

CODE ENFORCEMENT

Office of The City Attorney

Presentation for OCA Civic Academy

<https://www.fresno.gov/codeenforcement/#tab-12>



What is Code Enforcement?



- Enforces safety & livability requirements as set by the Fresno Municipal Code and Health & Safety guidelines as set by the State of California
- Substandard Housing, public nuisance, and zoning ordinances
- Proactive vs Reactive Initiated (complaints)
- Educating residents about their responsibilities as property owners
- Code Inspectors verify violations
- Priority Level assigned based upon severity of violation
- Voluntary compliance vs enforced compliance

Code Enforcement Divisions



- Legal Team
- Community Compliance
- Rental Housing
- Special Teams



Legal Team



The Code Enforcement Legal Team assists with resident's legal issues including:

- Abatement & Inspection Warrants
- Receiverships
- Eviction Protection Program
 - Legal assistance provided to Tenants

www.fresno.gov/epp or call 559-621-8400

Community Compliance



District Teams

- Public Nuisance/Zoning Compliance
- Health & Safety Compliance
- Single Family/Duplex Housing Compliance (1-2 units)
- Vacant Building Compliance

Community Compliance

- Blighted Vacant Building Ordinance
 - Maintained free of blight or code violations
 - Secure from trespassers
 - Safe from hazards
- Non-compliance can lead to fines & other penalties
- Vacant buildings (30+ days) must be registered on the Vacant Building Registry



Rental Housing

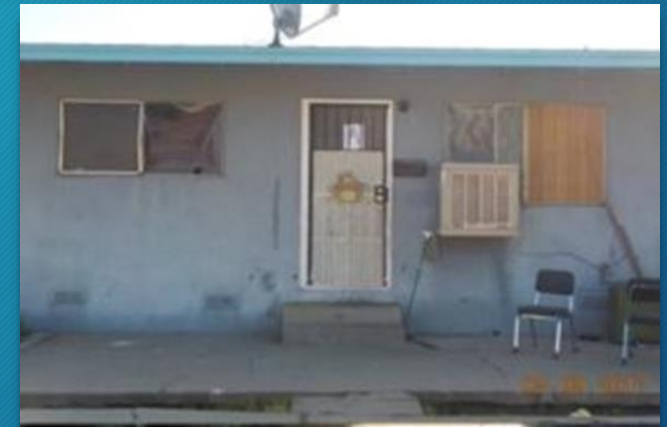


- ASET - Anti Slum Enforcement Team
- Proactive
 - Rental Housing Improvement Act 2018
 - Rental Housing Registry
- Reactive - Code compliance for multi-family properties (3+ units)
- Mobile Homes
- Hotels/Motels - Non-transient (30 days+)
- Smoking Ordinance

A.S.E.T.



- Anti Slum Enforcement Team
 - Dedicated to eliminating neighborhood blight and focused on immediate health & safety code violations
 - Goal to ensure safe & habitable housing
 - To increase the number of habitable rental units through owner compliance
 - Since June 2022 Inspected/Addressed 137 units



Before and After:



Before and After:



Proactive



Rental Housing Improvement Program (RHIP)

- 2018 Ordinance for rental properties to be registered
- Inspection program to ensure compliance with minimum California health & safety laws
- Random sample of property owner portfolio
- Multifamily & Single Family rental units
- October 2022 completed 377 inspections w/ 72 (18%) in compliance
- Over 30,600 units registered; Completed 17,900 inspections to date

Reactive



- Works with property owners to gain compliance with California health & safety standards
- Inspects multifamily properties (3 or more units)
- Since June 2022 Inspected & Closed 600 cases

Tenant/Landlord Resources:

<https://www.fresno.gov/codeenforcement/rental-housing/#tab-05>

Before:



After:



Mobile Homes



- Previously enforced by State Housing & Community Development Department (HCD)
- Revitalizing the Mobilehome Rent Review & Stabilization Commission to protect residents from excessive rent increases
- Enforces State Health & Safety guidelines for MH rental units

Before:



After:



Mobile Homes



Mobile Homes



Hotels/Motels



- Enforcement of California Health & Safety guidelines
- Rental units that are non-transient (30+ days)



Smoking Ordinance



- New Ordinance January 2022
- Enforced on multifamily rental properties ONLY
- To prevent health issues caused by 2nd & 3rd hand smoke
- Courtesy Notice, Notice of Violation, Fines

Special Teams



- Waste Tires
- Vacant Lots
- Abatement
- Illegal Dumping
- Demolition
- School Area Team

Waste Tires

- Waste tires are considered hazardous materials
 - Mosquito breeding ground
- Tire Amnesty Day events sponsored by CalRecycle
 - Over 300,500 waste tires (approximately 12 million pounds of waste tires) have been collected and recycled
 - Prevents illegal dumping
 - Diverts tires from landfills
 - Educates the public



Waste Tire Compliance



Vacant Lots

Vacant Lots Team addresses eminent hazards (fire, etc)

- Tall grass/weeds
- Junk/rubbish
- Blight
- Partner with Fresno Fire Department

Lots prioritized by potential for fire damage

- Near residential areas
- Acreage
- Commercial zones

District 1: .21-Acre lot posing fire hazards



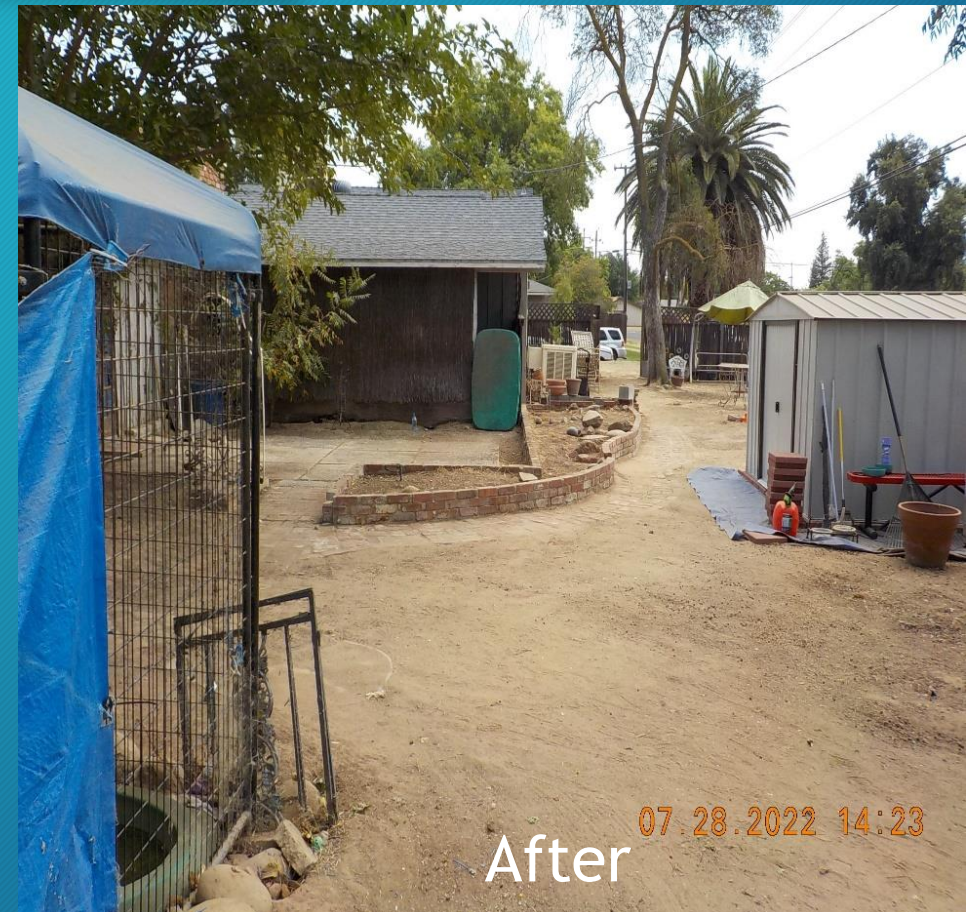
Abatement

The Abatement Team consists of Light Equipment Operators and Laborers

- Vacant Building board up
- Grass/weed clearing
- Junk/rubbish clean up
- Alley clean up



Abatement



Abatement



Illegal Dumping

Illegal Dumping Team

- Enforces standards set by Municipal Code for maintaining property cleanliness by using these tools:
 - Education
 - Enforcement
 - Technology/Video Surveillance
 - Investigations
 - Building relationships with residents, businesses, property owners, and other City Departments



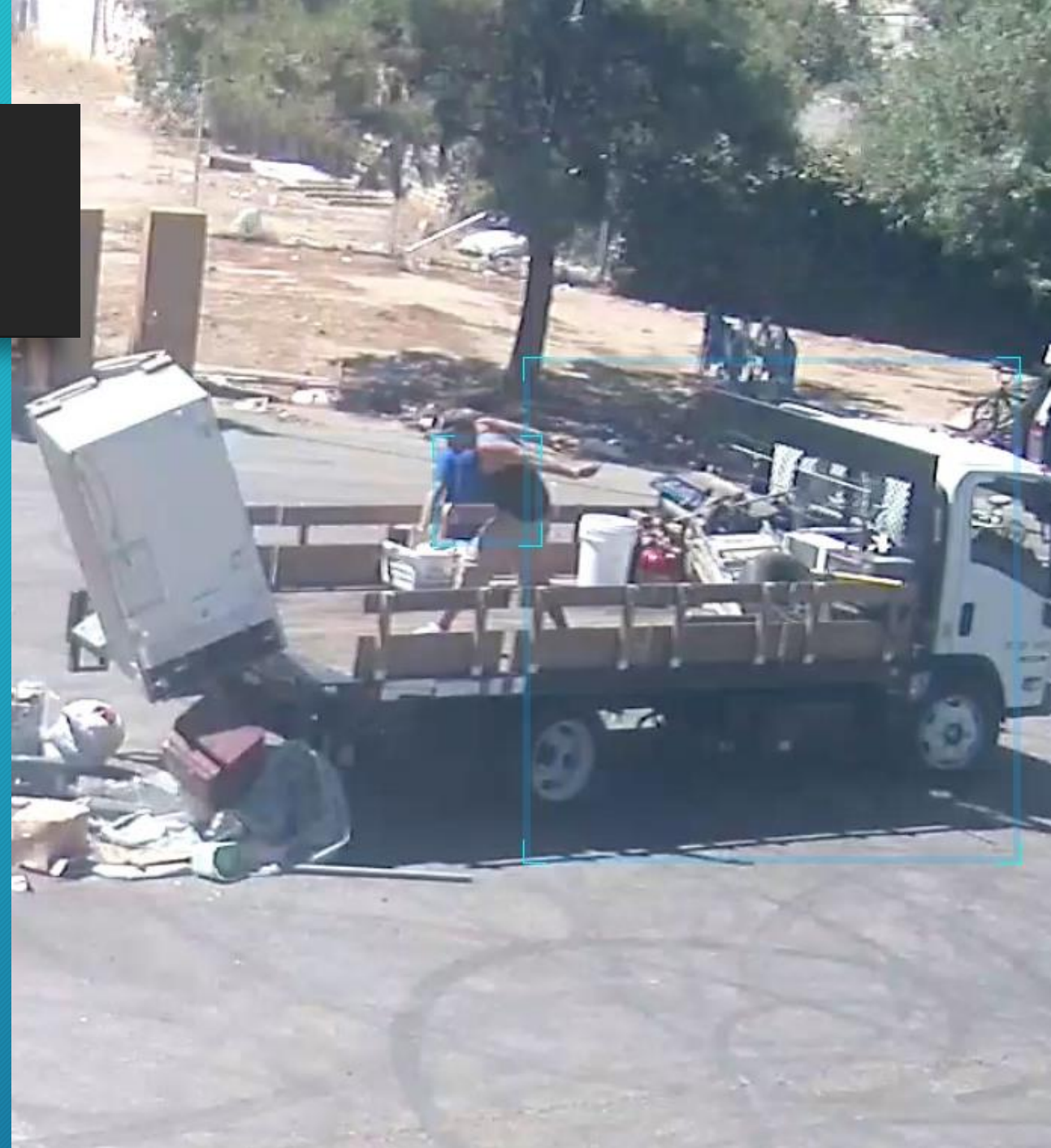
Illegal Dumping

Violators are subject to fines of up to \$3000.00 per incident

- 1st Citation \$1000.00
- 2nd Citation \$1500.00
- 3rd Citation \$3000.00

Criteria for Citations

- Photo evidence
- License plate information
- Issued to registered vehicle owner



Demolition

- Damaged Properties
- Property Assessed
- Rehabilitation Vs. Demolition
- Bids for Demolition
- Abatement of the Property



Rehabilitation



Demolition

Demolition By Owner



Demolition

Demolition By City of Fresno





Connecting Community & City with a Call, Click, or Chat

Conectando Comunidad y Ciudad con una Llamada, Clic o Chat

SCHOOL AREA TEAM GOALS



ENGAGE RESIDENTS/
INVOLUCRAR A LOS
RESIDENTES



REDUCE BLIGHT/ REDUCIR
DETERIORO



IMPROVE QUALITY OF LIFE/
MEJORAR LA CALIDAD DE
VIDA



PROVIDE RESOURCES &
REFERRALS/ PROPORCIONAR
RECURSOS Y REFERENCIAS

School Area Team Definition of Success



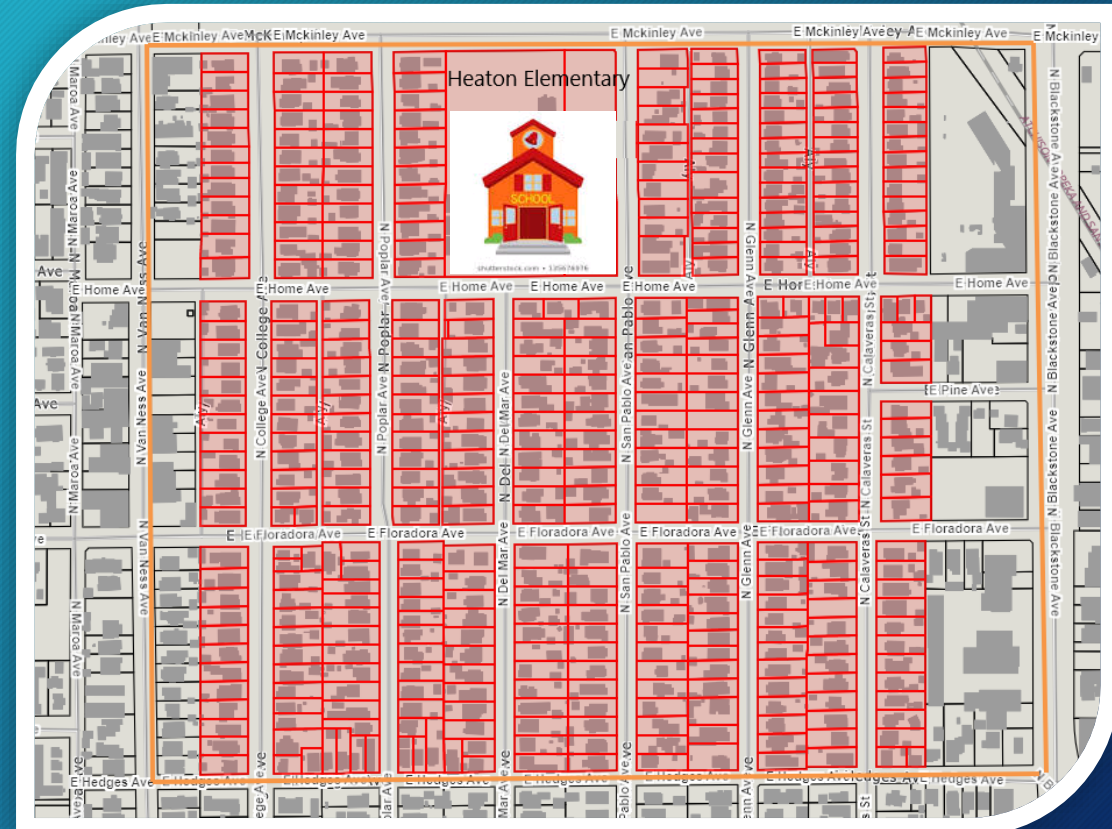
- When residents surrounding every school neighborhood observe a reduction in blight. Cuando los residentes que rodean cada vecindario escolar observan una reduccion en el deterioro.
- Residents are equipped to become civically engaged. Residentes estan equipados para participar civicamente
- Low-income residents are connected to housing resources that improve their quality of life. Los residents de bajo ingresos estan conectados a recuses de vivienda que mejoran su calida de vida.

School Area Team Guidelines



The City of Fresno School Area Team (SAT) works in neighborhoods within a 1,000-foot perimeter around designated schools. *El Equipo del Area Escolar (SAT) de la Ciudad de Fresno trabajara en vecindarios dentro un perimetro de 1,000 pies alrededor de excuelas.*

The City of Fresno's Community Revitalization Specialists will evaluate each property within the designated school boundaries for code violations. *Los Especialistas en Revitalizacion de la Comunidad de la Ciudad de Fresno evaluaran cada propiedad dentro de os limites designados por violaciones del codigo municipal.*



Home Repair Resources & Referrals

Recursos y referencias para reparaciones de casa



Who's eligible?

- Homeowner
- Low Income
- Owner Occupied

Quien es elegible?

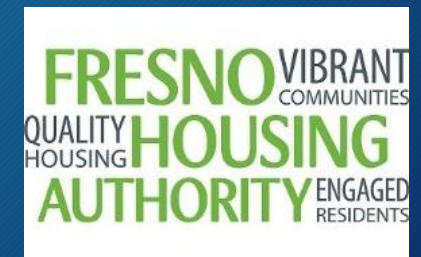
- Propietario
- Bajos ingresos
- Ocupado por el propietario



Community Partners/Socios Comunitarios



- Bringing Broken Neighborhoods Back to Life
- Fresno Police Department
- Parent University
- Men With A Mission
- Project 2:16
- GSF Properties Inc.
- ESA Love Inc.
- Hands On
- Poverello House
- Fresno Rescue Mission
- Habitat for Humanity
- Self-Help Enterprise
- Fresno EOC
- Career Technical Education Charter



SAT Successes



D4 Holland Elementary School Neighborhood D4 Vecindario de Primaria Holland



Before



AFTER

Tall Grass and Weeds
Pasto Seco y Pasto Alto

SAT Successes



D3 McKinley Elementary School Neighborhood D3 Vecindario de Primaria McKinley



Illegal additions: tarps/blinds attached to structure. No address numbers visible.
Adiciones ilegales: lonas/persianas adheridas a la estructura. No hay números de dirección visibles.

Report Neighborhood Issues



- Dial 311 or use the FresGO App/ Marque 311 o use la aplicacion FresGO
- Report All Non-emergency Issues in the City of Fresno/ Informe todos los problemas que no sean de emergencia en la ciudad de Fresno
- Report Potholes, Streetlights, Traffic Signals, Illegal Dumping, and More/ Reporte baches, farolas, semaforos, vertidos ilegales y mas
- Dial 311 if you have questions regarding City of Fresno services/ Marque 311 si tiene preguntas sobre los servicios de la Ciudad de Fresno





THANK YOU FROM CODE ENFORCEMENT

TREV Photography

