

Maintaining the appearance and safety of our community's housing stock

Strategic code enforcement is a critical element in fighting neighborhood decline, preserving sound neighborhoods, and restoring distressed areas.

When used proactively, it can help identify, halt, and reverse the negative impact of vacant, abandoned, and problem properties.

Staffing and deployment

- 17,118 residential properties
- 6 Code Officials
- Proactive and complaint driven enforcement

Exterior minimum housing codes

Junk accumulation

Rental registration & inspection

Vacant & abandoned monitoring

Unsecured buildings

Inoperable vehicles

Front yard parking

Infestation

No utilities

Early / late trash cans

Abandoned vehicles

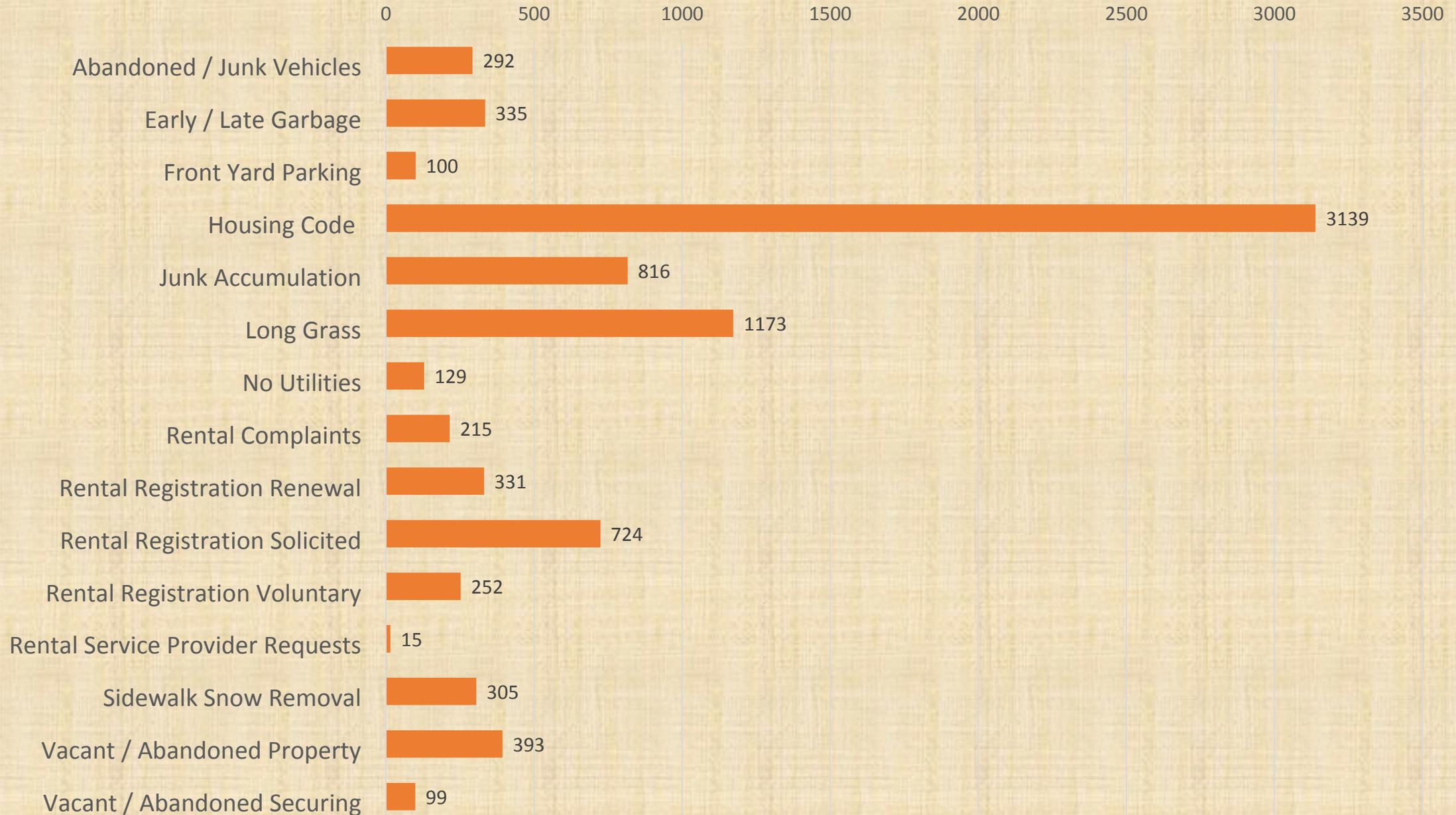
Weeds / long grass

Sidewalk snow

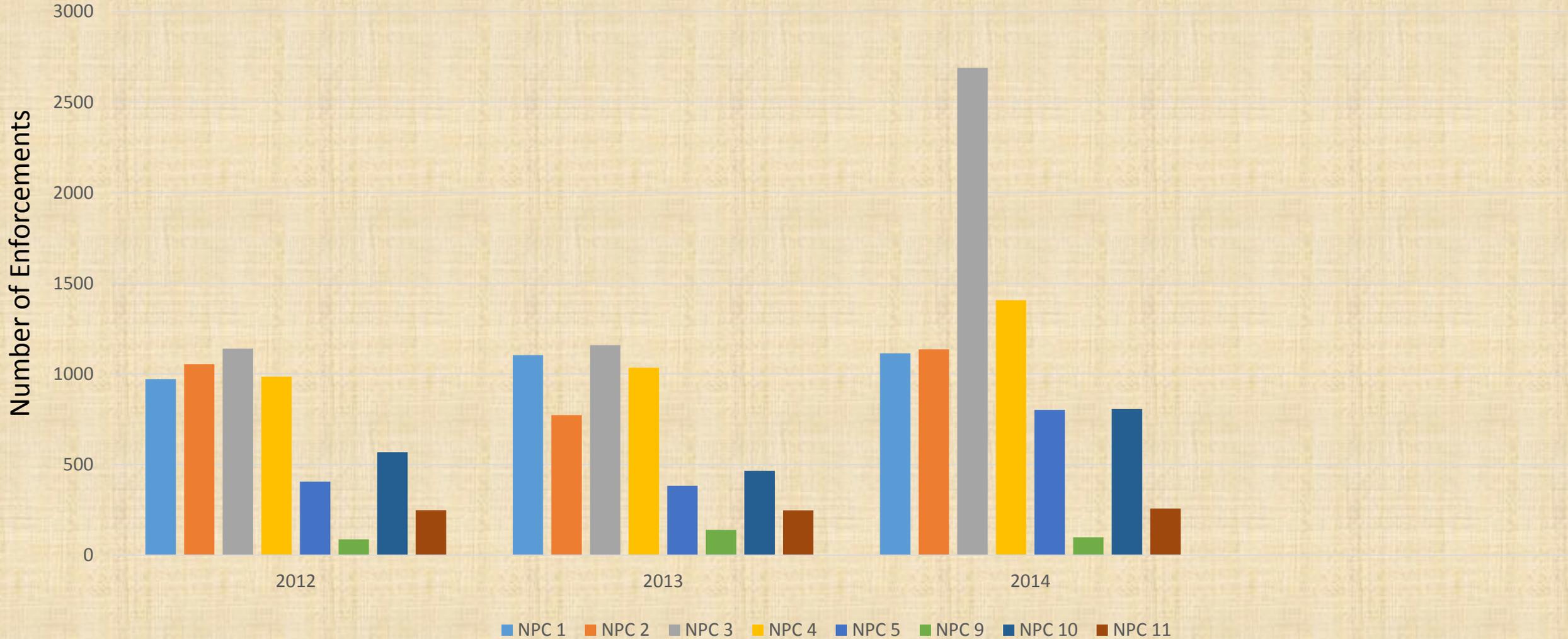
Appliance storage

Animal waste

Enforcements 2014

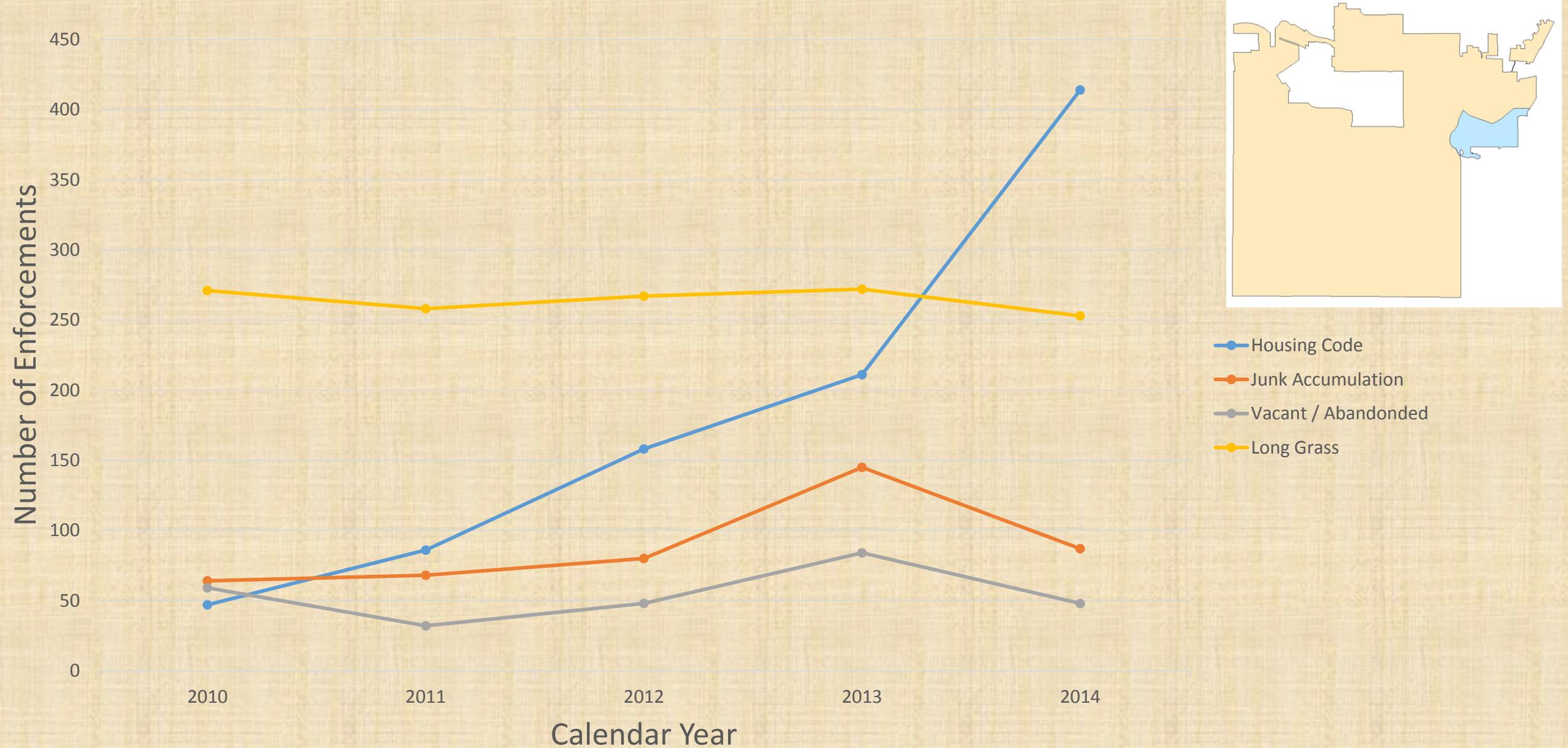


Enforcement by geography

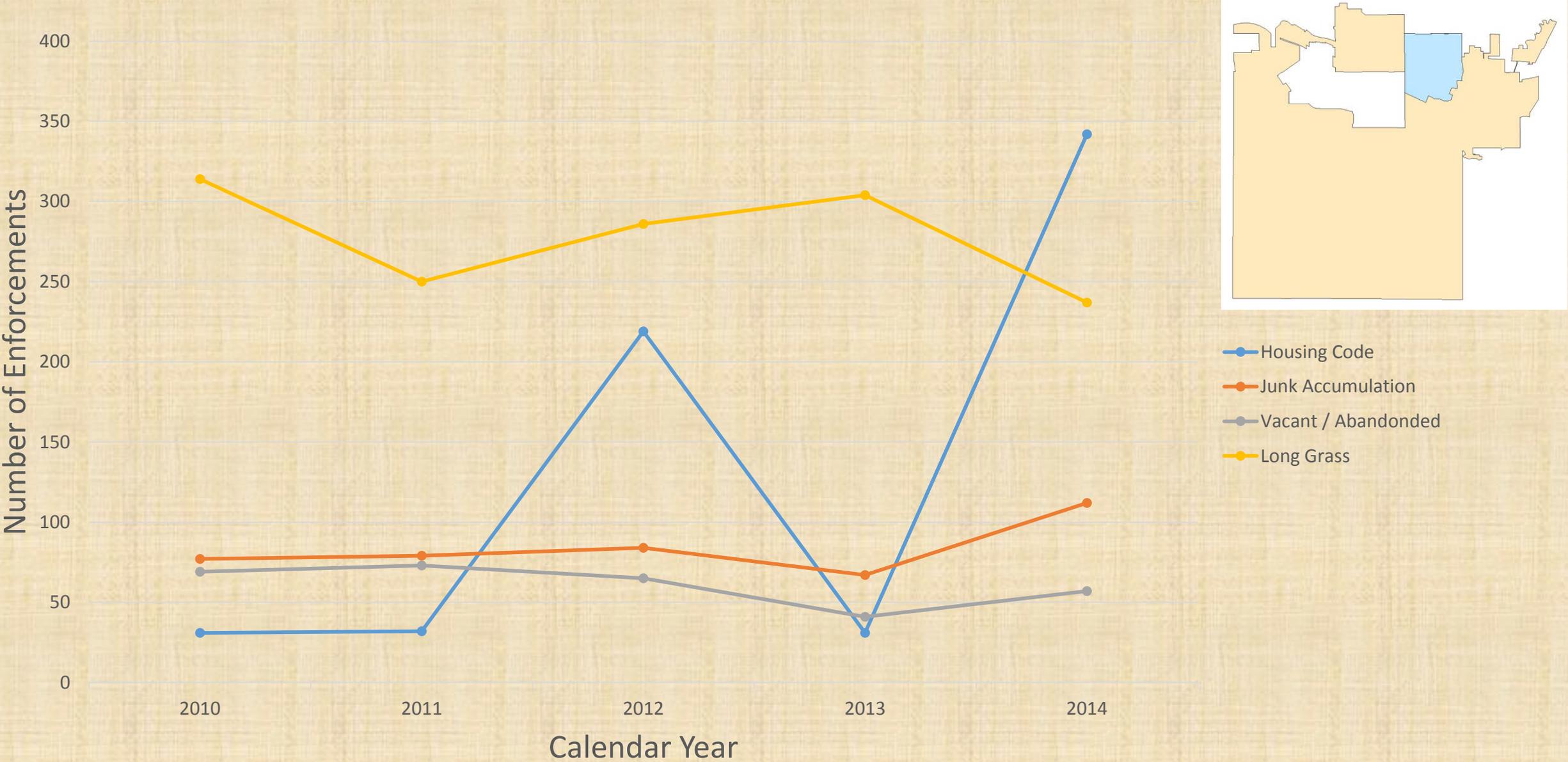


Code violations predominately occur within NPC 1,2,3,& 4 boundaries where the majority of substandard housing conditions exist amongst the low to moderate income residents.

Enforcement trends by geography – Post / Franklin NPC 1



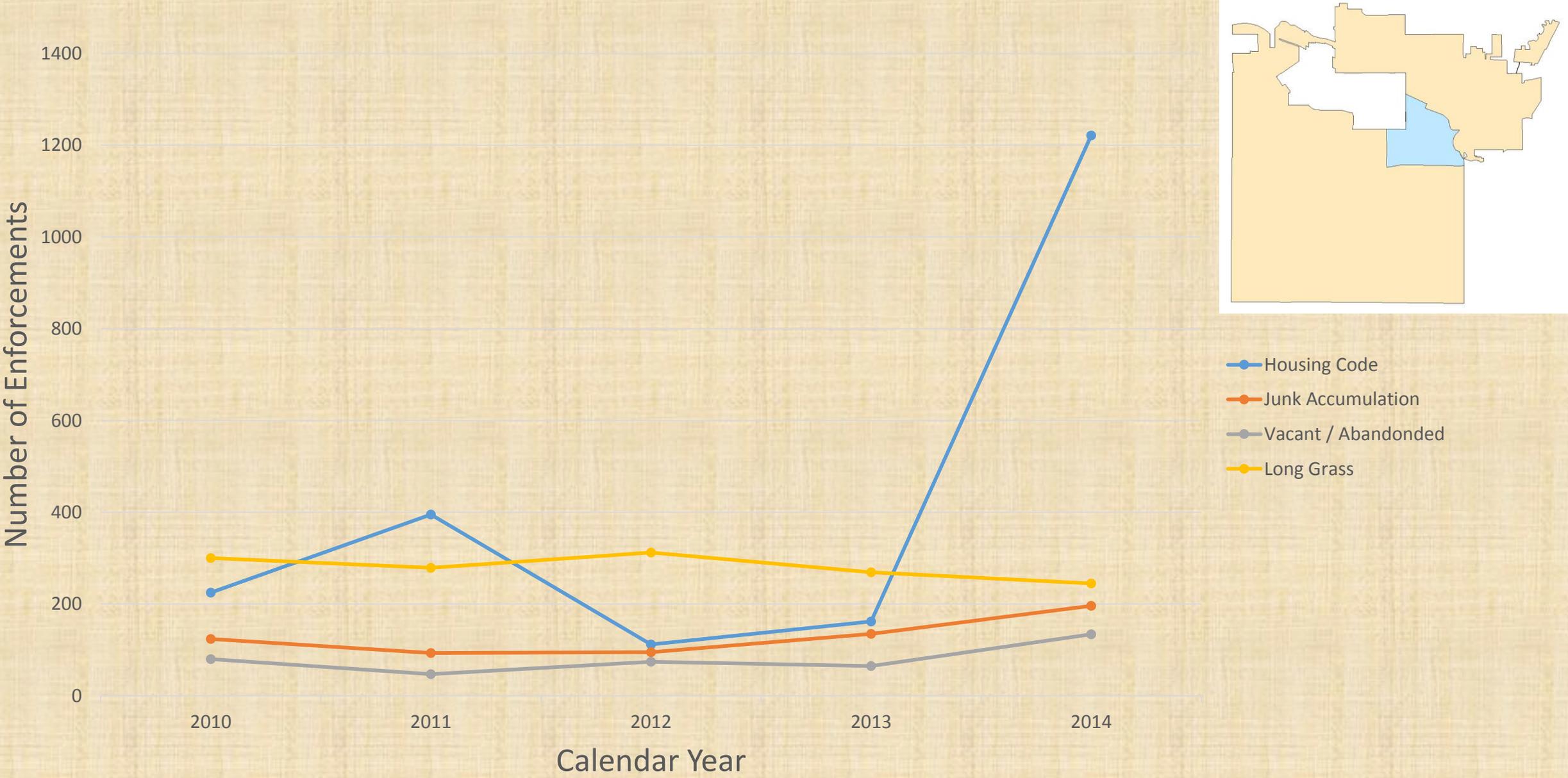
Enforcement trends by geography – Northcentral NPC 2



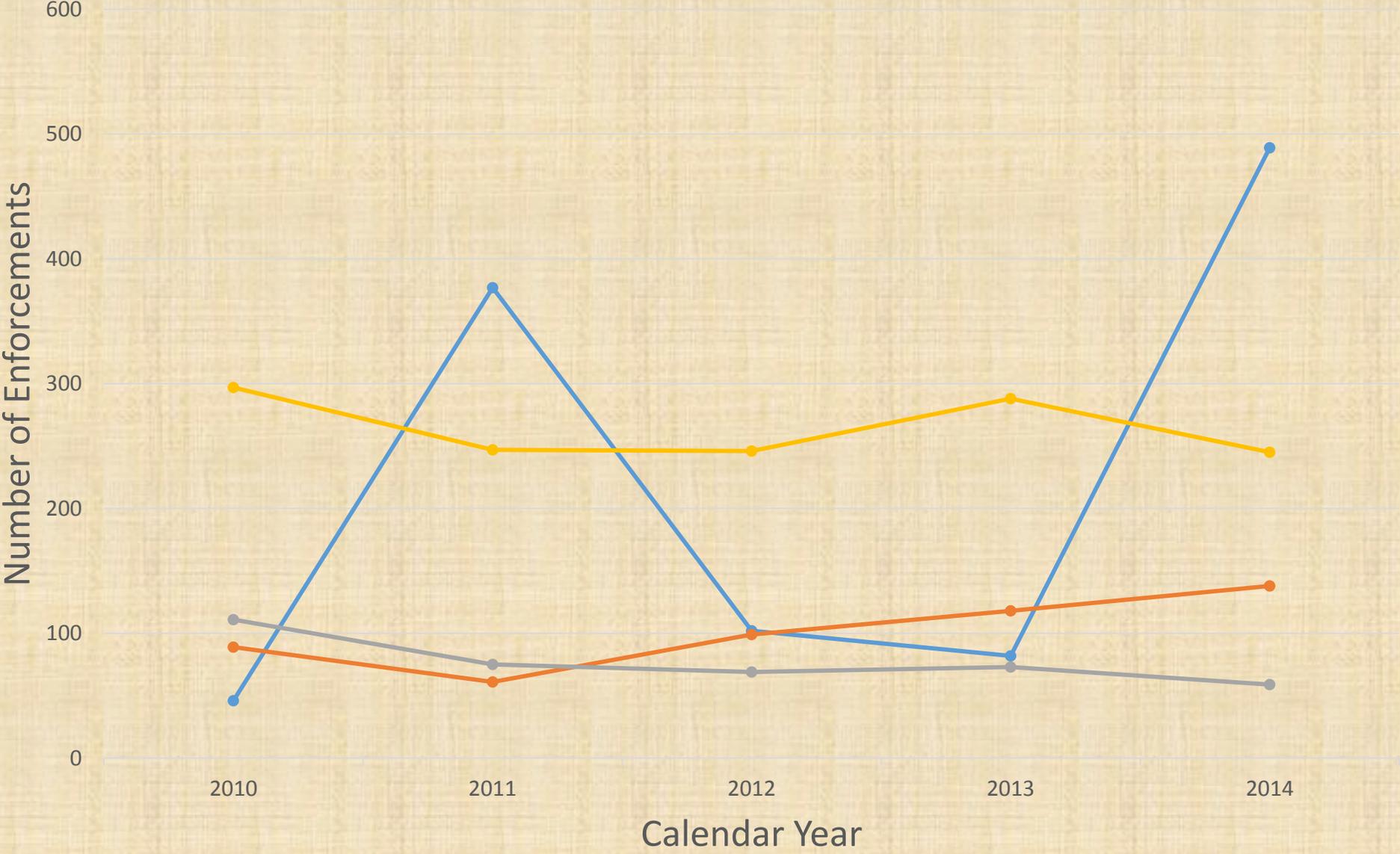
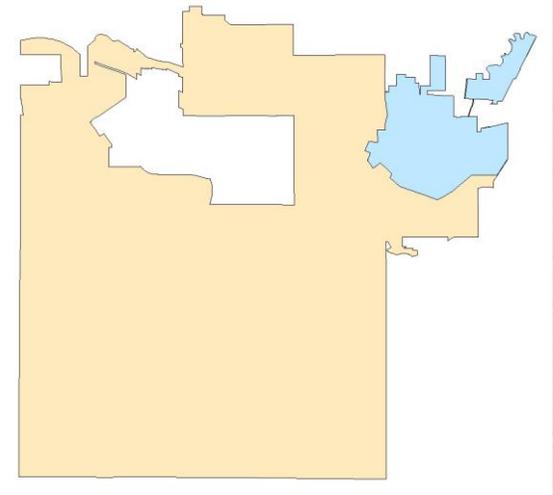
Making a difference



Enforcement trends by geography – Central NPC 3



Enforcement trends by geography – Northeast NPC 4

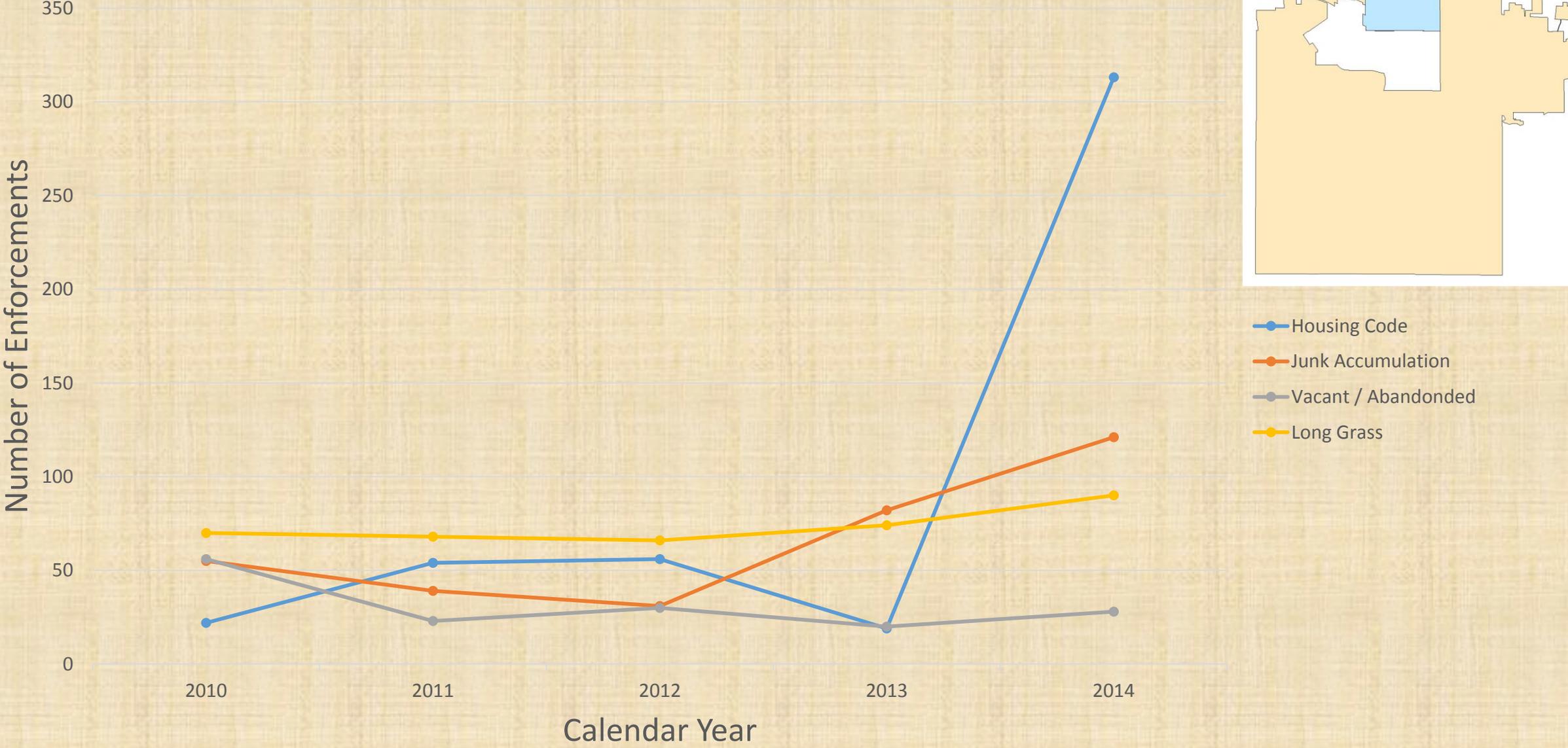
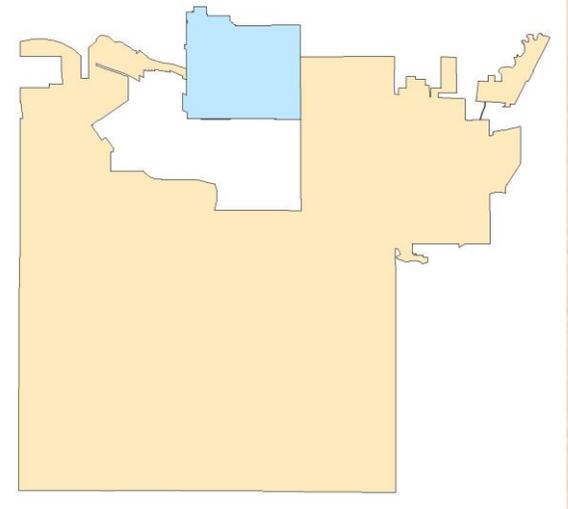


- Housing Code
- Junk Accumulation
- Vacant / Abandoned
- Long Grass

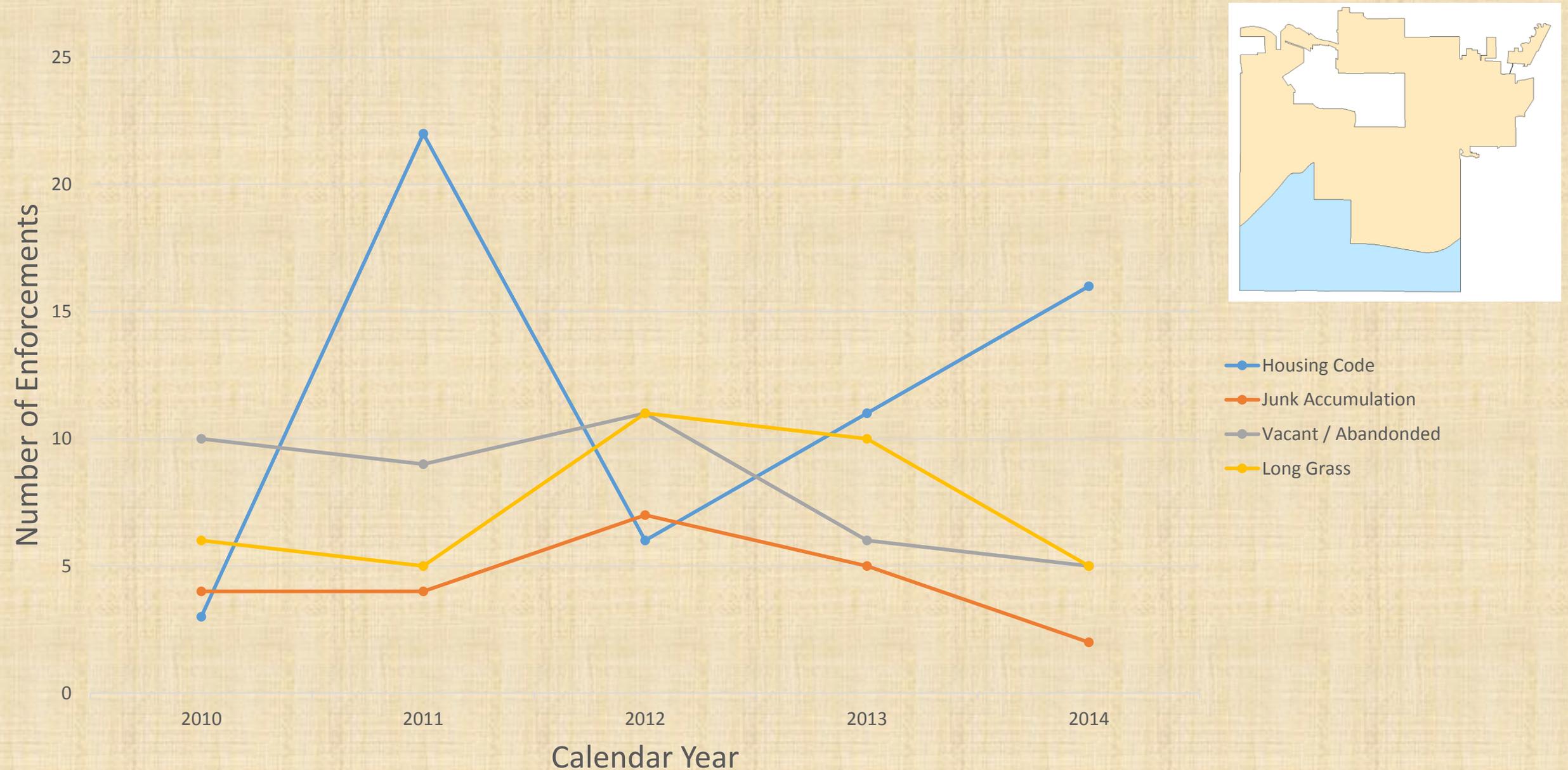
Making a difference



Enforcement trends by geography – Urbandale NPC 5



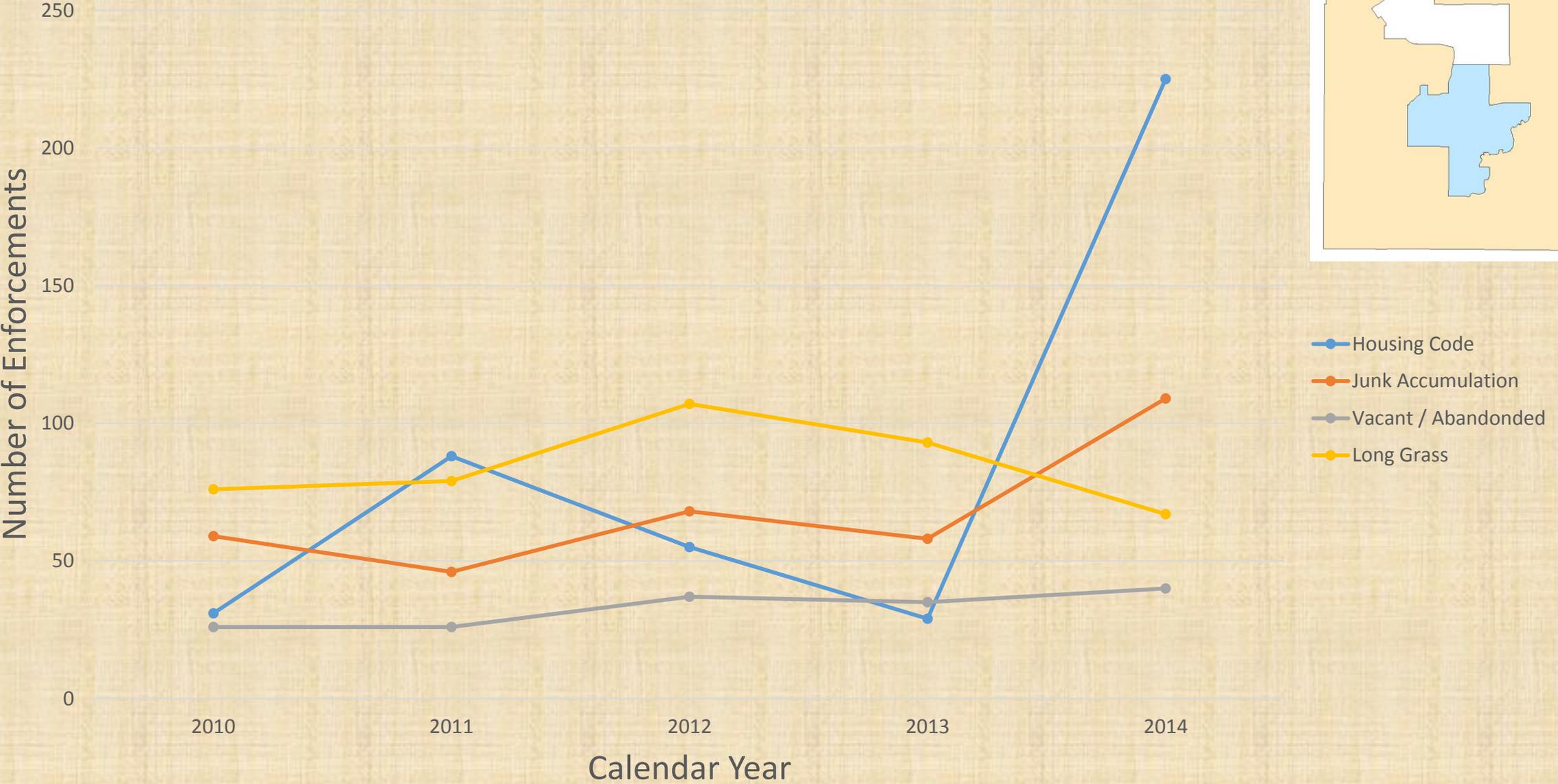
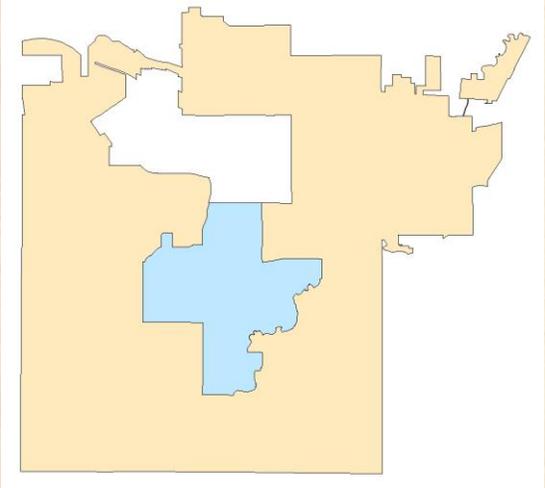
Enforcement trends by geography—Rural Southwest NPC 9



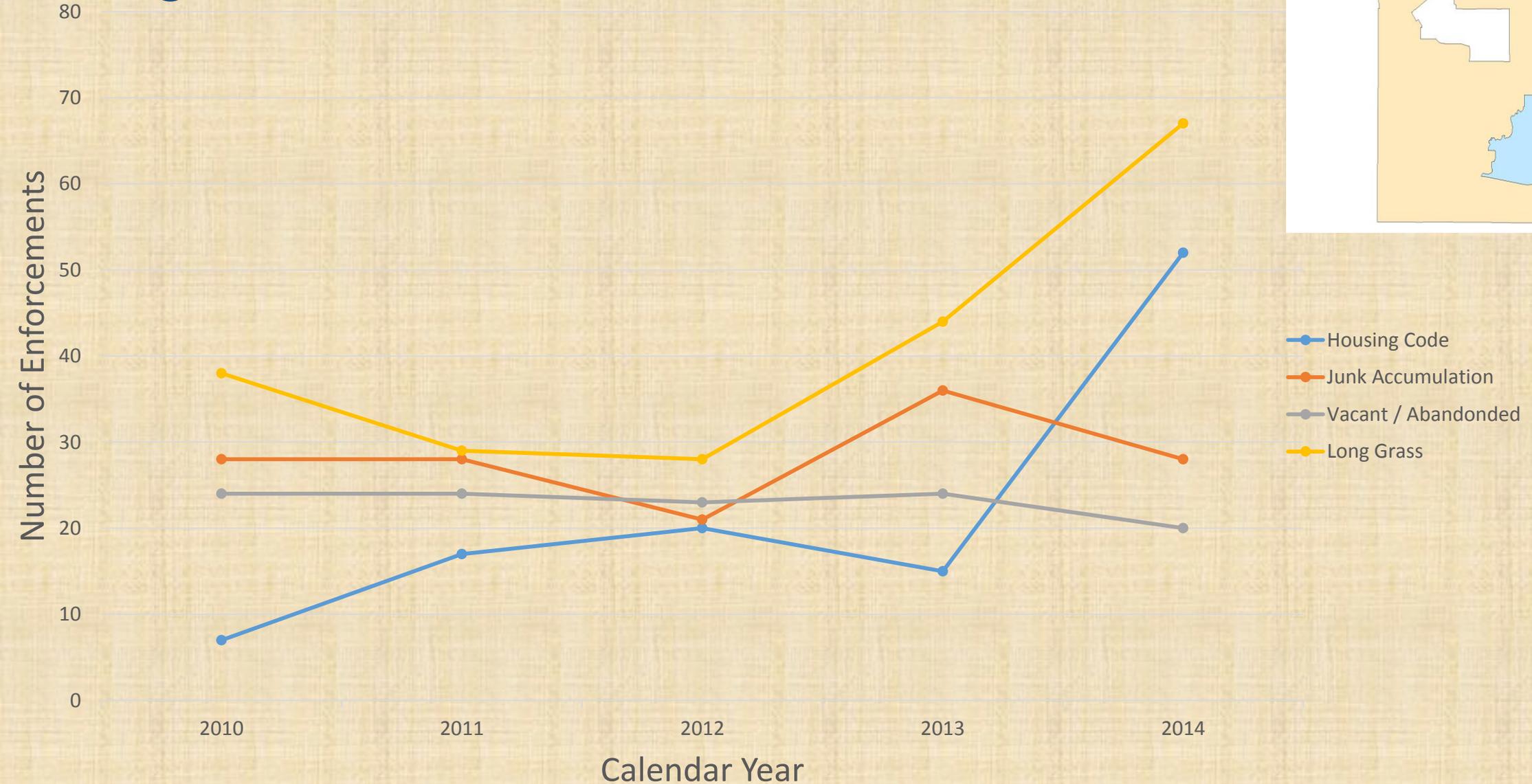
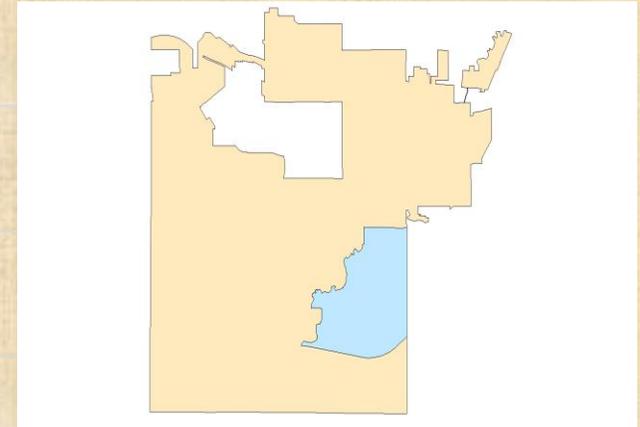
Making a difference



Enforcement trends by geography – Westlake / Prairieview NPC 10



Enforcement trends by geography – Minges Brook / Riverside NPC 11



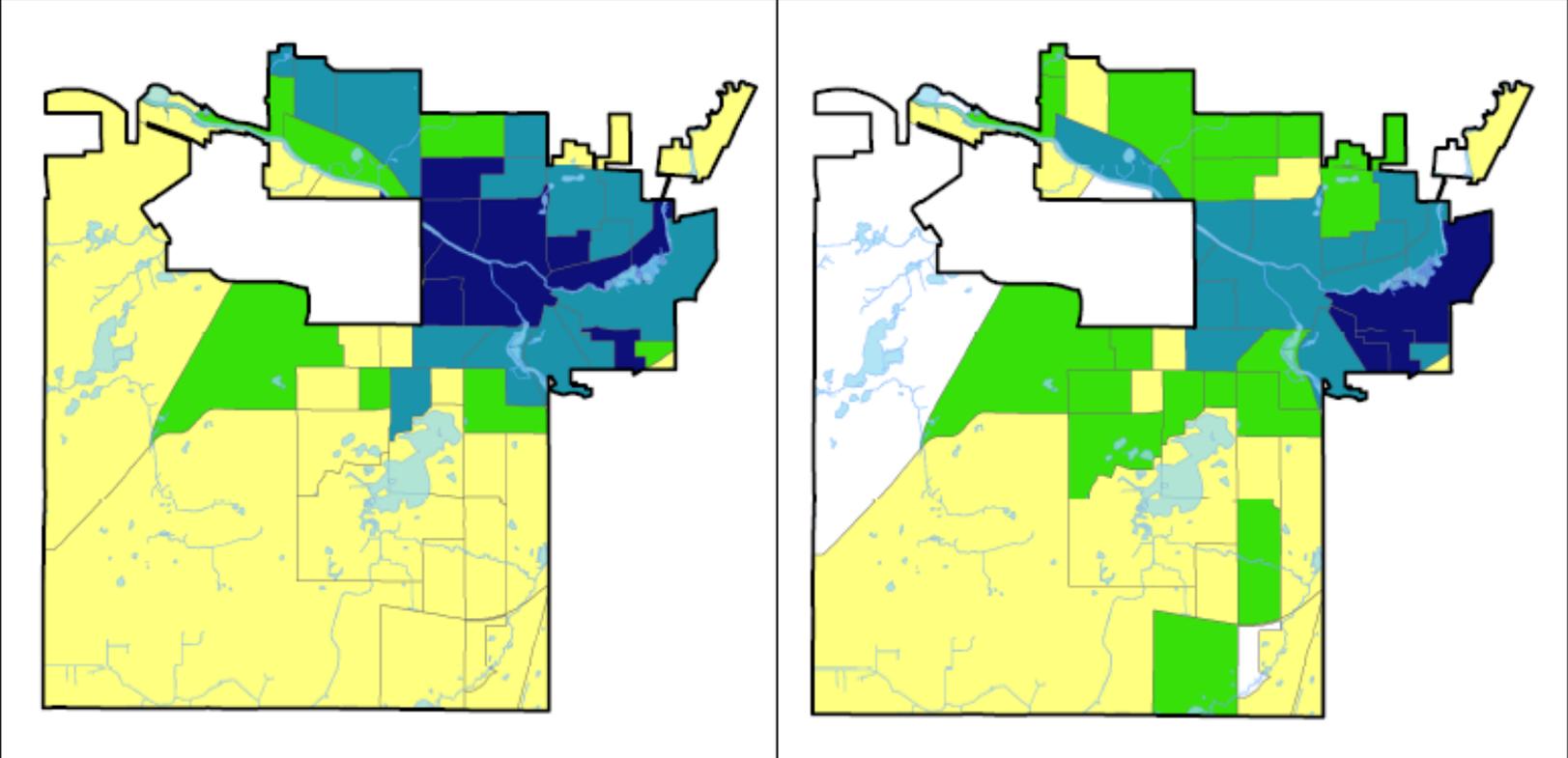
Marketable property challenges

Battle Creek has a surplus of housing stock. Vacant properties pose a concern for property deterioration due to lack of regular maintenance.

Long term vacant – Have been on the registry for at least 12 months. High numbers depress housing values and are a predictor of increased blight and future disinvestment

New vacant – Have been added during the year. High numbers can signal increased instability. In areas that also have high levels of long term this typically means an entrenched cycle of decline, and in worst cases market failure.

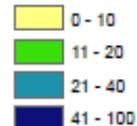
2013 Community Development Target Area Metrics: **Vacancy**



Longterm Vacant Buildings Per 1000 Parcels (2013)

Legend

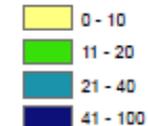
Longterm Vacants Per 1000 Parcels



New Vacant Enforcements Per 1000 Parcels (2013)

Legend

New Vacant Enforcements Per 1000 Parcels



Deteriorated property challenges

- Bring down neighborhood property values
- Negatively impact crime
- Deter neighboring occupants
- Spiraling decline leads to feeling trapped
- Dream of homeownership



Continued forward movement

Adjusting goals based on trends and data – Define success and set achievable short term goals

- By neighborhood
- Entire community
- Individual employee
- Code Compliance Department
- City of Battle Creek

Continued forward movement

Identify tools and target – Identify tools we have and those we need, and then target and proactively deploy resources and approaches

- Property database
- Field devices
- Improved systems to address non compliance
- Concentration of proactive in high risk areas

Continued forward movement

Analysis and partnerships – Build personnel capacity, apply technology to improve efficiency and accountability, and form community partnerships.

- Using data and reports to track work
- Proactive versus complaint enforcement analysis
- Non-compliant enforcements and timeframe for achieving compliance
- Enforcement occurring in low to mod census tracks
- Resource to emergency housing assistance agencies
- Partnerships with landlords and tenants for safe, affordable, and fair housing

Continued forward movement

Multi organizational issues – Bring departments and organizations together to address the full range of neighborhood property related issues in a coordinated matter.

- Police Department (nuisance property, vacant / abandoned / dangerous buildings, sharing of suspicious activity, police raids, animal control unsanitary conditions)
- Utility Billing (vacant / abandoned property, multi-unit non-payment shut offs, repair orders, recording of rental leases)
- Assessing Department (principle residence exemptions, unrecorded land contracts, use changes)
- Neighborhoods Inc (analysis and decision making regarding rehabilitations and demolitions)
- Calhoun County Land Bank (analysis and decision making regarding tax foreclosures, rehabilitations, and demolitions)

Continued forward movement

Focus on neighborhoods – Build morale through visible results and engage neighborhood stakeholders to be a part of the solution.

- Communicate and support a shared vision
- Establish goals and roles / responsibilities of City, residents, and community partners
- Neighborhood change can be positive
- Build on opportunities to collaborate

Continued forward movement

Measure and evaluate – Established realistic but ambitious benchmarks for code enforcement based on City and community goals. Create information systems and check in regularly for accountability and revise strategies as needed.

- Improved neighborhood conditions
 - Improved risk of decline, fewer violations

- Increase voluntary compliance

- Decrease in vacant / abandoned properties

- Safe rental housing stock

- Annual reporting to the community

What success looks like

2018 Community Development Target Area Metrics: Risk Projection

