

# MEMORANDUM

## Building and Housing



**DATE:** October 15, 2018  
**TO:** Mayor and City Council  
**THROUGH:** Julie Edmonds-Mares, City Manager  
**FROM:** Bill Tott, Interim Chief Building Official  
**SUBJECT:** Eviction of Ms. Ana Naranjo at 244 Selwyn Drive

On October 2, 2018 at the City Council Meeting, during public comment, a Community Liaison for the Milpitas Unified School District, Susana Anaya spoke on behalf of Ana Naranjo and her family. Ms. Anaya relayed the information and informed the City Council that Mrs. Naranjo and her family was being evicted and was presented a 60 days eviction notice.

Prior to their 60-days eviction notice, the family has lived at 244 Selwyn Drive for the past 26 years. The property is part of 244/246 Selwyn Drive a very small complex with six units or less.

After Mrs. Anaya spoke, City Council requested that the City Manager look into the eviction and if it was related to the same complex and/or owner.

This memorandum serves as staff response to the request.

Staff is working with Project Sentinel and the Naranjo household. Project Sentinel provides the City with tenant-landlord mitigation and fair housing assistance. The staff at Project Sentinel provides counseling, conciliation, investigation, and legal representation if necessary to both tenants and landlords. In addition, Project Sentinel will work and mitigate between landlord and tenant to try to resolve the issue. Currently Project Sentinel is working with Mrs. Naranjo directly to obtain more information and next steps are to reach out to the owner.

Through this investigation, Project Sentinel opened another case for a larger complex at 186 Selwyn Drive. The two evictions are not related. For the larger complex at 186 Selwyn Drive, the complex is made of 16 units. The property was recently sold to a new owner in January 2018, and the new owner has given out large rent increases and/or termination notices. Project Sentinel will continue to research if there are more evictions in the Selwyn area.

Project Sentinel will keep staff abreast of the situation as it progresses.

Staff also did a search for code enforcement cases for 244/246 Selwyn Drive and there are no outstanding cases for that complex. For 186 Selwyn, there are a couple of code enforcement cases related to graffiti, junk cars, and neighborhood beautification items. In addition, staff was informed by the Planning Department there are no development application for 244/246 or 186 Selwyn Drive.