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October 3, 2012

# Code Enforcement Update

## 2012

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# Code Enforcement Update 2012

- Code Enforcement objectives
- Abatement procedure
- Foreclosed and vacant properties
- Overall housing market

# Code Enforcement Objectives and Priorities

- Property Maintenance
  - Respond to citizen reports
  - Conduct Inspections
  - Letters
  - Abatements
- Vacant Properties
  - Compile multiple lists
  - Maintain an inventory of foreclosed and vacant properties
  - Monitor vacant properties



# Common Property Maintenance Case Types

- Trash container storage
- Vehicle parking surfaces
- Yard waste disposal
- Weed/grass height



# Trash Enclosure Examples



# Vehicle/Trailer Parking



# Exterior Storage



# Administrative Citations

- Number decreased from previous years
- Compliance rates improving
- Increased use of abatement

# Nuisance Abatement

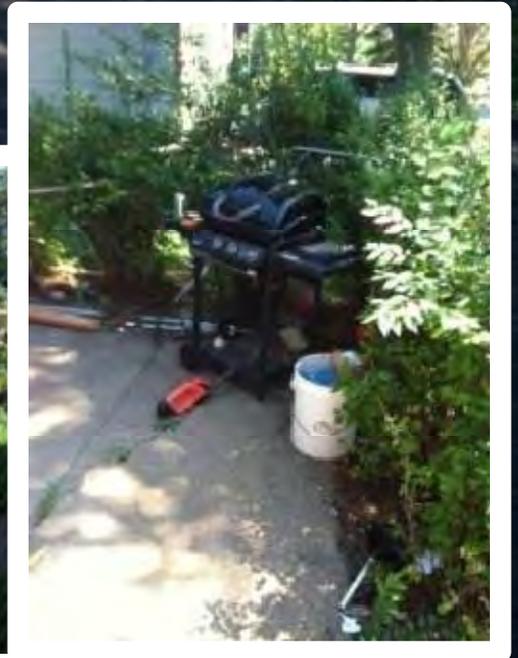
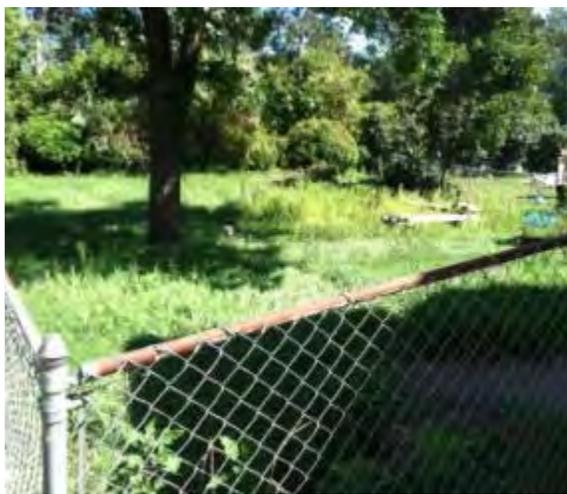
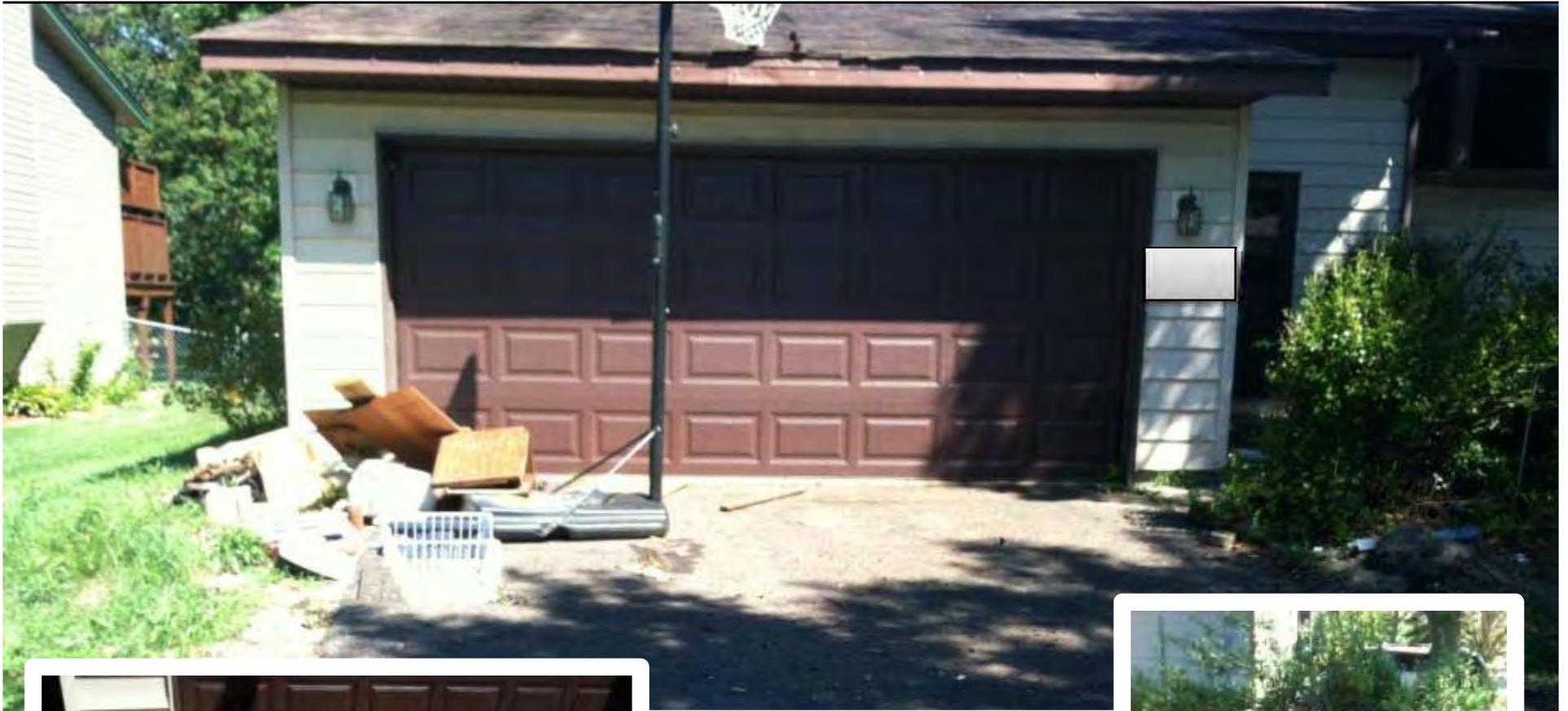
- Abatable nuisance conditions
  - Grass Cutting
  - Tall weed removal
  - Trash accumulation
  - Structure maintenance
- Code:
  - City Code Titles 4-3-1 and 4-3-2

# Grass & Weed Abatement

- Average over last four years: 43
  - 2008: 36
  - 2009: 20
  - 2010: 65
  - 2011: 50
- Numbers By Month 2012:
  - June: 5
  - July: 8
  - August: 1
    - Total 2012: 14

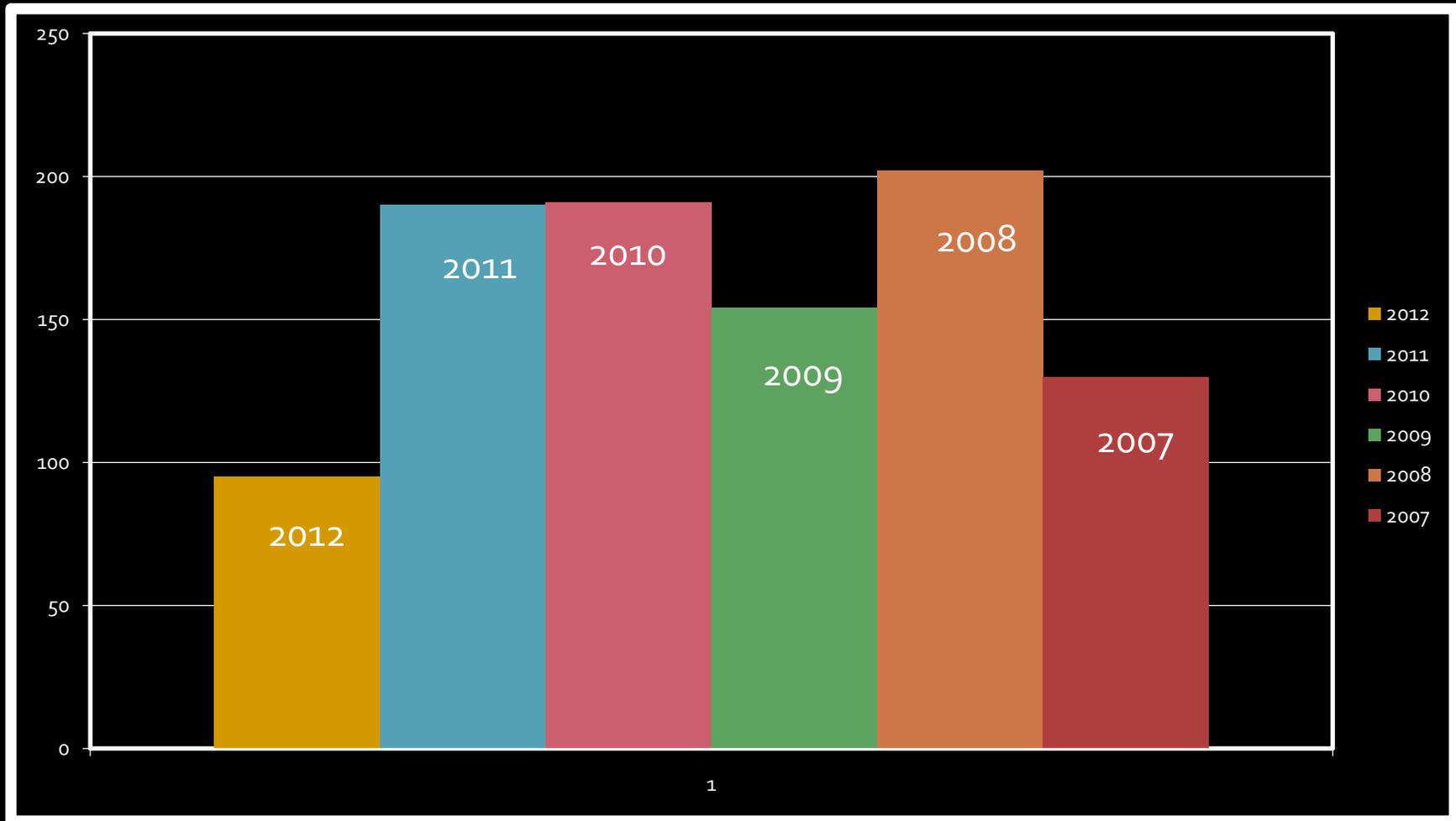






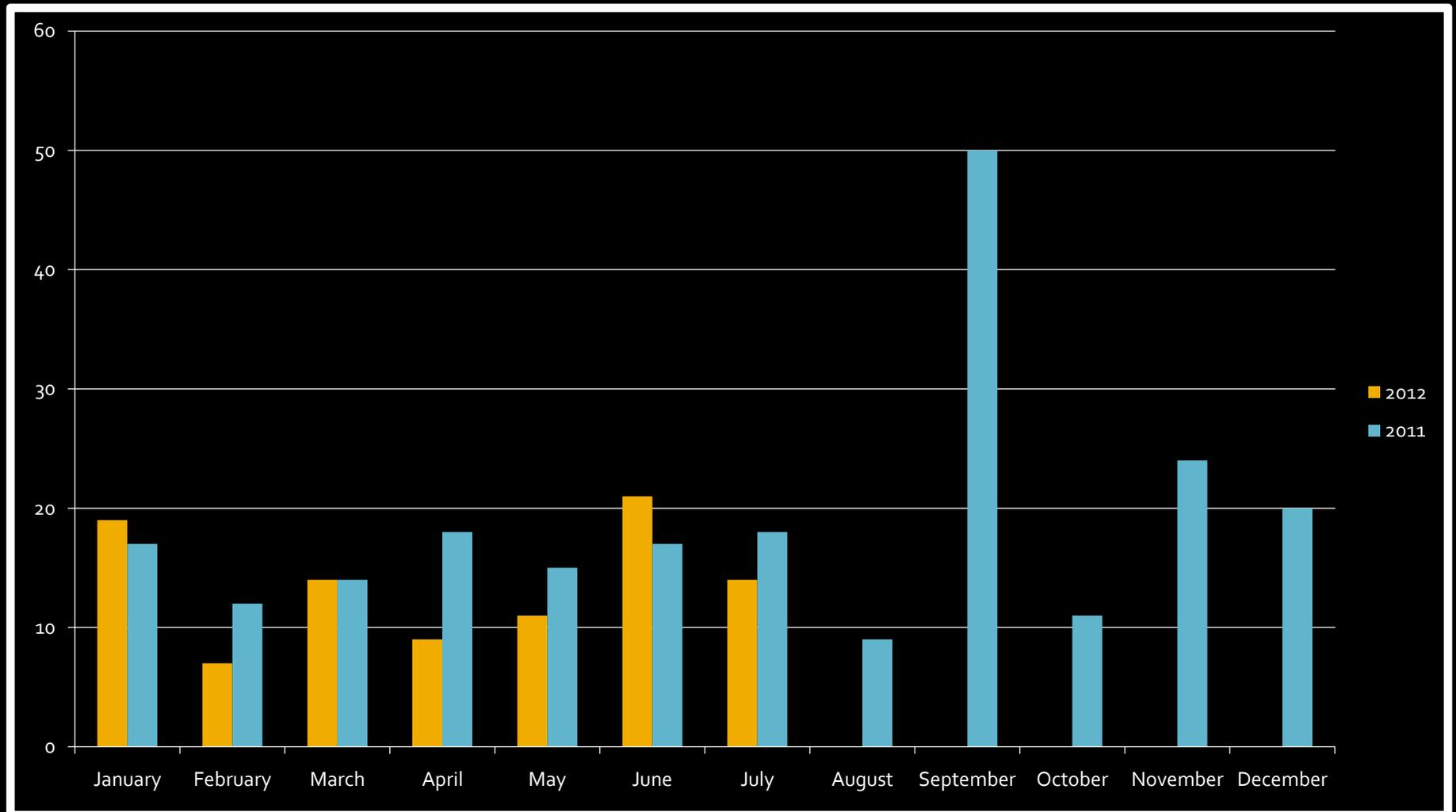
# Total Cottage Grove Foreclosures in Recent Years

\*2012 numbers only through July

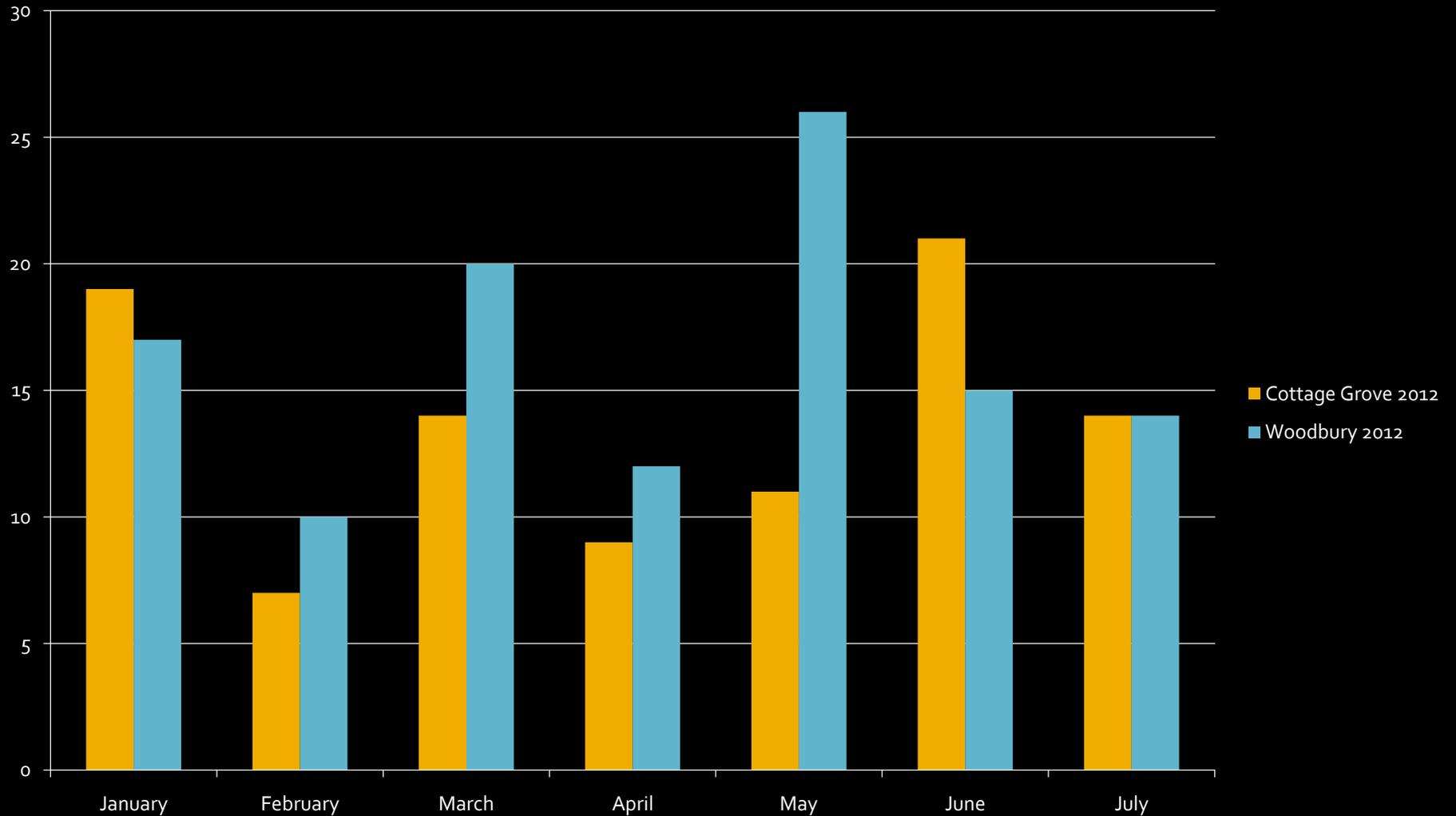


# Cottage Grove Foreclosed Properties

\*September 2011 increase due to Mississippi Dunes vacant lots



# Foreclosure Comparison to Woodbury



# Number of Foreclosures per City Housing Units-2010

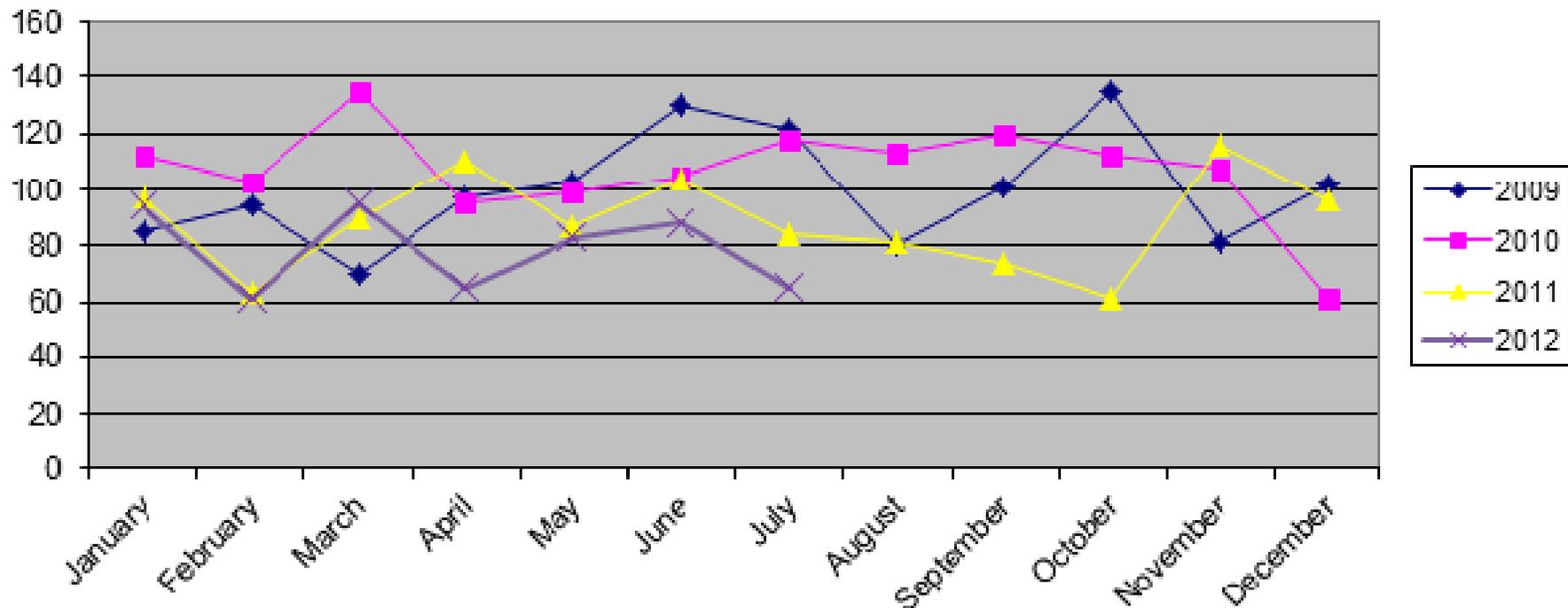
2010	Census Count Housing Units	Total City Foreclosures	Percent of Total Housing Units that are Foreclosures
Cottage Grove	11,719	191	1.6%
Forest Lake	7,014	182	2.5%
Oakdale	10,948	184	1.6%
Woodbury	22,594	350	1.5%

# Number of Foreclosures per City Housing Units-2011

2011	Census Count Housing Units	Total City Foreclosures	Percent of Total Housing Units that are Foreclosures
Cottage Grove	11,804	191	1.5%
Forest Lake	7,124	138	1.9%
Oakdale	11,033	121	1.0%
Woodbury	23,081	214	0.09%

# Washington County

Total Foreclosures by Month 2009 - 2012 HRA Datasheet



# Local & Regional Markets



# Twin Cities

- In past 6 months every housing market measure has indicated improvement
  - Sales
    - 4,883 closed sales
  - Prices
    - Average Sale Price \$222,922
    - Price per square foot \$104
  - Foreclosures
    - 35.1% of active listings
    - 36.0% of all closed sale properties.

# Cottage Grove Local Market Value Update

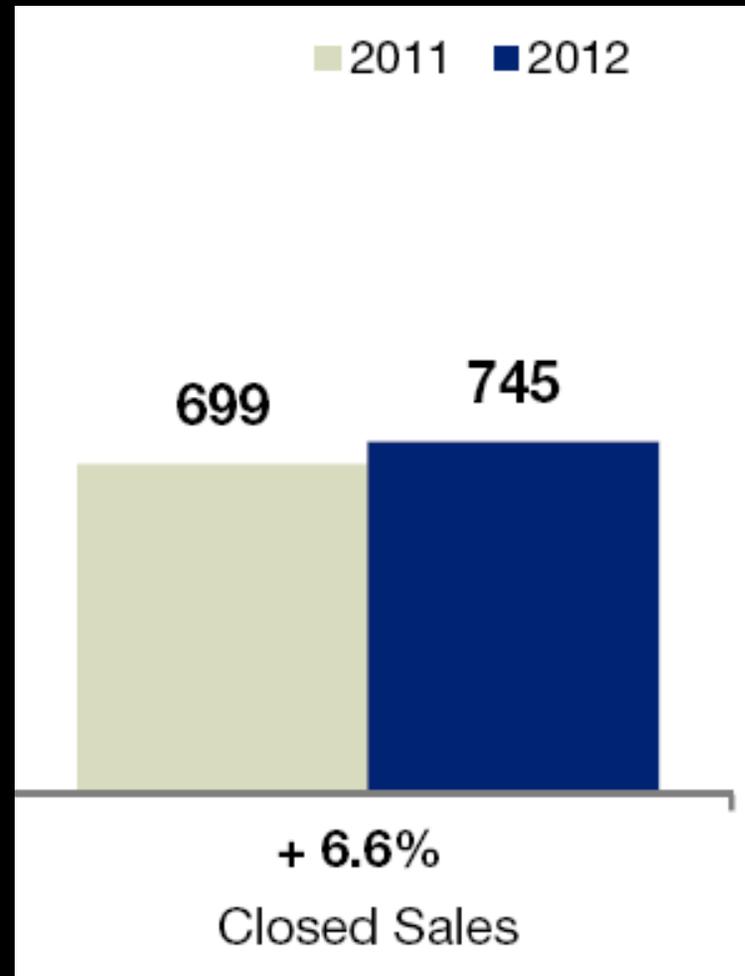
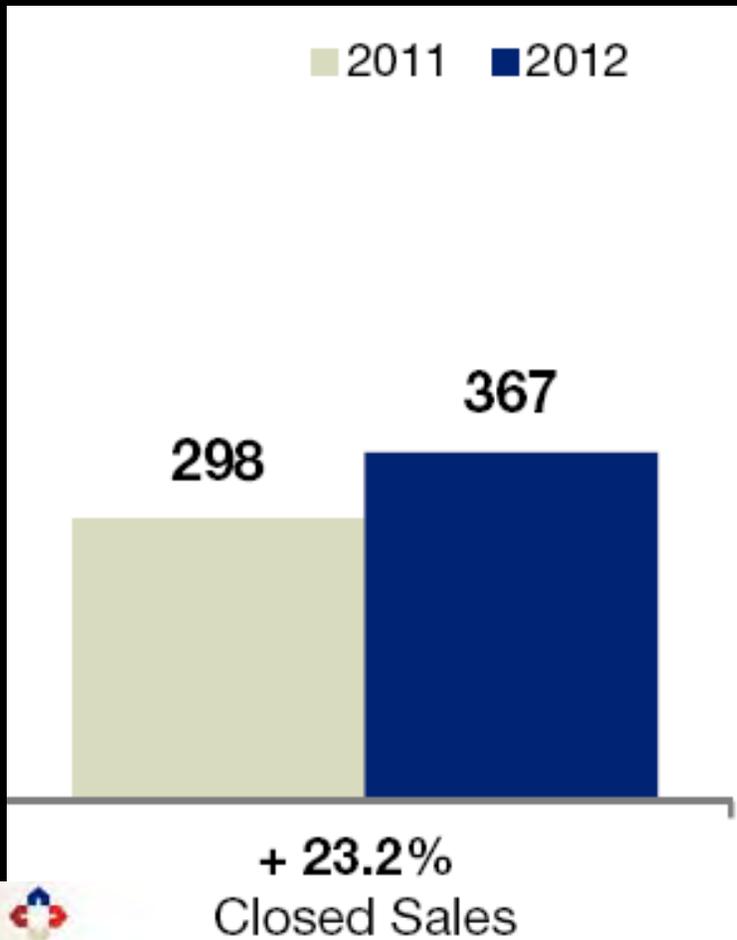
	August			Year to Date		
	2011	2012	+/-	2011	2012	+/-
New Listings	50	57	+14.0%	464	479	+3.2%
Closed Sales	51	61	+19.6%	298	367	+23.2%
Median Sales Price	\$171,000	\$186,610	+9.1%	\$159,950	\$172,250	+7.7%
Price Per Square Foot	\$88	\$95	+7.8%	\$88	\$91	+3.5%
Percent of original list price received	92.9%	97.3%	+4.7%	91.2%	95.4%	+4.5%
Days on Market Until Sale	120	105	-12.3%	144	100	-30.5%
Inventory of Homes for Sale	183	118	-35.5%	--	--	--

# Home Resale Trends

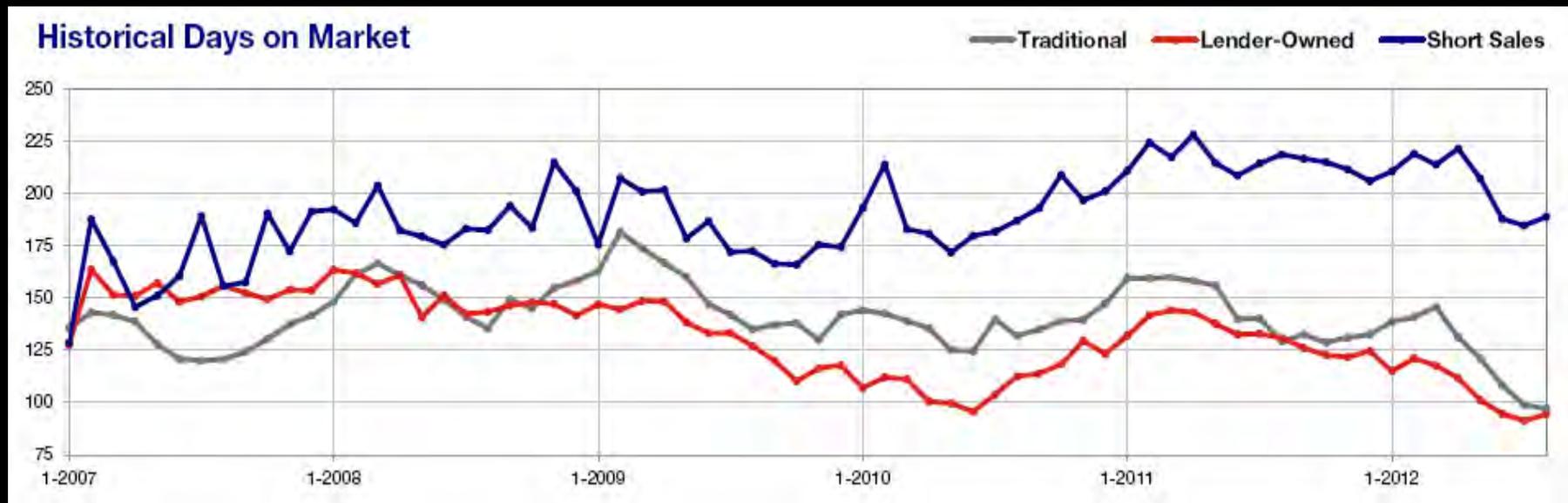
Year	No. of Sales	Median Sale Price	Average Cumulative Days on Market
<b>YTD. 2011</b>			
<b>Cottage Grove</b>	<b>247</b>	<b>\$157,500</b>	<b>150</b>
<b>St. Paul Park</b>	<b>44</b>	<b>\$128,750</b>	<b>126</b>
<b>Newport</b>	<b>23</b>	<b>\$91,444</b>	<b>144</b>
<b>YTD 2012</b>			
<b>Cottage Grove</b>	<b>306</b>	<b>\$170,000</b>	<b>100</b>
<b>St. Paul Park</b>	<b>43</b>	<b>\$123,800</b>	<b>117</b>
<b>Newport</b>	<b>22</b>	<b>\$108,291</b>	<b>90</b>
<b>*Through July</b>			

# Local: Cottage Grove

# Woodbury



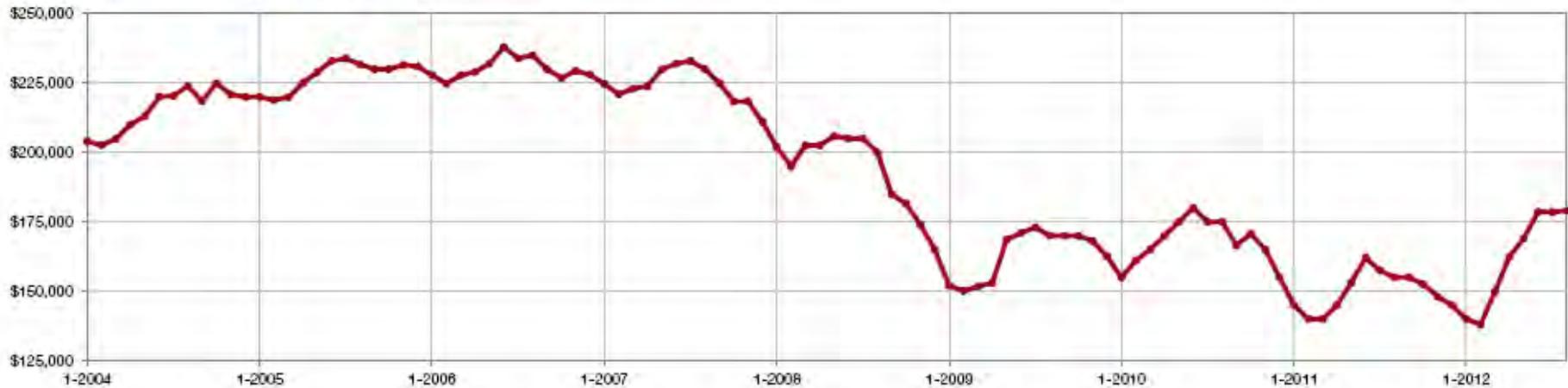
# Twin Cities



# Twin Cities Increase In Sale Prices

Month	Prior Year	Current Year	+ / -
September 2011	\$166,500	\$155,000	-6.9%
October	\$170,700	\$152,500	-10.7%
November	\$165,000	\$148,000	-10.3%
December	\$155,000	\$145,000	-6.5%
January	\$145,000	\$140,000	-3.4%
February	\$140,000	\$138,000	-1.4%
March	\$140,000	\$149,900	+7.1%
April	\$145,000	\$162,398	+12.0%
May	\$153,000	\$169,000	+10.5%
June	\$162,100	\$178,600	+10.2%
July	\$157,500	\$178,500	+13.3%
August 2012	\$155,000	\$179,000	+15.5%
12-Month Med	\$155,000	\$160,000	+3.2%

Historical Median Sales Price



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# Twin Cities

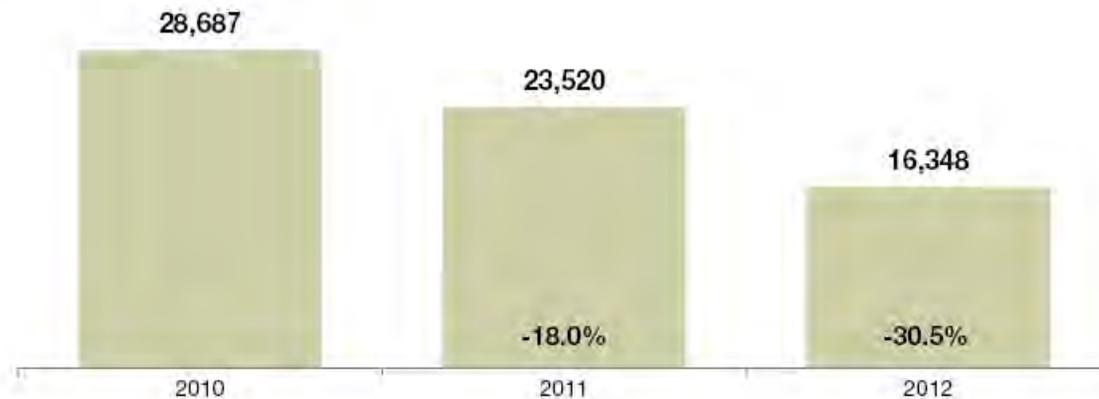
## Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.



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### August



Month	Prior Year	Current Year	+ / -
September	28,208	22,660	-19.7%
October	27,146	21,341	-21.4%
November	25,381	19,617	-22.7%
December	22,642	17,385	-23.2%
January	22,798	17,601	-22.8%
February	22,837	17,771	-22.2%
March	23,464	18,170	-22.6%
April	24,338	18,387	-24.5%
May	24,929	18,260	-26.8%
June	24,880	17,966	-27.8%
July	24,328	17,366	-28.6%
August	23,520	16,348	-30.5%
12-Month Avg	24,539	18,573	-24.4%



Cottage  
Grove

*Where Pride and Prosperity Meet*