



# Former American Sports University (ASU) Dormitory Update

Presented by:

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# Former ASU Dormitory





# Floor Plan

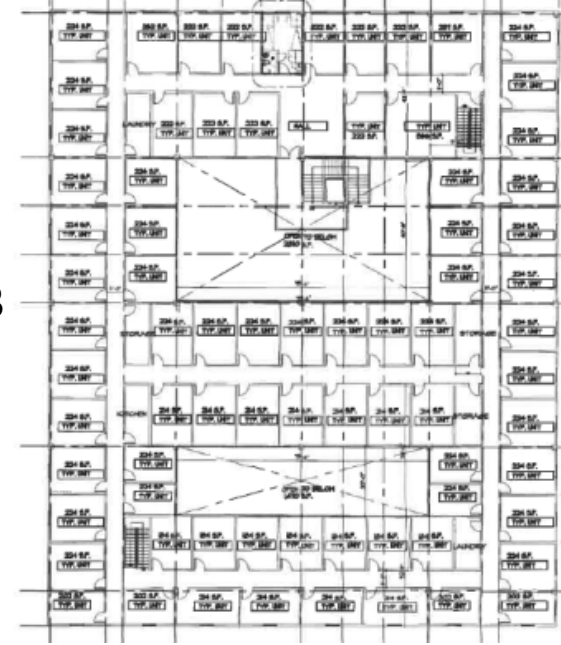
## 1<sup>st</sup> Floor:

- Total Units: 76 Units
- Total Area: 22,870 S.F.



## 2<sup>nd</sup> Floor:

- Total Units: 73 Units
- Total Area: 22,613 S.F.





# Temporary Restraining Order Synopsis

## **Owner is prohibited from:**

- Using the property in a manner that violates the Municipal Code.
- Using, listing, renting, or advertising the property as a residential rental business, without City approvals and permits.
- Entering into any agreement to rent or lease the property as a residential dwelling to the public.

## **Owner must:**

- Vacate the property and remove all tenants within 21 days following service of the temporary restraining order (by October 24, 2022).
- Remove and discontinue all advertising of the property “for rent” to the public.
- Maintain property in a safe and sanitary condition.
- Pay relocation benefits to displaced tenants.



# Current/Ongoing Challenges

- Property owner is not adhering to the TRO.
- Previous tenants moving back in (for a variety of reasons).
- New tenants moving in.
- Existing tenants reluctant to accept alternative housing.
- Dogs roaming hallways to intimidate staff.
- Animals abandoned by their owner(s).
- Property owner has attempted to submit plans to rehab the building.
- Owner hired private security to attempt to forcibly remove current tenants from the building in violation of the TRO.



# Staff Response

- **Securing Vacant Units**: All vacant units were secured (inside and outside) on October 31<sup>st</sup>.
- **Notice Signs**: Staff has added signage on vacant units to deter re-entry.
- **Daily Visitations**: Homeless Services Coordinator, Code Enforcement, and Animal Control visiting property daily.
- **Searchlight Contract**: Searchlight contract extended to continue to provide services to remaining tenants.
- **Trash Removal/Cleanup**: Burrtec has agreed to empty onsite trash bins 3-4 per week.



# Action Items

- **On-Site Security**: Staff working to secure on-site 24/7 security to prevent new break ins.
- **Letter to Property Owner**: On November 3<sup>rd</sup>, CED sent a letter to property owner detailing steps needed to bring the property into compliance.
- **Future Board Ups**: Eagle Eye and Public Works are on call to secure rooms as they become vacant or are compromised.
- **Additional Resource Events**: Staff coordinating with service providers to hold additional events.



# Action Items Cont.

- **File an Emergency Receivership for the Subject Property**: Staff working with the City Attorney's Office to file for an Emergency Receivership for failure to adhere to the TRO.
- **Investigate 1<sup>st</sup> and 2<sup>nd</sup> Months Rent Payments**: Staff is investigating how the City could potentially reduce the number of occupants by providing funding for 1st and 2nd month's rent payments to qualified individuals, the cost of which is estimated to be \$100,000 - \$150,000.



# Emergency Receivership

- CAO has prepared an emergency Receivership Order to be submitted to the County of San Bernardino courts on December 8, 2022.
  - Should the “Receivership Order” be approved by the judge, the appointed receiver would then be responsible for the following:
    - Conducting a thorough inspection of the subject property.
    - Conducting an inventory of the remaining occupants.
    - Securing the subject property.
    - Vacating the subject property of the remaining occupants in compliance with the TRO.
    - Potentially performing a rehabilitation of the subject property or facilitating its demolition.
    - Potentially conducting an “as-is” sale of the subject property.



# Recent Resource Event

- Marcy's Mercy Center
- Keys Non-Profit
- Lighthouse Social Services
- Operation Grace, Community Action Partnership
- SB County Community Development & Housing
- Searchlight Society
- SB County Probation

**Topics:** Accessing 30-day motel vouchers and 1st and 2nd month's rent opportunities (amongst other things)





# Questions?