

MEMORANDUM



TO: CHARLES BOULARD, COMMUNITY DEVELOPMENT DIRECTOR
FROM: MARIO GIBBONS, CODE COMPLIANCE OFFICER
BRIAN RILEY, CODE COMPLIANCE OFFICER
SUBJECT: RESIDENTIAL PROPERTY MAINTENANCE PROGRAM
ZONES 3 - 8
DATE: DECEMBER 21, 2023

Mayor and Council –

Please see the progress of our Code Compliance efforts with the Property Maintenance Program.

- Victor

RESIDENTIAL PROPERTY MAINTENANCE PROGRAM UPDATE

Background:

Beginning in September 2022, the City of Novi Code Compliance began the Residential Property Maintenance Program with a positive reception from residents. Prior to the beginning of each neighborhood, the program was introduced to the HOA leadership, followed by a letter and brochure outlining the program and what was to be inspected to every homeowner. In many cases, homeowners provided positive feedback for this collaborative community approach and began correcting deficiencies prior to inspections. Compliance with the violations that were issued was generally achieved within the first two notices and within the time allotted. To date, a total of 930 homes have been inspected; compliance was achieved or scheduled, with no need for further enforcement. In the case of limited resources or capacity, our team was able to make connections for residents with appropriate resources, such as grants and various programs.

Zones Completed:

Inspection Zone 3: Liberty Park

Metrics

- 8/07/2023 Inspected 298 Properties.
- The program resulted in a 76.92% compliance rate without enforcement.
- 18 property owners were given an extension.

Inspection Zone 4: Simmons Orchard

Metrics

- 8/16/2023 Inspected 90 Properties.
- The program resulted in an 89.74% compliance rate without enforcement.
- 4 property owners were given an extension.

Inspection Zone 5: Dunbarton Pines

Metrics

- 9/26/2023 Inspected 244 Properties.
- The program resulted in a 75% compliance rate without enforcement.
- 6 property owners were given an extension.

Inspection Zone 7: Roma Ridge

Metrics

- 10/03/2023 Inspected 129 Properties.
- The program resulted in a 28.57% compliance rate without enforcement.
- 5 property owners were given an extension.

Inspection Zone 8: Briarwood

Metrics

- 10/11/2023 Inspected 76 Properties.
- Resulted in 3 Property Maintenance Concerns.
- The program resulted in a 100% compliance rate without enforcement.

Before And After Photos:



BEFORE



AFTER

