

MEMORANDUM



TO: CHARLES BOULARD, COMMUNITY DEVELOP. DIRECTOR
FROM: MARIO GIBBONS, CODE COMPLIANCE OFFICER
BRIAN RILEY, CODE COMPLIANCE OFFICER
SUBJECT: RESIDENTIAL PROPERTY MAINTENANCE PROGRAM
ZONES 2, 3, 6, 8, & 10
DATE: JANUARY 30, 2025

RESIDENTIAL PROPERTY MAINTENANCE PROGRAM UPDATE 2024

BACKGROUND:

The City of Novi Code Compliance Officers have continued the Residential Property Maintenance Program, conducting over 3,000 home inspections since its inception. The primary objective remains to achieve voluntary compliance and reduce the need for further enforcement actions. In many instances, proactive maintenance efforts have been observed prior to enforcement.

Additionally, our team has provided residents with valuable resources, including access to grants and support programs. Feedback from residents and HOA leadership has been positive, reflecting the program's success.

ZONES COMPLETED: (1 Year)

INSPECTION ZONE 2 & 3: WILLOWBROOK PHASE 2 AND 3

Metrics

- **5/22/2024** Inspected **278** Properties
- **35** Violations were found on **22** properties
- The program resulted in a **55%** compliance rate without enforcement
- **10** property owners were given an extension to May 15th

INSPECTION ZONE 6: MEADOWBROOK GLENS

Metrics

- **5/22/2024** Inspected **475** Properties
- **63** Violations were found on **53** properties
- The program resulted in a **91%** compliance rate without enforcement
- **5** property owners were given an extension to May 15th

INSPECTION ZONE 8: VILLAGE OAKS

Metrics

- **9/22/2024** Inspected **596** Properties
- **64** Violations were found on **46** properties
- The program resulted in a **39%** compliance rate without enforcement
- **28** property owners were given an extension to May 15th

INSPECTION ZONE 10: SARATOGA CIRCLE

Metrics

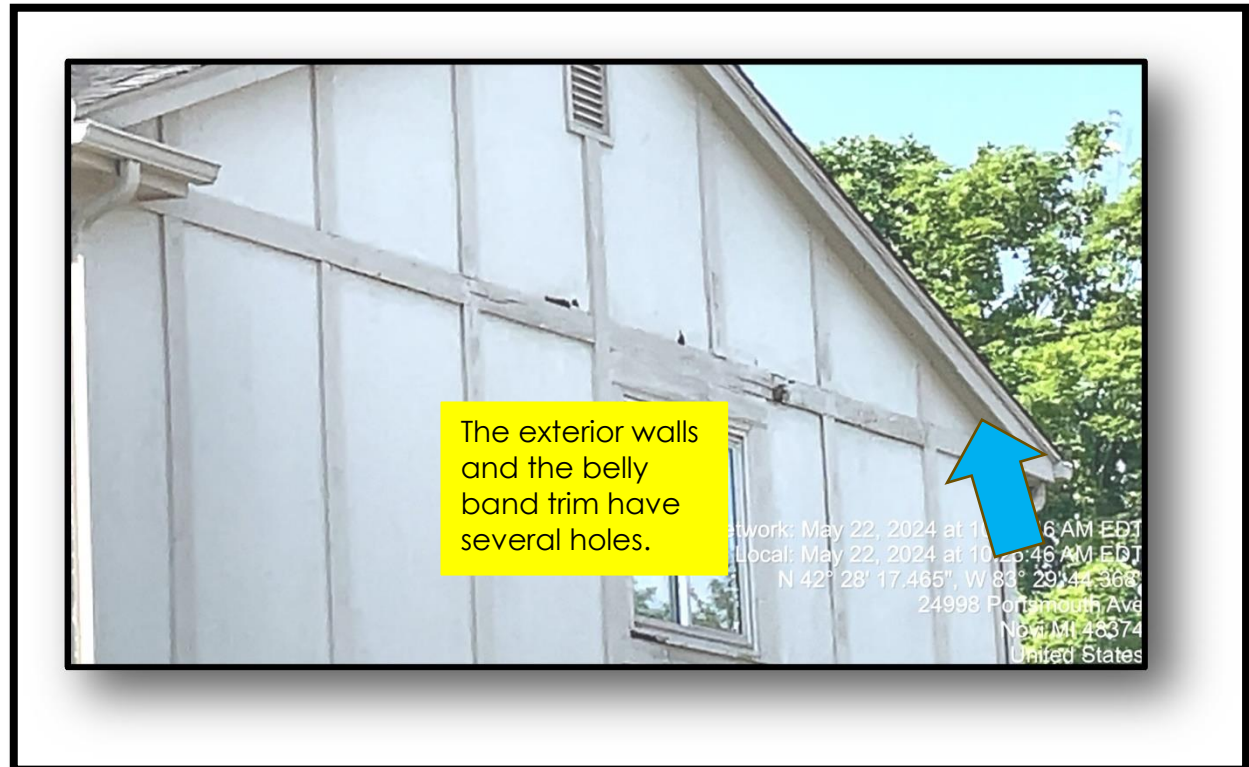
- **9/22/2024** Inspected **50** Properties.
- **29** Violations were found on **24** properties
- The program resulted in a **26%** compliance rate without enforcement
- **5** property owners were given an extension to May 15th

INSPECTION ZONE 10: CAMDEN COURT

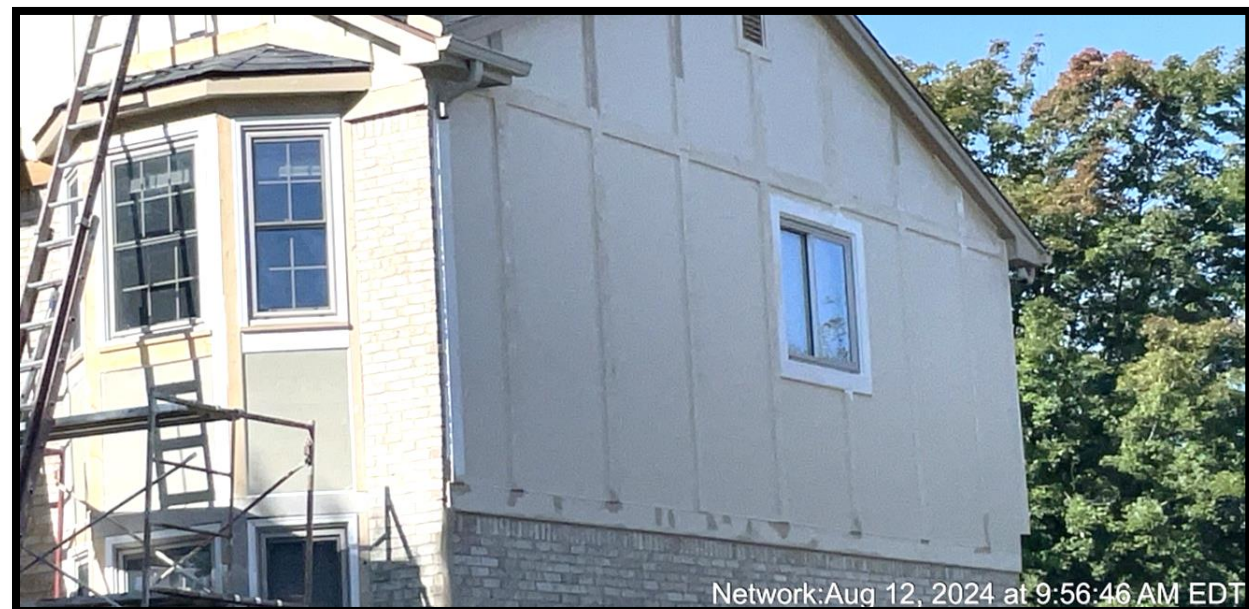
Metrics

- **9/22/2024** Inspected **56** Properties.
- **4** Violations were found on **4** properties
- Resulted in **3** Property Maintenance Concerns
- The program resulted in a **25%** compliance rate without enforcement
- **3** property owners were given an extension to May 15th

BEFORE AND AFTER PHOTOS



BEFORE



AFTER



BEFORE



AFTER