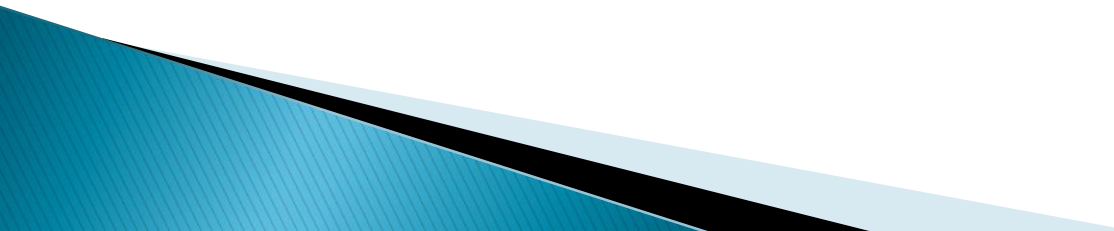



Code Enforcement Report

City Attorney's Office
October 10, 2019

Topics

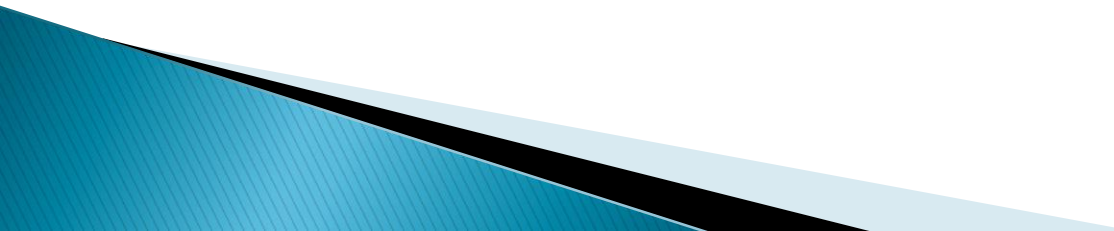
- ▶ Code Structure
 - ▶ ASET
 - ▶ Rental Housing Inspections
 - ▶ Community Compliance
 - ▶ Neighborhood Revitalization Team
 - ▶ Direction and Options:
 - Council Input on Progress
 - Code Structure
 - Priorities and Direction for Enforcement
- 

Three Divisions

- ▶ Rental Housing
 - Anti-Slum Enforcement Team (ASET)
 - Rental Housing Improvement Act (Proactive)
 - ▶ Community Compliance
 - Teams in geographical areas
 - Specialty teams: reactive rental housing, vacant buildings, illegal dumping citations, tires, demolitions, and vacant lots
 - ▶ Neighborhood Revitalization Team
 - Currently active in 15 neighborhoods throughout the City.
- 

Rental Housing

▶ ASET

- Overall compliance of approximately 8,800 violations in more than 600 units.
 - Currently, 30 open cases with properties containing more than 400 rental units.
 - Of 30 open cases, 18 are in compliance agreements, and 2 are in the receivership process.
- 

4805 E. University

Receiver appointed on January 3, 2019, and completed rehabilitation.



Before



After

4805 E. University

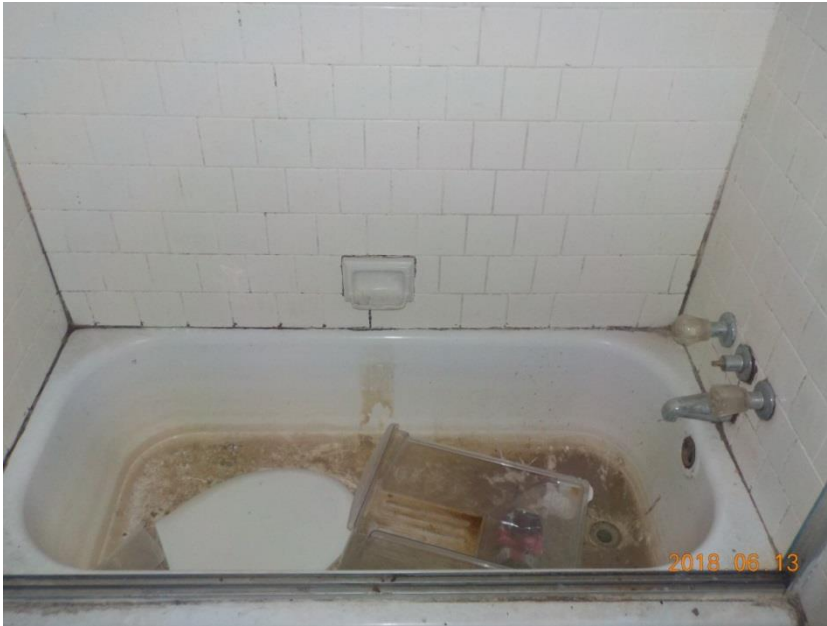


Before



After

4805 E. University



Before



After

4805 E. University



Before



After

4815 E. Fountain

ASET inspected the property in July 2018, and the property owner sold it to Fountain Way 57, LLC (Mitch Pomeroy, Managing Member) on May 1, 2019. Rehabilitation is in progress.



Before



In Progress

4815 E. Fountain



Before



After

4608-4612 E. Inyo

ASET inspected the property in August 2018, and the property owner has brought the property into compliance.



Before



After

4608-4612 E. Inyo



Before



After

4608-4612 E. Inyo



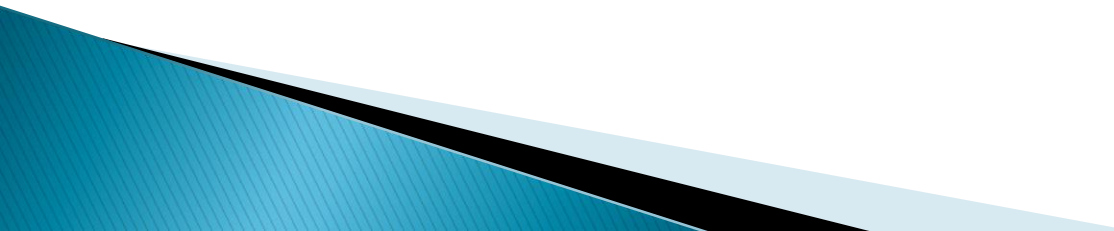
Before



After

Rental Housing

▶ Proactive Inspections

- Program was adopted by Council in February of 2017.
 - In April 2018 efforts began to solicit registrations. Currently, there are more than 85,000 units registered at more than 30,000 properties.
 - To date, Inspectors have inspected 6,478 units in multi-family locations.
- 

2155 E Peralta Way



Bathroom – Appearance of Mold



Mold removed from bathroom.

2122 E Peralta Way



Exterior Walls with Effective Waterproofing and Weather Protection – Significant damage.



Repair of exterior wall

205 N Effie St



Bedroom – Smoke Detectors in Good Working Order

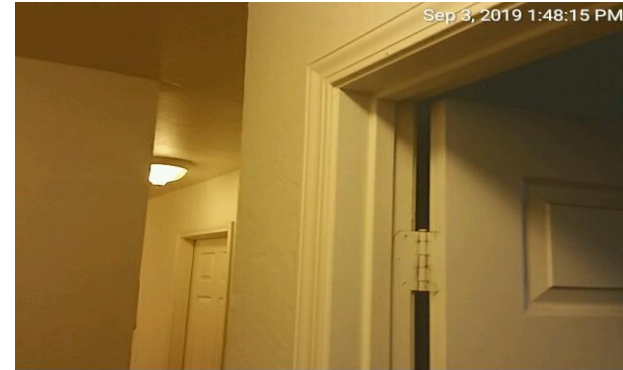


Smoke detector install in bedroom

205 N Effie St



Bedroom – Clear from Infestation (Pests, rodents, bedbugs, vermin, etc).



Tylar Property Management Co.

2350 W Shaw Ste 154
Fresno, CA 93711
CSL #774271

JOB ADDRESS

205 N Effie
Fresno, CA

Invoice

Number: 3096

Date: August 29, 2019

Date	Description	Amount
8/21/19	Checked smoke and carbon monoxide alarms in both units	
	101--OK at this time	
	102-Replaced 2 wire-in smoke alarms	
	LABOR	75.00
	MATERIAL	80.00
Total		\$155.00

Unit treated for pest control

653 Mayor Ave



Living room – Floors Maintained in Good Working Order. Trip hazard



Broken floor tiles replaced and threshold installed.

3046 E Illinois Ave



Living room – Windows / Window Locks (Windows intended for opening can be opened and locked, no missing or broken glazing, egress not blocked, security bars can be released from the interior).
Window Broken

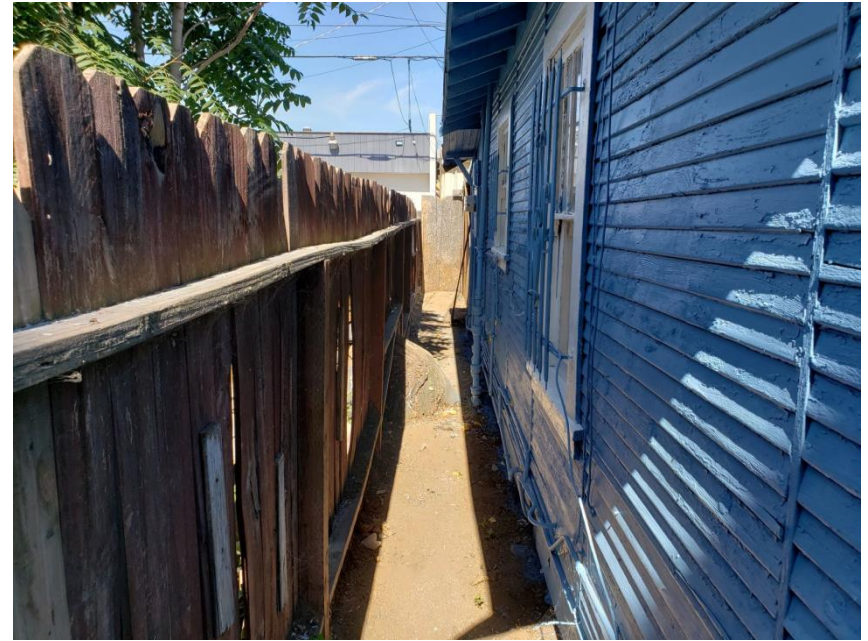


Broken pane windows replaced.

219 N Effie St



Exterior – – Building and Grounds are Kept Clean, Sanitary, and Free from Garbage. Unsanitary condition/garbage.



Unsanitary condition/garbage removed

219 N Effie St

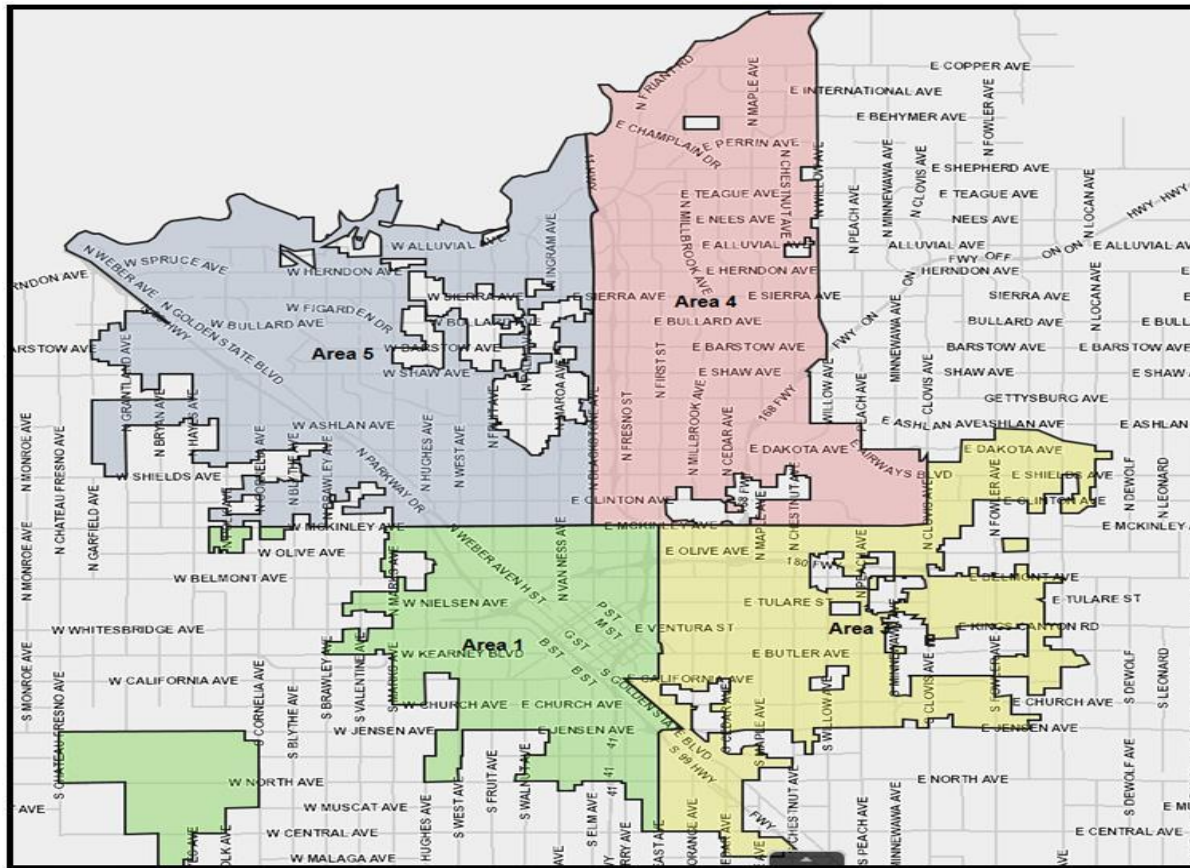


Exterior – Exterior Walls without Effective Waterproofing and Weather Protection. Lack of waterproofing and weather protection posing health concerns.



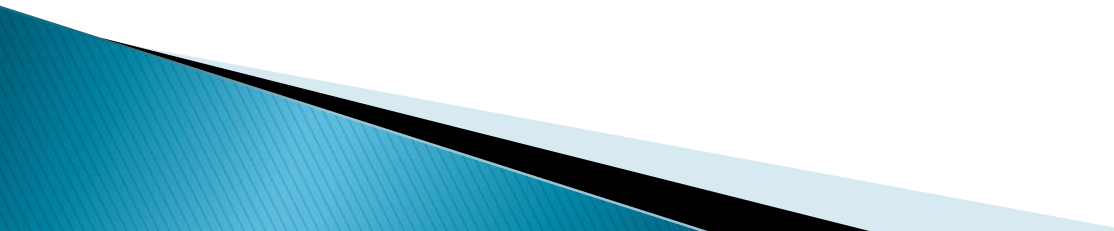
Exterior painted to provide waterproofing and weather protection.

▶ Geographically Based Area Teams



Community Compliance

▶ Reactive Housing Unit

- The team consists of five Community Revitalization Specialists (CRS), one senior CRS, and a Supervisor.
 - The team focuses on rental housing violations complaints throughout the City.
 - The team was established in FY18–19, and they have investigated 1,259 to date.
- 

2814 E Belmont



Before



After

4122 E Vine



Before



After

3020 E Washington



Before



After

Community Compliance

Specialty Teams

▶ Demolitions

- The average demolition time frame is at least 16 weeks, because of due process restrictions.
- In FY18–19, 32 demolitions were planned, but due to notice to the property owners and the process of staff, only 11 were performed by the City. Of the remaining, 8 properties were rehabilitated, and 13 demolitions were performed by the property owner.

Community Compliance Specialty Teams

- Demolitions



Before



After

Community Compliance

▶ Vacant buildings

- We have a team dedicated to enforcing the Vacant Building Ordinance (FMC 10-617).
- At the end of FY18-19, there were 583 open cases for vacant, blighted properties. Currently, there are approximately 262.
- We are gaining compliance through working with property owners, motivating sales of the properties, and receiverships.

Community Compliance Specialty Teams

► Vacant Buildings



Before



After

Community Compliance

- ▶ **Illegal dumping citations**
 - In FY18–19, 121 citations for illegal dumping were issued.
- ▶ **Vacant lots/Weeds**
 - In FY18–19, 3,483 vacant lots were inspected for weeds



Community Compliance

► Tires

- In FY18–19, 11,998 tires were removed.
- Three tire amnesty events were held, with 3,290 tires surrendered.

► Illegal cannabis and honey oil

- Hazardous electrical leads to fires and explosions.



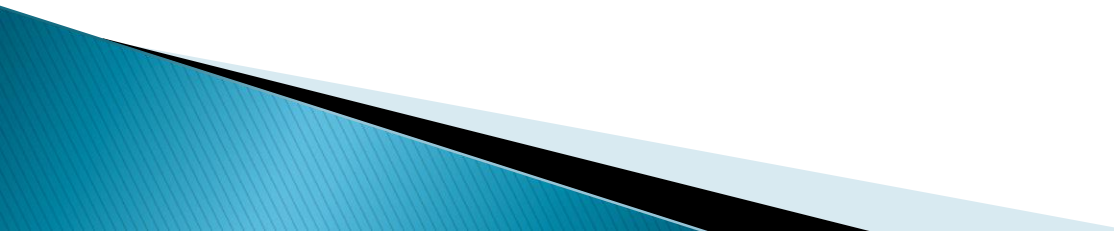
Community Compliance

► Mobile Vending

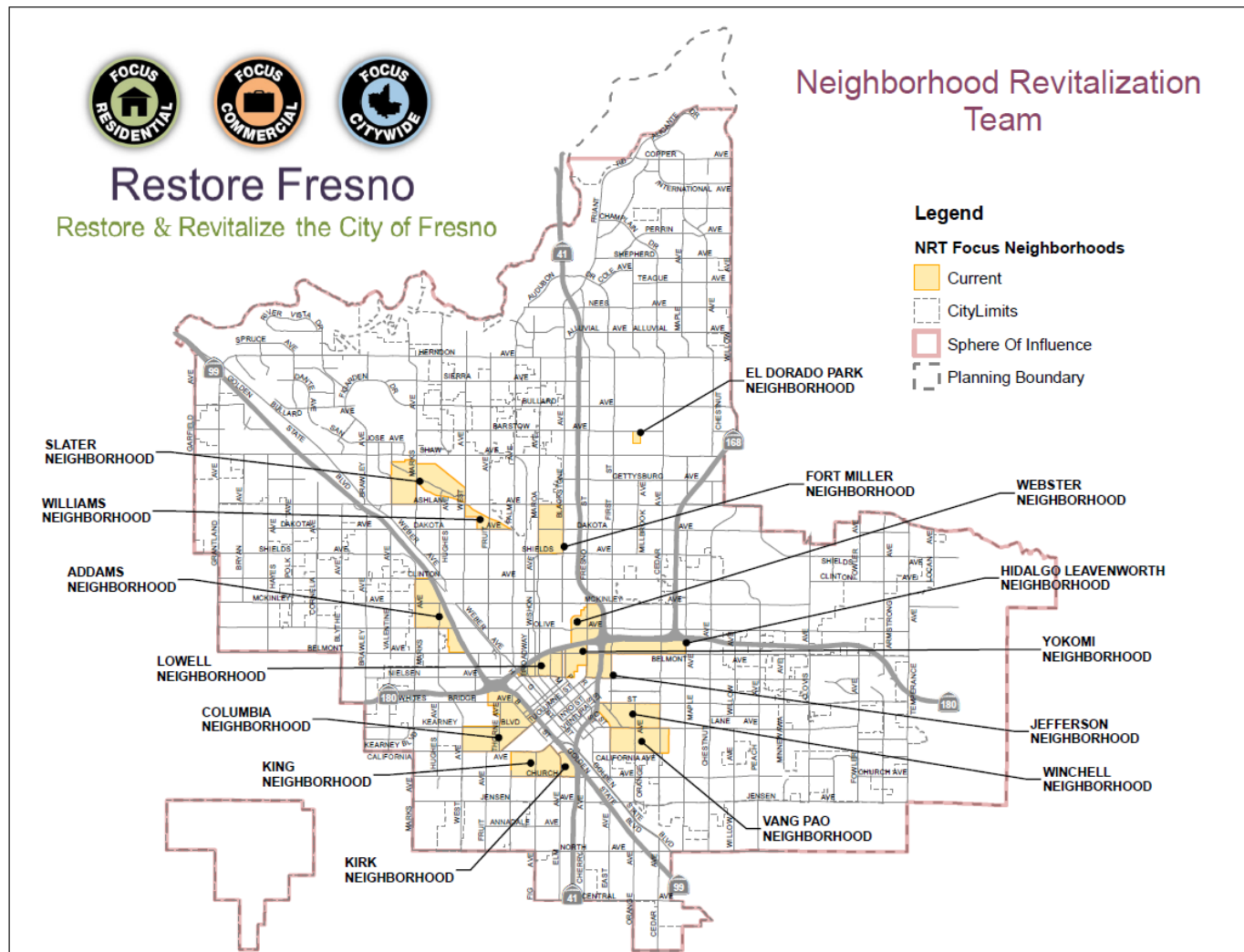
- Enforcement teams work periodic evenings to curb illegal and unsanitary food sales and obstructions of the public right of way through education and citations, if necessary.



Neighborhood Revitalization Team

- ▶ The Neighborhood Revitalization Team (NRT) seeks to improve the quality of life for every resident by focusing the City's resources, and those of partner agencies, in our most deteriorated neighborhoods.
 - ▶ The NRT is now in 15 neighborhoods city-wide, with the goal of conducting this work in a total of 40 neighborhoods.
 - ▶ Applying this pro-active methodical approach to neighborhoods we have seen the following results: Blight has decreased 95%, Crime has decreased 8%, Fires have decreased 34%, Resident Efficacy has increased 8%, Property Values have increased 22%, and Student Achievement has increased 17% (Language Arts) and 18% (Math).
- 

Neighborhood Revitalization Team



321 E Strother



Before



After

737 N Third



Before



After

274 N Glenn



Before



After

Direction and Options

- ▶ Progress
- ▶ Structure
- ▶ Priorities and Direction

Direction and Options

- ▶ Progress – Council Feedback and Input
 - Communication
 - Access to Information
 - Responsiveness
 - Tailoring Services to District Priorities
 - Results
 - Direction?

Direction and Options

- ▶ Existing Structure
 - Community Compliance – General
 - Area Teams
 - Rental Inspections
 - ASET – Significant Rental Housing Issues
 - NRT – Focused Around Elementary Schools
- ▶ Options
 - Formalize Council Code Committee?
 - Council District Teams
 - Combine Area Teams and NRT?
 - Add Personnel?
 - Council Liaison?
 - Restore Funding (\$250,000)?

Direction and Options

- ▶ **Priorities and Direction**
 - Generally, enforce:
 - Significant Health and Safety
 - Nuisance and Blight
 - Lower Priorities, Courtesy Notices First
 - Avoid Gentrification
 - Displacement Plan
 - Tailor Enforcement to District Priorities

Direction and Options

► Specific Topics Direction

- Enforce or Return with FMC Amendments?
 - Inspect Single Family as well as Multifamily?
 - Razor Wire
 - Chickens
 - Locking Trash Bins
 - Signs
 - Alley Dumping
 - CUPs and Zoning
 - Cannabis Businesses
 - Motels
 - Liquor Stores
 - Mobile Vending
 - Other?
- 