COUNCIL AGENDA: 3/28/23
FILE: 23-430
ITEM: 2.8

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Julia H. Cooper

SUBJECT: **SEE BELOW**

DATE: March 22, 2023

Approved

Date 3/23/23

REPLACEMENT

SUBJECT: SETTING A PUBLIC HEARING FOR THE COST OF SIDEWALK REPAIRS FOR JUNE 13, 2023

REASON FOR REPLACEMENT

Upon review, the Department of Transportation identified incorrect information in the background and footnotes of the memorandum. This replacement memorandum corrects those errors.

RECOMMENDATION

Adopt a resolution setting a public hearing on Tuesday, June 13, 2023 at 1:30 p.m. for the approval of the report from the Director of Finance for the cost of sidewalk repairs.

SUMMARY AND OUTCOME

The Department of Finance requests the City Council adopt a resolution setting a public hearing on Tuesday, June 13, 2023 at 1:30 p.m., for the approval of the report from the Director of Finance for the cost of sidewalk repairs. Currently, there are 167 properties that are subject to a potential lien, for a total lien amount, including administrative fees, of $330,384.77. The total lien amount represents the total amount paid by the City to contractors for sidewalk repairs at the affected properties plus the associated administrative fees, penalties, and interest on any unpaid balance.

In an effort to resolve potential protests prior to the public hearing, the Department of Transportation (DOT) invites property owners to attend administrative conferences. Results of the administrative conferences and staff recommendations will be included in an updated Director's Report submitted to City Council for consideration and approval on June 13, 2023.

Adoption of the recommended action sets the public hearing to hear the report from the Director of Finance for the cost of sidewalk repairs (Director's Report). This is the first step in the lien process for the City of San José to recover City funds spent on sidewalk repairs from property owners.

BACKGROUND

State law and the San José Municipal Code make it the duty of each property owner to maintain the sidewalk fronting their property in a safe condition. When sidewalks need repair, DOT inspects the property and obtains a cost estimate from City-approved contractors. DOT then sends a repair notice to the property owner. The notice includes financial hardship information for those who need assistance with paying for the sidewalk repairs. Within six weeks after the repair notice is sent, DOT mails an additional notice to the property owner stating that repairs will be made by the DOT contractor if the owner does not repair the sidewalk within 45 days. If the repairs are not made by the owner by the deadline, a final notice is mailed one week later. After mailing of the final notice, DOT places a door hanger at the property address stating a DOT contractor will be assigned to make the necessary sidewalk repairs. After repairs are performed by the contractor, DOT invoices the property owner for the cost of sidewalk repairs.

If the invoice remains unpaid, the Finance Department sends a 30-day, 60-day, and final notice, as needed. To recover the costs of invoices that remain unpaid after the final notice, the City Council, upon confirming the amounts owed subsequent to a public hearing, can approve the filing of liens against the defaulting properties with the County of Santa Clara Office of the Clerk-Recorder.

On December 10, 2019, the City Council directed staff to modify the Tree Maintenance and Sidewalk Repair Financial Hardship Assistance Program to account for a higher cost of living in the San José metropolitan area. The Council also directed staff to explore a stepped reduction approach based on income categories. DOT staff proposed a model that incorporated local income limits established by the Department of Housing and Urban Development (HUD) and based on local Area Median Income. In this program, residents with incomes at or below 50% of the Area Median Income are eligible for the full funding of required sidewalk repairs, whereas residents with incomes at or below 80% of Area Median Income are eligible to have 50% of their costs covered by the City. This policy was adopted by the City Council on June 8, 2020 as part of the Mayor's Budget Message for Fiscal Year 2020-2021 (MBA #14).[1]

Property owners who are sent a Notice of Intent to Lien may pay the full amount due to the City at any time prior to the public hearing on June 13, 2023. However, if an unpaid balance remains after June 13, 2023, an additional $150.75 administrative fee, which includes an $8.00 lien-release fee charged by the County of Santa Clara Office of the Clerk-Recorder, will be added. A lien will be recorded for any unpaid balance, including administrative fees, penalties, and

[1] Amendment to the Tree and Sidewalk Hardship Program, June 2, 2020, MBA #14
https://www.sanjoseca.gov/home/showpublisheddocument/59378/637267181034400000

interest. Recording liens against delinquent property owners for outstanding sidewalk repair costs helps ensure eventual collection of past due amounts when the property is sold, transferred, or refinanced.

ANALYSIS

The attached Director's Report includes properties for which the City incurred costs for the sidewalk repairs on behalf of the property owners and payment to the City remains outstanding. Currently there are 167 properties subject to a potential lien for a total lien amount, including administrative fees, penalties, and interest. The total lien amount of $330,384.77 represents the total amount paid by the City to contractors for sidewalk repairs at the affected properties ($305,209.52) plus $25,175.25 in associated administrative fees, penalties, and interest on any unpaid balance. Individual lien amounts vary from $261.50 to $12,735.23.

In an effort to resolve potential protests prior to the public hearing, DOT sends letters to invite property owners to attend administrative conferences. These conferences do not affect the property owners' right to protest the proposed lien at the City Council public hearing.

In fiscal year 2020-2021, DOT approved 117 properties for hardship. In fiscal year 2021-2022, DOT approved 113 properties for hardship. In fiscal year 2022-23, outside of the lien process, DOT has approved 53 properties for hardship to date. DOT will continue to monitor hardship approvals and associated cost, and work with the City Manager's Budget Office to consider funding adjustments for the hardship program during the budget process.

Results of the administrative conferences and staff recommendations will be included in an updated Director's Report submitted to City Council for consideration and approval on June 13, 2023. After hearing any protest, the City Council may confirm the Director's Report and the full amounts contained therein or reduce any of the amounts due. After the Director's Report is confirmed, the amounts owed constitute a special assessment against the property and become a lien on the property for the balance of the outstanding amount owed until paid. Any unpaid lien amount will be added to the property owner's annual property tax bill by the County of Santa Clara Controller-Treasurer Department.

The schedule to file sidewalk repair liens on defaulting properties is as follows:

Event	Date
1. City Council – Sets the public hearing	March 28, 2023
2. DOT – Mails first notices giving notice of the administrative conferences and the public hearing date	April 4, 2023
3. DOT – Mails second notices giving notice of the administrative conferences and the public hearing date	April 11, 2023
4. DOT – Conducts the administrative conference	April 25 and 26, 2023
5. City Council – Conducts the public hearing and adopts the Resolution Confirming the Director's Report containing the proposed liens	June 13, 2023 1:30 P.M.

EVALUATION AND FOLLOW-UP

A memorandum seeking authorization from the City Council to direct Finance staff to place special assessments secured by a lien against those properties listed in the Director's Report will be presented at the June 13, 2023 City Council meeting. In addition, Finance Department Revenue Management staff will continue its collection efforts to reduce the number of delinquent accounts that require a lien hearing. Staff will also continue to monitor accounts placed with the County of Santa Clara for special assessment for full compliance with the program.

COORDINATION

This memorandum has been coordinated with the City Attorney's Office, City Manager's Budget Office, and Department of Transportation.

PUBLIC OUTREACH

This memorandum will be posted on the City's Council Agenda website for the March 28, 2023 City Council meeting.

First and second notices of the public hearing will be mailed to debtors on or about April 4, 2023 and April 11, 2023. The notices will provide information on the outstanding debt and the hearing process. On April 25, 2023 and April 26, 2023, DOT will hold informal administrative conferences to allow debtors the opportunity to discuss the matter with City staff. Results of the administrative conferences and staff recommendations will be included in an updated Director's Report submitted to City Council for consideration and approval on June 13, 2023.

The City Council may make appropriate revisions or corrections to the Director's Report and will determine final confirmation or rejection of the liens. The ultimate decision of the City Council shall be final and conclusive.

COMMISION RECOMMENDATION

No commission recommendation or input is associated with this action.

COST SUMMARY/IMPLICATIONS

The total lien amount of $330,384.77 represents the total amount paid by the City to contractors for sidewalk repairs at the affected properties ($305,209.52), plus $25,175.25 in associated administrative fees, penalties, and interest on any unpaid balance. Funds totaling $305,209.52 were advanced from the General Fund.

CEQA

Not a Project, File No. PP17-010, City Organizational and Administrative Activities resulting in no changes to the physical environment.

PUBLIC SUBSIDY REPORTING

This item does not include a public subsidy as defined in section 53083 or 53083.1 of the California Government Code or the City's Open Government Resolution.

/s/
JULIA H. COOPER
Director of Finance

For questions, please contact John Kachmanian, Deputy Director of Finance, Revenue Management at (408) 535-7034.

Attachment: Report from the Director of Finance – Sidewalk Repair Costs as of November 22, 2022

City of San José - Finance Department
Report from the Director of Finance - Sidewalk Repair Costs as of November 22, 2022
Council Meeting: March 28, 2023

Count	Invoice	Citation	Debtor name	Mailing Address	City, State, ZipCode	Violation Address	APN	Original Balance	Current Balance	Lien Fee	Total Balance
1	1214925	X00012517	LEON N NGUYEN KHAO BAO THAI	3119 ANDORA DR	SAN JOSE CA 95148	3119 ANDORA DR	64905017	$ 74.08	$ 110.75	$ 150.75	$ 261.50
2	1215292	X00012614	BLANCA E PENA WILBER PENA	40 E VERDUGO AVE	BURBANK CA 91502	1622 SCOTTY ST	48609029	74.08	110.75	150.75	261.50
3	1215594	X00012626	CU HUU NGUYEN	1129 BAL HARBOR WAY	SAN JOSE CA 95122	1129 BAL HARBOR WY	48611002	74.08	110.75	150.75	261.50
4	1215688	X00012666	KIM THIEN CAO	598 CYPRESS AVE	SUNNYVALE CA 94085	1295 HOPKINS DR	48619035	74.08	110.75	150.75	261.50
5	1215728	X00012687	ABRAHAM VALLE	2301 SEACLIFF WAY	SAN JOSE CA 95122	1830 DARWIN WY	48614066	74.08	110.75	150.75	261.50
6	1215803	X00012728	SAMUEL GARCIA	378 SANTANA ROW APT 325	SAN JOSE CA 95128	2135 CALVIEW AV	48623001	74.08	110.75	150.75	261.50
7	1204038	X00008278	SUDHAKAR VEERAVALLI	140 CHERRY HILLS	GROVER MO 63040	402 MARBLE ARCH AV	45565006	69.23	111.42	150.75	262.17
8	1204935	X00008630	BLOSSOM HILL OWNER LLC	28100 LAURA CT	LOS ALTOS HILLS CA 94022	875 BLOSSOM HILL RD	46435028	69.23	111.42	150.75	262.17
9	1199190	X00005998	EVERGREEN PROPERTY GROUP LLC	5441 COUNTRY CLUB PKWY	SAN JOSE CA 95138	330 HULL AV	26448051	69.23	113.70	150.75	264.45
10	1204555	X00008506	HONG HA XUAN NGUYEN	1574 S KING RD	SAN JOSE CA 95122	1574 S KING RD	48613019	71.31	114.00	150.75	264.75
11	1187330	X1907122	LOUIS F PETI TRUSTEE	641 PALMAR AVE	SAN JOSE CA 95128	641 PAMLAR AVE	28219039	70.50	118.43	150.75	269.18
12	1187378	X1907170	LUIS CEDILLO CONNIE VEGA	6229 WOOSLEY DR 1001 S 10TH ST	SAN JOSE CA 95123 SAN JOSE, CA 95112-2438	1001 S 10TH ST	47213025	70.50	118.43	150.75	269.18
13	1183972	X1905559	MARIANNE A OSWALD	466 BOYNTON AVE APT C4	SAN JOSE CA 95117	1508 HERVEY LN	43428084	68.50	120.34	150.75	271.09
14	1192290	X00003794	RICARDO Y MIRABEL	3029 MAUNA LOA CT	SAN JOSE CA 95132	3029 MAUNA LOA CT	58716022	71.31	124.15	150.75	274.90
15	1175176	X1902373	STEWART TATE SANDY TATE	960 CHESWICK DR 7210 RICHARDSON RD	SAN JOSE CA 95121 OAKDALE CA 95361	960 CHESWICK DR	49929027	68.50	124.36	150.75	275.11
16	1183445	X1905051	J JESUS ESQUIVEL C JOSE JESUS ESQUIVEL GONZALEZ	1474 CHABOT WAY	SAN JOSE CA 95122	1474 CHABOT WAY	48631016	70.50	125.42	150.75	276.17
17	1212956	X00011779	KAISER FOUNDATION HOSPITALS	1 KAISER PLAZA FL 15	OAKLAND CA 94612	280 HOSPITAL PY	70605017	100.00	137.65	150.75	288.40
18	1217306	X00013593	AVINASH REDDY BEERAVOLU SWATHI SANGEPU	280 DONDERO WAY	SAN JOSE CA 95119	280 DONDERO WY	70419061	100.00	137.65	150.75	288.40
19	1217835	X00013942	CARMEN GARCIA	324 N 17TH ST # 2	SAN JOSE CA 95112	324 N 17TH ST	24960021	100.00	137.65	150.75	288.40
20	1217855	X00013957	DANIEL J KOSSOWSKI MANISHA SAHASRABUDHE	5020 MONTREAL DR	SAN JOSE CA 95130	5020 MONTREAL DR	40335042	100.00	137.65	150.75	288.40
21	1218060	X00014088	NAM H JO	4669 COLUMBIA RIVER CT	SAN JOSE CA 95136	4669 COLUMBIA RIVER CT	45822024	100.00	137.65	150.75	288.40
22	1214783	X00012437	DANIEL H VILLAMARIA S VILLA	498 HARMONY LN 921 E TAYLOR ST	SAN JOSE CA 95111 SAN JOSE CA 95112	498 HARMONY LN	68408060	100.00	140.95	150.75	291.70
23	1214797	X00012451	MARIA ESQUIVEL ALBERTO J VILLALOBOS	53 EAGLEHAVEN CT	SAN JOSE CA 95111	53 EAGLEHAVEN CT	68447069	100.00	140.95	150.75	291.70
24	1208182	X00010364	CEPHUS BROWN ELDORA BROWN	1619 CROSS WAY	SAN JOSE CA 95125	1617 CROSS WY	43427075	100.00	142.70	150.75	293.45
25	1208184	X00010366	DANA LIU	1228 CURTISS AV	SAN JOSE CA 95125	1228 CURTISS AV	42901004	100.00	142.70	150.75	293.45
26	1208455	X00010513	CARLITO OCAMPO TRUSTEE RAQUEL OCAMPO TRUSTEE	6810 LAZY RIVER WAY	SAN JOSE CA 95120	4012 VICTORIA PARK DR	46223015	100.00	142.70	150.75	293.45
27	1208794	X00010866	AMEEN HOUSING CO-OPERATIVE INC ABU HURAIRA FIZZA	2072 WALSH AVE UNIT B	SANTA CLARA CA 95050	2988 ALMOND DR	64919009	100.00	142.70	150.75	293.45
28	1206301	X00009404	BRIAN ANTHONY CRESCIMANNO HEATHER CRESCIMANNO	6457 CRANBROOK CT	SAN JOSE CA 95120	6457 CRANBROOK CT	58101005	1,416.00	145.89	150.75	296.64
29	1205892	X00009082	GEORGE G ROMERO DELANA J ROMERO	1519 SAN ANDREAS AVE 1350 OAKLAND RD SPC 121	SAN JOSE CA 95118 SAN JOSE CA 95112	1519 SAN ANDREAS AV	44701018	100.00	146.00	150.75	296.75
30	1206149	X00009254	ELISA F LUMABAS EPIFANIO LUMABAS	1324 TOURNEY DR	SAN JOSE CA 95131	1324 TOURNEY DR	24512020	100.00	146.00	150.75	296.75
31	1207543	X00009969	PETER NELSON	1889 ARBOR DR	SAN JOSE CA 95125	1877 ARBOR DR	43924079	100.00	146.00	150.75	296.75
32	1202948	X00007724	ALICIA CARVAJAL	128 N 9TH ST	SAN JOSE CA 95112	128 N 9TH ST	46717056	100.00	149.30	150.75	300.05
33	1203437	X00007915	MAILA REYNA PEREZ TRUSTEE	3341 LOUIS PAUL WAY	SAN JOSE CA 95148	3341 LOUIS PAUL WY	65967008	100.00	149.30	150.75	300.05
34	1205323	X00008820	MANUELA D ORTIZ	725 ILLINOIS AVE	SAN JOSE CA 95125	725 ILLINOIS AV	26441043	100.00	149.30	150.75	300.05
35	1205338	X00008835	DONNA L VELASQUEZ GABRIEL R VALASQUEZ	3142 CAPEWOOD LN	SAN JOSE CA 95132	3142 CAPEWOOD LN	9218019	100.00	149.30	150.75	300.05
36	1201454	X00006877	HONG NHIEN LE	5450 MONTEREY HWY SPC 169	SAN JOSE CA 95111	2185 FAIRMONT DR	65217006	100.00	152.45	150.75	303.20
37	1199335	X00006110	STEVEN SANFILIPPO DEBORAH SANFILIPPO	3244 WOODY LN	SAN JOSE CA 95132	3244 WOODY LN	09224113	100.00	152.60	150.75	303.35
38	1199788	X00006269	KATELYN STUDEBAKER	4546 RHAPSODY WAY	SAN JOSE CA 95111	4546 RHAPSODY WY	68410062	100.00	152.60	150.75	303.35
39	1201423	X00006848	STARLAYNE M MEZA	4126 CHERRY AVE	SAN JOSE CA 95118	4126 CHERRY AV	45123057	100.00	152.60	150.75	303.35
40	1199090	X00005891	BARTLEY CALDER TRUSTEE KIM CALDER TRUSTEE	4058 CARRACCI LN	SAN JOSE CA 95135	2298 LUSARDI DR	65940025	222.62	155.92	150.75	306.67
41	1187665	X00001550	MARILYN M MILLER H A MILLER	1830 WOODLAND 2575 TRIMBLE RD AVE	SANTA CLARA CA 95050 SAN JOSE, CA 95132	2575 TRIMBLE RD	09206016	100.00	156.65	150.75	307.40
42	1193108	X00004079	JESSE A SOLORZANO	1235 WILDWOOD AVE APT 116	SUNNYVALE CA 94089	258 S 16TH ST	46739044	100.00	156.65	150.75	307.40

City of San José - Finance Department
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43	1212469	X00011666	DINESH S RAO DINESH S RAO	4859 VANDERBILT DR	SAN JOSE CA 95130	6224 GINASHELL CL	70644069	118.46	158.53	150.75	309.28
44	1192551	X00003898	YUE QING ZHAO	1415 DONOHUE DR	SAN JOSE CA 95131	1415 DONOHUE DR	24523015	99.34	159.09	150.75	309.84
45	1192273	X00003777	JOSH STIVERS TRUSTEE JENNIFER STIVERS TRUSTEE	4850 KINGDALE DR	SAN JOSE CA 95124	4850 KINGDALE DR	42111028	100.00	159.95	150.75	310.70
46	1184028	X1905615	PAUL M MOSHER	1548 JENVEY AVE	SAN JOSE CA 95125	5662 KEYMAR DR	69225010	100.00	163.25	150.75	314.00
47	1192266	X00003770	TIFFANY TRUONG TRUSTEE	844 LEWIS AVE	SUNNYVALE CA 94086	1839 BLOSSOM HILL RD	52736004	100.00	163.25	150.75	314.00
48	1183406	X1905012	GREGORY N PUNG KIMBERLY ROSE MARTIN J ROSE	2809 CLUB DR 2809 CLUB DR 728 W LEMON AVE	ROCKLIN CA 95765 ROCKLIN CA 95765 ARCADIA, CA 91007	558 RICHMOND AVE	27725020	100.00	166.55	150.75	317.30
49	1181549	X1903941	ISABEL B RODELO TRUSTEE	2159 JAMAICA WAY	SAN JOSE CA 95122	2159 JAMAICA WAY	49108073	100.00	169.35	150.75	320.10
50	1182240	X1904125	JOSE L ALGUERA	653 DADIS WAY # 1	SAN JOSE CA 95111	3223 MT VISTA DR	64710058	100.00	169.35	150.75	320.10
51	1182278	X1904157	HECTOR JAVIER FLORES	1600 N ROSEMORE AVE	MODESTO CA 95358	1864 SUMATRA AVE	49119026	100.00	169.35	150.75	320.10
52	1207673	X00010092	LORI DUTRIEUILLE TRUSTEE	4618 BROOKS ST NE APT 2	WASHINGTON DC 20019	1063 MOONGATE PL	70141009	121.42	171.65	150.75	322.40
53	1204039	X00008279	STEPHANIE WONG TRUSTEE	5686 ALLEN AVE UNIT 4	SAN JOSE CA 95123	5686 ALLEN AV	69420028	118.46	172.01	150.75	322.76
54	1214795	X00012449	JORGE HERNANDEZ GUADALUPE HERNANDEZ RODRIGUEZ EDUARDO HERNANDEZ RODRIGUEZ ALEJANDRO HERNANDEZ	302 HENDERSON DR 302 HENDERSON DR 36 N JACKSON AVE APT 205 676 JENNINGS DR	SAN JOSE CA 95123 SAN JOSE CA 95123 SAN JOSE CA 95116 SAN JOSE CA 95111	4003 BROCK WY	49427054	128.16	173.75	150.75	324.50
55	1215269	X00012591	ANTHONY CORTEZ	1727 RIGOLETTO DR	SAN JOSE CA 95122	1727 RIGOLETTO DR	67027022	128.16	173.75	150.75	324.50
56	1216719	X00013341	JORGE SANTANA ADELA CHIPREZ REYNA SANTANA	658 JOHANNA AVE	SUNNYVALE CA 94085	4510 RHAPSODY WY	68410067	128.16	173.75	150.75	324.50
57	1204706	X00008569	JOSE MORA	1402 IMPERIAL AVE	MODESTO CA 95358	1499 CHIPLAY DR	48612080	122.62	177.14	150.75	327.89
58	1199121	X00005922	TERESA A HIDALGO	706 RIVER PARK DR	SAN JOSE CA 95111	3447 LIBRA LN	49443075	122.62	181.19	150.75	331.94
59	1182790	X1904483	XIAOXUAN WANG FANG QIAO	5804 CHESBRO AVE	SAN JOSE CA 95123	5804 CHESBRO AVE	68704045	117.00	190.27	150.75	341.02
60	1183496	X1905102	CRISALDO CESAR RODRIGUEZ	1505 SCOTTY ST	SAN JOSE CA 95122	1505 SCOTTY ST	48608023	121.00	195.83	150.75	346.58
61	1216108	X00012774	ALFREDO CASTENADA TERESA CASTENEDA	2445 ALFRED WAY	SAN JOSE CA 95122	2445 ALFRED WY	48631078	174.08	227.20	150.75	377.95
62	1214750	X00012427	LAURA VELASQUEZ TRUSTEE LUCIO PRADO TRUSTEE	595 SAVSTROM WAY	SAN JOSE CA 95111	595 SAVSTROM WY	68421014	182.24	236.71	150.75	387.46
63	1215176	X00012523	JESSE AGUIRRE	2707 SUGARPLUM DR	SAN JOSE CA 95148	2707 SUGARPLUM DR	64916032	182.24	236.71	150.75	387.46
64	1204738	X00008601	MARIA M ORNELAS	438 DONOHOE ST APT 5	EAST PALO ALTO CA 94303	994 E EMPIRE ST	24961053	171.31	237.05	150.75	387.80
65	1204692	X00008539	DARRELL R HERRERA	1855 DARWIN WAY	SAN JOSE CA 95122	1855 DARWIN WY	48614044	173.93	240.28	150.75	391.03
66	1199782	X00006263	QUYTAM PHAN TRUSTEE	2630 BONBON DR	SAN JOSE CA 95148	2630 BONBON DR	64919050	225.24	318.25	150.75	469.00
67	1182555	X1904352	NGA CAM THI LE HOWARD DUKE NUYEN	1809 SYDNEY LEIGH LN	HENDERSON NV 89074	898 TULLY RD	49920026	214.00	325.62	150.75	476.37
68	1188644	X1907348	JESUS LOPEZ GALVEZ SUSANNA LOPEZ MUNOZ	732 S ALMADEN AVE 732 S ALMADEN AVE #A	SAN JOSE CA 95110 SAN JOSE CA 95110	732 ALMADEN AVE	26433072	232.32	328.23	150.75	478.98
69	1183449	X1905055	HECTOR DANIEL GALVEZ TRUSTEE	2273 POPLAR DR	SAN JOSE CA 95122	2273 POPLAR DR	48634017	222.00	336.83	150.75	487.58
70	1208764	X00010818	APEXA VENTURES LLC	4601 HILL TOP VIEW LN	SAN JOSE CA 95138	4601 HILLTOP VIEW LN	67915016	267.69	337.96	150.75	488.71
71	1207603	X00010030	LUCIANA M MARTINEZ	1638 PARK AVE	SAN JOSE, CA 95126	4988 HOUNDSHAVEN WY	68455032	350.00	342.38	150.75	493.13
72	1183000	X1904686	HUBERT I VICENTE ROSALE L VICENTE	269 PRAIRIEWOOD CT	SAN JOSE CA 95127	269 PRAIRIEWOOD CT	48411110	246.97	371.65	150.75	522.40
73	1182603	X1904400	MARK D HUBBARD	2947 VARDEN AVE	SAN JOSE CA 95124	2947 VARDEN AVE	44234050	262.50	393.31	150.75	544.06
74	1215211	X00012556	KIM TRAN	5801 PILAR CT	SAN JOSE CA 95120	5801 PILAR CT	57728025	341.68	422.38	150.75	573.13
75	1201482	X00007024	THE NICHOLSON FAMILY PARTNERSHIP	800 E NORTHWEST HWY. STE.204	MT. PROSPECT IL 60056	700 NICHOLSON LN	09751002	347.69	465.53	150.75	616.28
76	1187360	X1907152	US BANK NA TRUSTEE	1661 WORTHINGTON RD	WEST PALM BEACH FL 33409	563 S 9TH ST	47228079	382.64	523.10	150.75	673.85
77	1177384	X1903295	ROY LOPEZ	10131 ENDFIELD WAY	SAN JOSE CA 95127	10131 ENDFIELD WAY	48432092	348.62	524.46	150.75	675.21
78	1208726	X00010733	SAMUEL UNDERWOOD TRUSTEE	3894 MARKS AVE	SAN JOSE CA 95118	3894 MARKS AV	45119027	540.67	655.85	150.75	806.60
79	1186729	X1906978	RAYMOND BRETT WORMLEY	1750 HARTE DR	SAN JOSE CA 95124	1750 HARTE DR	44227004	474.20	657.46	150.75	808.21
80	1182368	X1904165	JOSE S CARILLO TERRY G FLORES	1574 FALL AVE	SAN JOSE CA 95127	210 SEABISCUIT DR	68432057	454.20	660.85	150.75	811.60
81	1206329	X00009440	HILDA BENJAMIN TRUSTEE	1046 KISER DR	SAN JOSE CA 95120	1046 KISER DR	74236029	534.00	665.71	150.75	816.46
82	1184384	X1905885	HOA NGUYEN FAMILY LLC	3580 BUTCHER DR	SANTA CLARA CA 95051	324 E SANTA CLARA ST	46724039	503.28	712.72	150.75	863.47
83	1217314	X00013601	JIM TRAN TRUSTEE JULIE LIEU TRAN TRUSTEE	2181 DAHLIA CT	SAN JOSE CA 95133	2181 DAHLIA CT	25457136	620.71	726.84	150.75	877.59
84	1213890	X00012280	MICHAEL J WILLIAMS	2604 KRING DR	SAN JOSE CA 95125	2604 KRING DR	43942043	652.46	784.28	150.75	935.03
85	1206755	X00009714	FRANCISCO L HUERTA ANTONIA C HUERTA	1520 REILLY RD 3115 SIERRA RD	MERCED CA 95341 SAN JOSE CA 95132	3115 SIERRA RD	58711018	657.50	813.62	150.75	964.37
86	1186707	X1906956	CVS CAREMARK CORPORATION	1 CVS DR	WOONSOCKET RI 02895	525 W CAPITOL EX	46264010	632.80	868.29	150.75	1,019.04

City of San José - Finance Department
Report from the Director of Finance - Sidewalk Repair Costs as of November 22th, 2022
Council Meeting: March 28, 2023

Count	Invoice	Citation	Debtor name	Mailing Address	City, State, ZipCode	Violation Address	APN	Original Balance	Current Balance	Lien Fee	Total Balance
87	1181413	X1903877	DAVID G GUTIEREZ	590 S 5TH ST	SAN JOSE CA 95112	590 S 5TH ST	47228013	624.00	917.87	150.75	1,068.62
88	1215677	X00012655	ALFONSO ALVAREZ MORA SANTIAGO CISNEROS	2368 BARLOW AVE 752 CORONADO AVE	SAN JOSE CA 95122 LONG BEACH CA 90804	2368 BARLOW AV	48634040	768.16	919.03	150.75	1,069.78
89	1209043	X00011020	CAYLEE REBOZZI TRUSTEE	198 AVENIDA ESPANA	SAN JOSE CA 95139	415 CONESTOGA WY	68913017	768.00	920.58	150.75	1,071.33
90	1206515	X00009533	DANIEL M DEANGELIS	4372 BRIARWOOD DR	SACRAMENTO, CA 95821	2382 STRATFORD DR	42101046	1,000.00	938.66	150.75	1,089.41
91	1190470	X1907677	JINXI ZHU	4554 RUTHERFORD DR	MARIETTA GA 30062	6909 W RIVERSIDE WAY	37203023	725.01	990.93	150.75	1,141.68
92	1182974	X1904660	OFELIA KATIE HERNANDEZ TRUSTEE	3561 STORY RD	SAN JOSE CA 95127	3561 STORY RD	60130064	698.00	1,001.03	150.75	1,151.78
93	1174470	X1902117	THEODORA KOURETAS BESSIE P KOURETAS	5083 NEW TRIER AVE	SAN JOSE CA 95136	5083 NEW TRIER AVE	45821020	686.56	1,052.61	150.75	1,203.36
94	1187218	X1907101	JOHN P SHEN AMY C SHEN	637 TURNBUCKLE DR UNIT 1106	REDWOOD CITY CA 94063	2303 QUAIL BLUFF PL	67688026	805.86	1,071.77	150.75	1,222.52
95	1174474	X1902121	ERIC DOERNER	797 BEND AVE	SAN JOSE CA 95136	797 BEND AVE	45923024	732.90	1,121.88	150.75	1,272.63
96	1206308	X00009419	EDWARD S BEDELL BARBEL BEDELL	6018 CHESBRO AVE	SAN JOSE CA 95123	6018 CHESBRO AV	68711027	963.23	1,179.72	150.75	1,330.47
97	1216227	X00012834	ARAVIND KALAIAH	1333 SPENCER AVE	SAN JOSE CA 95125	6409 DU SAULT DR	70414035	1,012.28	1,203.30	150.75	1,354.05
98	1213886	X00012276	LAURIE G BORGEN	5333 AREZZO WAY	SAN JOSE CA 95138	1015 SPENCER AV	26449076	1,023.00	1,215.78	150.75	1,366.53
99	1204932	X00008627	SUNDAY O ORATOKHAI	5450 WHITLEY PARK TER APT 904	BETHESDA MD 20814	2263 WOODSET DR	48174021	980.00	1,232.14	150.75	1,382.89
100	1182998	X1904684	EVELYN BURROLA TRUSTEE VICTORIA BURROLA TRUSTEE	251 PENNYHILL DR	SAN JOSE CA 95127	251 PENNYHILL DR	48410006	890.85	1,270.19	150.75	1,420.94
101	1170077	X1899598	MARK ROZHIN DONA L ROZHIN	651 BRIAR RANCH LN 11592 NW 121ST ST	SAN JOSE CA 95120 GRANGER IA 50109	651 BRIAR RANCH LN	70117050	843.00	1,314.19	150.75	1,464.94
102	1206764	X00009723	HAI VAN NGUYEN VELVET NHUNG NGUYEN XUANDUNG NGUYEN	276 N WINCHESTER BLVD 2758 BONCHEFF DR UNIT 2 276 N WINCHESTER BLVD	SANTA CLARA CA 95050 SAN JOSE CA 95133 SANTA CLARA CA 95050	1512 STUBBINS WY	58714070	1,140.00	1,391.40	150.75	1,542.15
103	1187380	X1907172	DENNIS J KYNE	322 ALIX ST #B	NEW ORLEANS LA 70114	305 E EMPIRE ST	24936010	1,076.91	1,423.23	150.75	1,573.98
104	1207965	X00010264	ALICA GARCIA	3337 VERDI DR	SAN JOSE CA 95111	3578 VERDI DR	49420003	1,207.14	1,431.97	150.75	1,582.72
105	1204197	X00008400	STORAGE EQUITIES INC	PO BOX 25025	GLENDALE CA 91201	88 BLOSSOM HILL RD	69001004	1,210.44	1,515.68	150.75	1,666.43
106	1183866	X1905514	LAFARR STUART	PO BOX 2754	QUARTZSITE AZ 85346	2627 NORTHWOOD DR	09205041	1,083.47	1,538.94	150.75	1,689.69
107	1207696	X00010131	SHARWESH NADAN PILLAY PRAVINITA SINGH-PILLAY	468 CROSSLEES DR	SAN JOSE, CA 95111-1825	468 CROSSLEES DR	67829027	1,272.27	1,549.78	150.75	1,700.53
108	1208545	X00010623	BARBARA HERRICK TRUSTEE	4996 RIO VERDE DR	SAN JOSE CA 95118	4996 RIO VERDE DR	56937073	1,317.20	1,560.13	150.75	1,710.88
109	1183010	X1904696	CYNTHIA B RODRIGUEZ	635 GENINE DR	SAN JOSE CA 95127	635 GENINE DR	59914073	1,116.13	1,584.55	150.75	1,735.30
110	1182404	X1904201	NGA CAM THI LE HOWARD DUKE NUYEN	1809 SYDNEY LEIGH LN	HENDERSON NV 89074	898 TULLY RD	49920026	1,131.59	1,606.12	150.75	1,756.87
111	1202012	X00007259	SIVAKUMAR AND DHANDAPANI DEEPA GOVINDARAJAN	1445 BELLEMEADE ST	SAN JOSE CA 95131	1445 BELLEMEADE ST	24138086	1,311.96	1,683.90	150.75	1,834.65
112	1212312	X00011639	CARMEN CASTILLO	2223 VISTA VERDE DR	SAN JOSE CA 95148	2223 VISTA VERDE DR	64909009	1,485.00	1,704.78	150.75	1,855.53
113	1182993	X1904679	ANTHONY MORENO	2924 MOSS POINT DR	SAN JOSE CA 95127	2924 MOSS POINT DR	48813050	1,370.79	1,839.97	150.75	1,990.72
114	1202169	X00007413	YI'S FIRST SEED LLC	23839 ZUGER DR	CRESTLINE CA 92325	1279 E JULIAN ST	24966009	1,441.43	1,847.51	150.75	1,998.26
115	1188148	X1907331	SOHRAB EZAZ	6747 HAMPTON DR	SAN JOSE CA 95120	2446 STOKES ST	28218033	1,465.09	1,926.49	150.75	2,077.24
116	1177370	X1903281	VERONICA M BANDA	10990 STRATHMORE DR APT 10	LOS ANGELES CA 90024	101 LYNDALE AVE	48422020	1,357.41	1,965.52	150.75	2,116.27
117	1171331	X1900070	FRANCISCO G CHAPARRO FLORES DAISY ADRIANA BARAJAS	10310 REGAN ST	SAN JOSE CA 95127	10310 REGAN ST	64705007	1,392.50	2,153.52	150.75	2,304.27
118	1204939	X00008634	HOA NGUYEN FAMILY LLC	3580 BUTCHER DR	SANTA CLARA CA 95051	314 E SANTA CLARA ST	46724038	1,766.00	2,199.32	150.75	2,350.07
119	1176803	X1903029	DAVID VANBRUNT MARY VANBRUNT	5483 TAFT DR	SAN JOSE CA 95124	5483 TAFT DR	52344039	1,499.58	2,218.18	150.75	2,368.93
120	1190284	X1907667	AJAY SONDHI TRUSTEE SABINA SONDHI TRUSTEE	262 E HAMILTON AVE #D 4287 SAYOKO CIR	CAMPBELL CA 95008 SAN JOSE CA 95136	4287 SAYOKO CIR	46247025	1,690.80	2,274.94	150.75	2,425.69
121	1207974	X00010281	REYNA LISSETTE BONILLA	458 HARMONY LN	SAN JOSE CA 95111	458 HARMONY LN	68443027	1,909.74	2,313.17	150.75	2,463.92
122	1207730	X00010165	ROMMEL C SANCHEZ MARIA CALDERON-SANCHEZ	2221 VISTA VERDE DR	SAN JOSE CA 95148	2221 VISTA VERDE DR	64909008	1,920.67	2,326.24	150.75	2,476.99
123	1206751	X00009710	DANG KHOA MAI TUONG-VAN TRAN	17642 SAN BERNARDO CIR 2034 SIERRA WOOD DR	FOUNTAIN VALLEY CA 92708 SAN JOSE CA 95132	2034 SIERRA WOOD DR	09238029	1,926.00	2,332.64	150.75	2,483.39
124	1203770	X00007982	MADELYN B SCHULTZ	442 N 8TH ST	SAN JOSE CA 95112	442 N 8TH ST	24949049	1,914.82	2,382.44	150.75	2,533.19
125	1177510	X1903404	LETICIA CORONADO	4130 PIPER DR APT 10	SAN JOSE CA 95117	3440 JOANNE AVE	59915153	1,760.86	2,541.90	150.75	2,692.65
126	1205039	X00008741	RUDY J MARQUEZ	496 MANSION PARK DR UNIT 304 17295 MARKROSS CT APT 2	SANTA CLARA CA 95054 MORGAN HILL CA 95037	473 N 11TH ST	24951050	2,046.20	2,544.09	150.75	2,694.84
127	1204185	X00008380	EDWARD CARNEY TRUSTEE YOKO CARNEY TRUSTEE	5659 VIA MONTE DR APT 3 5984 CAHALAN AVE # 3	SAN JOSE CA 95118 SAN JOSE CA 95123	5984 CAHALAN AV	68713037	2,063.28	2,565.11	150.75	2,715.86
128	1204938	X00008633	HOA NGUYEN FAMILY LLC	3580 BUTCHER DR	SANTA CLARA CA 95051	330 E SANTA CLARA ST	46724040	2,177.50	2,705.68	150.75	2,856.43
129	1214111	X00012351	VALERIE ALLMAN TRUSTEE	3783 N 154TH LN	GOODYEAR AZ 85395	399 HULL AV	26447067	2,330.15	2,737.97	150.75	2,888.72

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Count	Invoice	Citation	Debtor name	Mailing Address	City, State, ZipCode	Violation Address	APN	Original Balance	Current Balance	Lien Fee	Total Balance
130	1206064	X00009129	ANNETTE S WONG	1290 MAYBERRY LN	SAN JOSE CA 95131	1290 MAYBERRY LN	24138016	2,270.00	2,744.57	150.75	2,895.32
131	1202152	X00007396	CLIFTON G REYNOLDS EULALIA F REYNOLDS	2069 CINDERELLA LN 5 PRINCETON AVE	SAN JOSE CA 95116 NEPTUNE NJ 07753	2069 CINDERELLA LN	48136039	2,169.20	2,767.02	150.75	2,917.77
132	1212646	X00011706	JUDY B HANSEN STEVEN G HANSEN	1501 PUERTO VALLARTA DR	SAN JOSE CA 95120	1501 PUERTO VALLARTA DR	57527025	2,312.55	2,793.78	150.75	2,944.53
133	1206141	X00009246	JIAN JUN HE LI RONG LIANG	510 JACARANDA CT 2056 ENSIGN WAY	FREMONT CA 94539 SAN JOSE CA 95133	2056 ENSIGN WY	25433041	2,379.80	2,876.05	150.75	3,026.80
134	1206333	X00009444	STEFANIE JOHNSON WENDELL NORMAN JOHNSON	680 DUNRAVEN CT	SAN JOSE CA 95136	5535 SUNNY OAKS DR	46424035	4,081.69	2,914.07	150.75	3,064.82
135	1206760	X00009719	THUC T NGUYEN	5911 SILVER LEAF RD	SAN JOSE CA 95138	2888 IONE DR	58719040	2,452.93	2,963.65	150.75	3,114.40
136	1204929	X00008624	HOA NGUYEN FAMILY LLC	3580 BUTCHER DR	SANTA CLARA CA 95051	324 E SANTA CLARA ST	46724039	2,424.40	3,009.49	150.75	3,160.24
137	1191997	X00003622	DIANA MARIE SEDA	4658 TANGO WAY	SAN JOSE CA 95111	4658 TANGO WY	68411070	2,259.23	3,030.62	150.75	3,181.37
138	1183004	X1904690	HILARIO J RODRIGUEZ	210 CHALLENGER AVE	SAN JOSE CA 95127	210 CHALLENGER AVE	48412053	2,186.23	3,077.92	150.75	3,228.67
139	1183447	X1905053	ALEX L ADAYAN TRUSTEE DOMINGA SANDRA ADAYAN TRUSTEE	413 RAYOS DEL SOL DR	SAN JOSE CA 95116	1507 LEEWARD DR	48632080	2,438.00	3,126.70	150.75	3,277.45
140	1204055	X00008298	MOUSA NIJMEH SILVIA NIJMEH	6456 LARRY WAY 421 N 8TH ST	NORTH HIGHLANDS CA 95660 SAN JOSE, CA 95112	421 N 8TH ST	24949035	2,829.00	3,507.34	150.75	3,658.09
141	1214001	X00012333	LOVDIP BASI TRUSTEE	3231 CHERRY VALLEY DR	FAIRFIELD CA 94534	334 HULL AV	26448049	3,018.00	3,538.96	150.75	3,689.71
142	1208750	X00010773	AMIR HOSSEIN BARJASTEH	882 CLARKSTON DR	SAN JOSE CA 95136	882 CLARKSTON DR	45924020	3,157.17	3,702.78	150.75	3,853.53
143	1207731	X00010166	ARIEL M CASTILLO MARIA E CASTILLO	2219 VISTA VERDE DR 4460 PARTRIDGE CT	SAN JOSE CA 95148 SAN JOSE CA 95121	2219 VISTA VERDE DR	64909007	3,092.16	3,729.11	150.75	3,879.86
144	1201989	X00007227	EARLIE HERRELL TRUSTEE	1017 MARASCHINO DR	SAN JOSE CA 95129	1017 MARASCHINO DR	38115106	2,958.88	3,764.77	150.75	3,915.52
145	1208958	X00010963	TRUNG N TRAN UYEN H NGUYEN	576 GIUFFRIDA AVE APT 7 5859 PADDON CIR	SAN JOSE CA 95123 SAN JOSE CA 95123	5859 PADDON CL	69215022	3,264.00	3,827.18	150.75	3,977.93
146	1213882	X00012272	NICK D REYES	1552 ORLANDO DR	SAN JOSE CA 95122	1197 MURIEL CT	49429012	3,460.60	4,054.37	150.75	4,205.12
147	1212241	X00011590	WEINGARTEN REALTY INVESTORS	2600 CITADEL PLZ DR STE 300	HOUSTON, TX 77008	5122 STEVENS CREEK BL	29628011	3,587.08	4,201.64	150.75	4,352.39
148	1184716	X1906088	ROBERTO URENO	2617 SENTER CREEK CT	SAN JOSE CA 95111	2617 SENTER CREEK CT	49743035	3,234.08	4,433.39	150.75	4,584.14
149	1206140	X00009245	FILAMOR LABIO CORAZON LABIO	2108 RAMISH DR	SAN JOSE CA 95131	2108 RAMISH DR	24512027	3,718.80	4,479.51	150.75	4,630.26
150	1183035	X1904721	ROGELIO BARRERA GUILLERMINA GARCIA BARRERA	826 N WHITE RD	SAN JOSE CA 95127	826 N WHITE RD	59955047	3,561.31	4,996.79	150.75	5,147.54
151	1190274	X1907657	JAVIER DE LA TORRE	474 MEADOW DALE CT	SAN JOSE CA 95136	474 MEADOW DALE CT	46204022	3,822.24	5,108.64	150.75	5,259.39
152	1204675	X00008522	CHRISTIAN OCAMPO JULIO HAYNIE	355 WEST CT	SAN JOSE CA 95112	355 WEST CT	24965045	4,161.60	5,147.09	150.75	5,297.84
153	1213984	X00012308	ROBERT GRIFFITH TRUSTEE	2470 BRIARWOOD DR	SAN JOSE CA 95125	2470 BRIARWOOD DR	44621053	4,706.00	5,504.64	150.75	5,655.39
154	1174465	X1902112	ALEX GARCIA AMPARO GARCIA	3427 GILA DR 565 FANELLI CT	SAN JOSE CA 95148 SAN JOSE CA 95136	3427 GILA DR	65216029	4,106.52	6,163.76	150.75	6,314.51
155	1204961	X00008696	HELPING CHILDREN THRIVE II, LLC	388 SANTANA ROW APT 2240	SAN JOSE CA 95128	1479 SARATOGA AV	38131053	5,070.00	6,264.88	150.75	6,415.63
156	1204921	X00008616	NHIEN HONG LE	1692 TULLY RD UNIT 14	SAN JOSE CA 95122	465 SINCLAIR DR	48130003	5,497.60	6,609.62	150.75	6,760.37
157	1204985	X00008720	QI HE WENJIE XU	6015 BLACKBIRD CT 2369 MAMMOTH DR	SAN JOSE CA 95120 2369 MAMMOTH DR	2369 MAMMOTH DR	48407045	5,463.40	6,748.96	150.75	6,899.71
158	1216113	X00012779	MONG-YEN T TRAN	2335 STORY RD	SAN JOSE CA 95122	2335 STORY RD	48435021	6,681.00	7,804.52	150.75	7,955.27
159	1190473	X1907680	SEENA ALI HAGHSHENAS NEEM REZA HAGHSHENAS SHIREEN ZAHRA HAGHSHENAS	890 TEAKWOOD CT APT 3 1 CRESCENT WAY APT 1211 15500 QUITO RD	LOS GATOS CA 95032 SAN FRANCISCO CA 94134 15500 QUITO RD	323 JOSEFA ST	26420065	5,983.26	7,981.75	150.75	8,132.50
160	1190425	X00002757	MARIE MCCOY	4795 ALLEGRO LN	SAN JOSE CA 95111	4795 ALLEGRO LN	68444011	6,230.05	8,309.84	150.75	8,460.59
161	1183840	X1905488	MARIANNE A OSWALD	466 BOYNTON AVE APT C4	SAN JOSE CA 95117	1508 HERVEY LN	43428084	6,018.36	8,425.66	150.75	8,576.41
162	1198416	X00005470	901 SOUTH 6TH ST ASSOCS LP	3190 S BASCOM AVE #240	SAN JOSE CA 95124	955 S 6TH ST	47214068	7,210.67	9,137.67	150.75	9,288.42
163	1183050	X1904736	SABRINA RAMOS	456 SEMINOLE WAY	SALINAS CA 93906	5336 MONTEREY RD	68462030	7,246.22	10,139.14	150.75	10,289.89
164	1184937	X1906222	INLAND AMERICAN	PO BOX 9271	OAK BROOK IL 60523	455 E TRIMBLE RD	10131020	7,524.18	10,278.71	150.75	10,429.46
165	1212240	X00011589	WEINGARTEN REALTY INVESTORS	2600 CITADEL PLZ DR STE 300	HOUSTON, TX 77008	5122 STEVENS CREEK BL	29628012	9,309.28	10,865.15	150.75	11,015.90
166	1204060	X00008303	MILPITAS VISTAS LLC	1355 N 4TH ST	SAN JOSE CA 95112	90 E GISH RD	23505005	9,106.24	11,231.49	150.75	11,382.24
167	1177356	X1903267	CISCO TECHNOLOGY INC	4460 ROSEWOOD DR STE 100	PLEASANTON CA 94588	3571 N 1ST ST	09755016	8,791.06	12,584.48	150.75	12,735.23
							167 ACCOUNTS	**$ 240,290.85**	**$ 305,209.52**	**$ 25,175.25**	**$ 330,384.77**