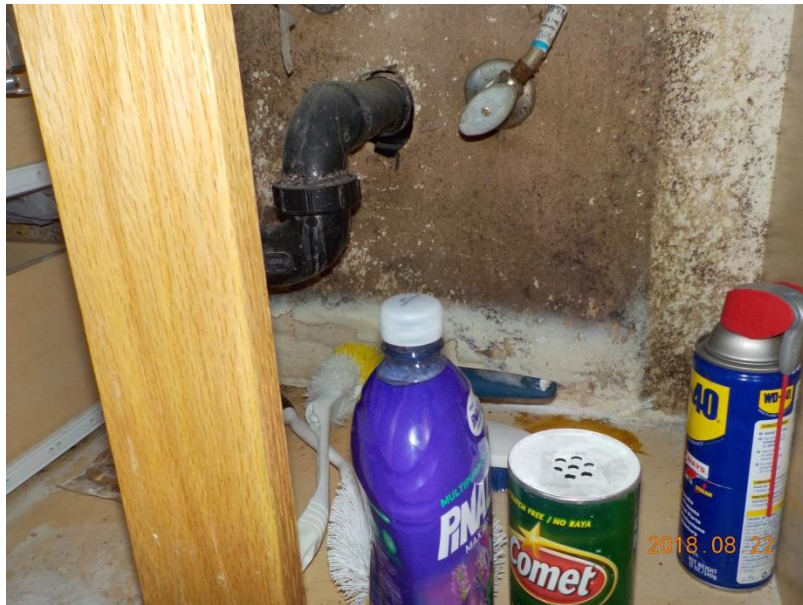
## Continued





# 4608-4612 E Inyo

## Continued



# 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.



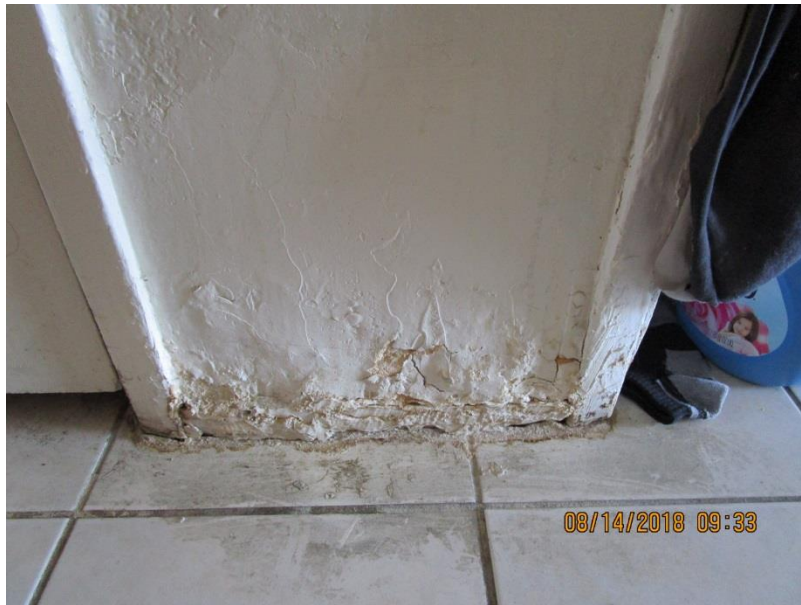
# 4460 E Woodward

## Continued



# 4460 E Woodward

## Continued





# 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.



# 440 S Chestnut

## Continued



# 440 S Chestnut

## Continued





# 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





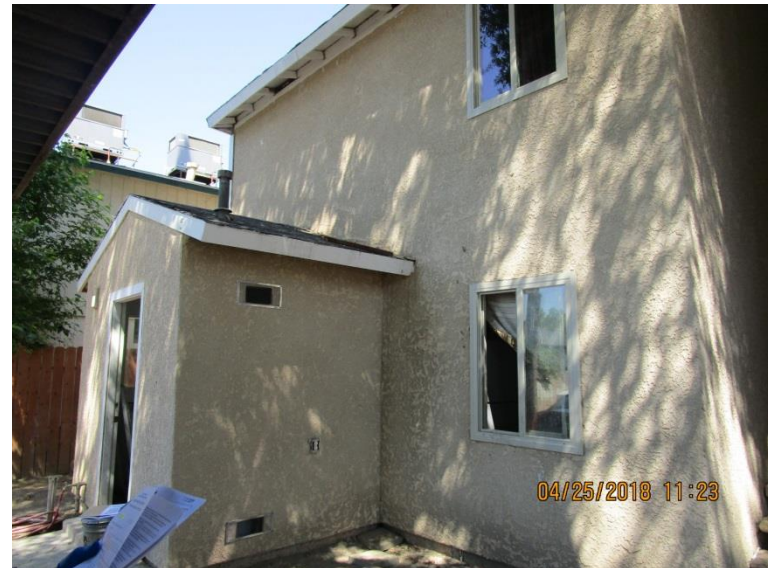
# 5035-5049 E Lane

## Continued

Before



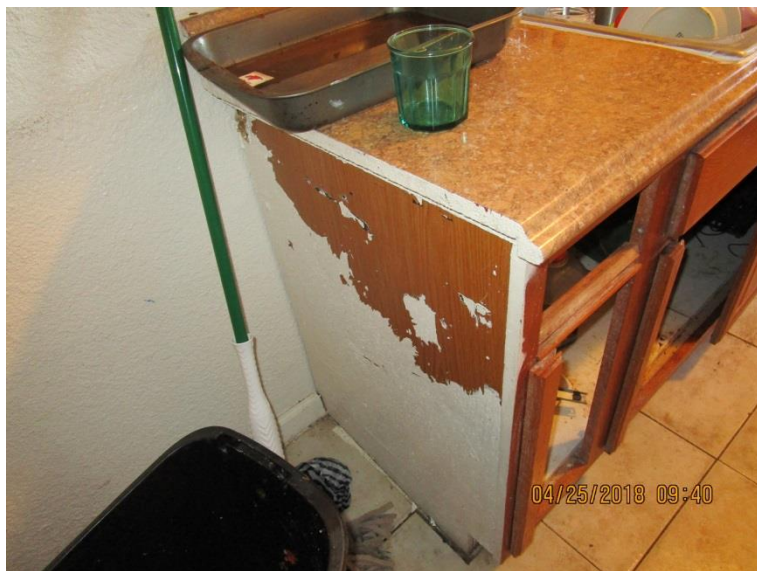
After



# 5035-5049 E Lane

## Continued

Before



In Progress



# 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.





# 701 W Cambridge

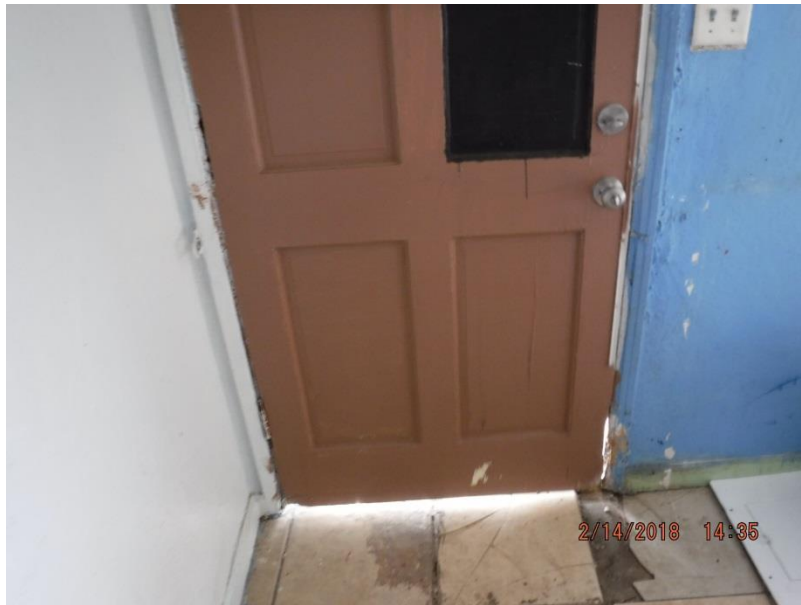
Continued





# 701 W Cambridge

## Continued



# 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.



# 4811 E Geary

## Continued



# 4811 E Geary

## Continued





# 2248-2266 W Princeton

This property is two apartment complexes next to each other with the same owners. There are a total of 22 units with a long prior code enforcement history and many police calls for service.



# 2248-2266 W Princeton

Continued

Before



After



# 2248-2266 W Princeton

## Continued

Before



After



# 4853 E University

This property is a vacant and abandoned 5-unit apartment complex regularly broken into and used by squatters and transients.

Before



After





# 4853 E University

## Continued

Before



After



# 1203 W Simpson

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

Before



After



# 1203 W Simpson

## Continued

Before



After



# 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



After





# 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.



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Before



After



# 4538 E Hamilton

## Continued

Before



After



# Law Clerk & Investigator cases

Working closely with DARM inspectors, the law clerks and investigators have seen success resulting in the complete rehabilitation of many vacant, blighted properties.



# 437 N Poplar



# 437 N Poplar

## Continued

Before



After



# 437 N Poplar

## Continued

Before



After





# 704 N 6th

Before



After





# 421 N Park

Before



After



# 421 N Park

## Continued



# 362 N Calaveras

Before



After



# 362 N Calaveras

## Continued

Before



After





# 362 N Calaveras

## Continued

Before



After

