

# Code Enforcement

April/May 2019

## A well-maintained property is a valuable asset to the neighborhood and community.

### Top 5 code violations

In effort to provide more awareness to the community, the Code Enforcement staff has identified the "Top 5" complaints received, corrections required, and some tips on how to avoid certain violations.

#### 1. Property maintenance

Properties must be maintained to the standards adopted within City Ordinance and the adopted International Property Maintenance Code. Common violations include but are not limited to: peeling/flaking paint, damaged roofing/siding, damaged decks, damaged fences and damaged windows.

#### 2. Lawn and yard maintenance

Lawns must be maintained so not to exceed 8 inches in height. If vegetation (trees, shrubs, etc.) has become lifeless, it must be removed. If landscaped areas have become overgrown with weeds/grasses, the overgrowth must be corrected and/or removed. If branches have become damaged,



Property without violations.

they must be removed. Certain exemptions exist based on property zoning and planting materials; contact enforcement staff with questions.

#### 3. Exterior storage/debris

In general, all materials and equipment must be located indoors or be fully hidden behind a solid fence or wall no less than 5 feet in height so as not to be visible from adjoining properties. Properties must also be maintained free from refuse/waste. All waste material, debris, refuse, recycling, yard waste or garbage shall be properly contained.

#### 4. Refuse/waste and recycling containers

Except for the day of collection, refuse/waste and recycling containers must be located indoors or be fully hidden behind a solid fence or wall no less than 5 feet in height so as not to be visible from adjoining properties. Exception: Trash, recycling and yard waste containers may be placed at the curb, not within the street, after 6 p.m. the day before pick-up.

#### 5. Recreational equipment (boats, RVs, trailers 3,000 pounds gross vehicle weight and less, etc.)

One piece of recreational equipment not exceeding 24 feet in length may be located outdoors as follows: at least 5 feet from side and rear property lines, at least 15 feet from the curb, and on concrete or blacktop.



Property with violations.

### Property maintenance checklist

The following checklist was created to assist homeowners with maintaining their property by identifying common code requirements that may need correction:

- Lawn height does not exceed 8 inches.
- All areas of the property are maintained free from noxious weeds.
- Landscaping (trees/plants/shrubs etc.) is alive and well maintained.
- Waste/recycling containers are located indoors or are not visible from adjoining properties.
- Materials and equipment are located indoors or are not visible from adjoining properties.
- No more than one piece of recreational equipment, not exceeding 24 feet in length, is located outdoors on an approved surface.
- Lawn areas are free from parking/storage of vehicles and recreational equipment.
- Building exteriors are maintained free from damaged materials and peeling paint.
- Windows, trim, and doors are in good condition.
- Accessory structures are maintained in good condition and do not encroach upon setbacks, easements or public property.
- Composting is properly contained and in a location approved by the ordinance.

#### Questions?

Contact the Code Enforcement Division at 651-714-3533, or email:

- [matt.novak@woodburymn.gov](mailto:matt.novak@woodburymn.gov)
- [scott.gay@woodburymn.gov](mailto:scott.gay@woodburymn.gov)

# Woodbury Neighborhood Reinvestment Fund

*Focusing on redevelopment via reinvestments*

*April/May 2019*

## Does your home need any spring repairs? Woodbury is here to help.

Spring is here, the snow is gone and some homeowners may notice that their roof needs to be replaced, their siding is in need of repair, or their home requires updated windows. Home improvements can be costly and Woodbury wants to ensure that property owners have access to resources to keep their homes in good condition both now and in the future. An increased focus on neighborhood investment and reinvestment will ensure the city ages gracefully and that the existing housing stock continues to meet the high standards the community is known for.

After reviewing our community's needs, city staff worked on restructuring an existing loan program offered through the Woodbury Housing and Redevelopment Authority (HRA). At its Dec. 12, 2018, meeting, the City Council, seated as the HRA, approved the conversion of the Home Improvement Fund into the Neighborhood Reinvestment Fund.

The creation of the Neighborhood Reinvestment Fund provides Woodbury with an opportunity to use the "R" in HRA, as this program focuses on redevelopment via reinvestments.



## Woodbury Neighborhood Reinvestment Fund

- \$40,000 maximum loan amount\*
- 3 percent interest rate
- \$390,000 maximum property value
- \$126,000 maximum household income
- Eligible improvements focus on exterior repair, improving the value of the home and/or curing code deficiencies

With melting of snow and the arrival of spring, many homeowners may focus on the exterior of their home, but the Neighborhood Reinvestment Fund can also provide capital for energy-efficiency upgrades, interior remodeling and more.

All loan applications will continue to use the same quality control and underwriting processes that have resulted in a loan pool default rate of less than 1 percent.

For more information, please visit [woodburyloans.com](http://woodburyloans.com).

\* Subject to credit and underwriting approval.

*Neighborhood investment and reinvestment are critical to ensuring the city ages gracefully and the existing housing stock continues to meet the community's standards. The loan program provides an opportunity for Woodbury households that are slightly above most affordable housing income thresholds to have access to reinvestment dollars.*