Enforcement Challenges Related to Blighted, Multi-Family Complexes

Multi – Family Housing Court Cases

1. NIGHT HAWK COUNTRY VIEW LLC (COUNTRY VIEW APTS.)
2. CREEKSIDE MEADOWS APTS.
3. SIXTEEN THIRTY NINE MONROE LLC (THE MARILYN ON MONROE)
4. FOREST CREEK TOWNHOMES LLC (FOREST CREEK TOWNHOMES)
5. WINBRANCH REALTY PARTNERS, LLC (WINBRANCH APTS.)
6. MILLCREEK DEVELOPMENT PARTNERSHIP, LP (MILLCREEK APTS.)
7. HIGHLAND HILLS 5776 LLC (HIGHLAND HILLS APTS.)
8. MEDLEY APARTMENTS LP (LONGVIEW HEIGHTS APARTMENTS)
9. WATERVIEW JK1 SPE LLC (77.85%) AND WATERVIEW PROPERTY SPE LLC (22.15%) (WATERVIEW APTS.)
10. ADVANTAGE WAY LLC (JAMESBRIDGE APTS.)
11. CORNING VILLAGE PARTNERS LP (CORNING VILLAGE APTS.)
12. SUMMER HILLS (SUMMER HILLS CONDOS)
13. AAIA RML LLC (WASHINGTON MANOR)
14. PARKVIEW MEMPHIS APARTMENTS LP (ABBINGTON APTS.)
15. SBTN APARTMENTS LLC (STONEBROOK APTS.)
16. ROYAL AMERICAN MANAGEMENT (COLLEGE PARK APTS.)
17. KERR AVE PARTNERS LLC (KERR APTS.)
18. RCTN APARTMENTS LP (RIDGEWAY COMMONS APTS.)
19. JENNIFER MEADOWS APTS. LLC (COVINGTON HILLS APTS.)
20. BELVEDERE GARDENS CONDOMINIUM
21. EHF - SERENITY HOUSING LLC (SERENITY TOWERS)
22. BRIGHT RIVER LLC (1553 N. HOLLYWOOD APTS.)
23. WESLEY FOREST TN LLC (WESLEY FOREST APTS.)
24. 1650 HANAUER (4 PLEX)
25. CAPSTONE GREENVIEW LLC (GREENVIEW ESTATES)
26. MCCORMACK BARON SALAZAR (UNIVERSITY PLACE APTS.)

Multi-Family Neighborhhod Preservation Act Cases

1. Fox Hollow –3623 Chesterwood Dr - District 3
2. Woodale Condominiums - 4876 Winchester Rd (only a few residents remaining) District 3
3. Oakshire Apartment Complex - 1781 Crimson Cir (only a few residents remaining) District 3
4. Kimball Cabana) 2856 Kimball Ave) – Vacant - District 4
5. Watkins Manor (2601 N. Watkins)- Vacant – District 7
6. Overton Manor – District 7 (Townhomes)
7. 3985 New Willow Rd (The Willows) – Vacant- District 4
8. 414 E. McLemore- District 6
9. 63 N. Cooper- (Vacant) District 5
10. 108 Simpson- District 6
11. 684 Tate Ave- District 6
12. 427 W. Peebles- District 6
13. 1019-1035 Pearce St – Vacant - District 7
14. 261 & 265 Jones (No apartment/ complex name)
15. 1136 -1138 Coppock St (Duplex) – Vacant- District 7
16. 2117-2119 Eldridge Ave (Duplex)- Vacant- District 7
17. 1357-1359 Richmond- Vacant- District 4
18. 2195-2197 Vinton- Vacant- District 5
19. 2361-2363 Enterprise Ave- Vacant- District 4
20. 1165-1167 W Lexington Cir (Duplex) – Vacant – District 7
21. 1891 Castalia (No residents)- District 4
22. 1906 Castalia (No residents)- District 4
23. 1897 Castalia (No residents)- District 4
24. 301 N Manassas (Partially Occupied) – District 7
25. 846-848 Olympic St (Duplex)- District 7

CD Appeal Court

1. 1081 J W Williams – Vacant (No apartment/complex name)- District 7
2. 1903 E Raines (Sterling Townhomes)- Vacant- District 3
3. 1442-1444 Silver- (Duplex) Vacant - District 4
4. 2373 & 2375 Hubbard- (Duplex)Vacant- Distrct 7

Code Enforcement Initial Inspection Flowchart

Complaint Intake

311
City Council
Plain View
Email
Phone
Walk In

Initial Inspection

Is property in violation?

NO → Close with Resolution Code **NJ** (*Not Justified*) (*attach photo*)

YES →

Inspection Procedure:

1. Take pictures of all 4 sides of the property
2. Complete Inspection Report
3. Complete Action sheet
4. Complete VPR
5. Attach in GIS
6. Input Res Code JW-RH with a 45-day follow-up date
7. Select Mailer for Supervisor Approval

Required Documents

Rehab Packet Must Include:

1. Printed Copy of Inspection Report
2. Action Sheet with Approval Signature from Supervisor
3. Updated photos of **all 4 sides** of the property, including sheds
4. Printed copy of **Trustee's** page to verify ownership information at the time of inspection **(This is updated every time a re-inspection is made)**
5. Completed Vacant Property Report (VPR)

Inspector turns in **Rehab Packet** To Area Supervisor

Is Packet Completed and ready to be turned in to Data?

NO → **Return to Inspector for Packet to be properly completed and returned to Supervisor once finished.**

YES → **End of Inspector Process**

Area Supervisor signs in **Rehab Packet** To Special Operations

End of Field Ops Process until File is returned for re-inspection.

Conditions Observed at Large Blighted Complexes

- Structural deterioration
- Partially occupied buildings
- Illegal dumping due to inadequate dumpster service
- Crime and neighborhood impacts

Barriers to Holding Multi-family Property Owners Accountable

- Aging apartment complexes
- Complex ownership and management structures
- Balancing enforcement with resident displacement concerns

Barriers to Enforcement

- Lengthy court process
- Minimal compliance by owners
- Out-of-state ownership and LLCs
- High rehabilitation costs

Strategies to Strengthen Accountability

- Increased use of receivership
- Stronger solid waste and dumpster enforcement
- Property-specific compliance strategies
- Interagency collaboration
- Proactive property management expectations