CHARLOTTE

Charlotte City Council
Community Safety Committee
Meeting Summary for January 18, 2012

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COMMITTEE AGENDA TOPICS

I. Subject: **Bow Hunting/Urban Hunting**
Action: Motion was passed unanimously to take no further action on this topic.

II. Subject: **Rental Property Ordinance**
Action: None

III. Subject: **2012 Meeting Schedule**
Action: Approved 2012 Schedule

COMMITTEE INFORMATION

Present: Patrick Cannon, Michael Barnes, Andy Dulin, Claire Fallon and Beth Pickering
Time: 12:10 pm – 1:35 pm

ATTACHMENTS

1. Agenda Package

DISCUSSION HIGHLIGHTS

Chairman Cannon called the meeting to order and asked everyone in the room to introduce themselves. He then recognized and thanked Adams Outdoor Advertising who was kind enough to help in our public safety quest to insure that we were doing all we can to protect our youth in and around Charlotte and Mecklenburg County. As a result of their help, it made a lot of families aware of what was going on with the curfew. Adams Outdoor Advertising helped us in the way of what we have seen take place in the past, but hasn't seen in a while as it relates to public/private ventures.

I. Bow Hunting/Urban Hunting

Chairman Cannon asked Assistant City Manager Eric Campbell to kick off this topic. Mr. Campbell said this is a follow-up item that was referred into Committee by the last City Council. Council member Carter asked the Committee to take a look at this. It actually involves bow hunting deer within the City limits on private property. Mark Balestra will walk you through the whole issue of bow hunting and the issues that are brought to the table don't come with a staff recommendation. We will yield to the Committee for recommendation.

Mr. Balestra stated that Animal Control is mostly there to assist citizens with regulatory information and adoption needs and this does not fall into their authority. He then reviewed the "Urban Hunting" presentation (copy attached).

Fallon: Can this be applied to turkeys?

Balestra: No, this just applies to deer.

Barnes: It strikes me that wildlife in Charlotte is under considerable stress in general. We've eliminated a lot of habitat throughout the city and I really don't like the idea of increasing that pressure by allowing hunting of deer. I see enough of them scattered along I-85 and Harris Boulevard so we've probably taken out 45 a month easily with deer/car contact. From my perspective, if we accept this as information and move forward with no action I would be happy.

Fallon: I just have a problem with putting laws on everything. There is nobody to enforce them.

Dulin: I particularly think that the herd and the population needs to be culled and that is a good thing and in many cases the hunters are the ones that protect the environment and their hunting environments. I think there are too many deer in our community and that is the reason they are getting hit on I-85 and other roads and we have a particular problem with them in the Cotswold area. However, I don't think that allowing folks to bow hunt is a good idea. I'm a lot more concerned about human safety than I am the deer safety. I'm willing to make a motion Mr. Chair, but I don't want to exclude Ms. Pickering from being able to have her say before I make my motion.

Pickering: We do have an issue with so many deer and lots of accidents and that is a problem. I'm not sure this is the way to tackle that problem so I'm uncomfortable with allowing the bow hunting.

A motion was made by Council member Dulin that the Community Safety Committee not move forward with an Urban Bow Hunting ordinance to the full Council. Council member Fallon seconded the motion and the vote was unanimous.

Campbell: We will convey that information to the Mayor and Council by way of the Council-Manager memo.

II. Rental Property Ordinance

Campbell: This is a summary of a presentation that was given to full Council at a Dinner Briefing back in July. We want to refresh the incumbent members of the Committee to the issue and we want to introduce the issue of the Rental Property Ordinance to the new members. CMPD will walk you through their assessment of their review of the ordinance as it is currently in place.

Captain Steve Willis read through and discussed the "Rental Property Ordinance Year One Update" presentation (copy attached).

Cannon: Regarding slide 4, Disorder Risk Threshold, it is going to be real important to make sure you analyze it closely and that nothing slips through the cracks. You are evaluating this also on the number of calls for service to a particular property so I want to make sure we highlight that because it may not be that there will be another call for service on a repeated basis like we are experiencing with some of these properties that are problem related properties that we, in my opinion, must do something about. The second thing, of the 553 single family rental properties and 96 multifamily rental properties, is there a breakdown of the type of crime?

Willis: We can break that out and send it to you, but it's not in this presentation. I can also send a specific list of disorder calls for service that we pay attention to. They are the only ones that get kicked into the calculation. Zone checks, for example, are not counted. Domestic violence related calls for service are not counted. Things like drinking in public, urinating on the sidewalk, drug paraphernalia calls, and prostitution calls are types of calls on the list.

Cannon: Would you please explain for the Committee what a zone check is?

Willis: A zone check is generally a self-generated police service that an officer will do. You can call and say I'm going on vacation for a week and I would like patrol to come by and check and make sure that my house is secure. The officer will do that or it could be a particular crime problem that the officer would go by and document the fact that they have been in that area and that they checked a particular location that is attributable to their crime goals in their particular district.

Barnes: Talk to me about Blackhawk Road that you mention on the Apartment Complex slide. What is going on over there?

Willis: I don't know the specifics, but I can get those for you. All I can tell you is that it was one of our multifamily complexes. Those three complexes met with us and were able to come to the table and develop a remedial action plan to address some of their issues. For some of our apartment complexes it has been something as simple as getting the Manager to walk their properties. In some of our neighborhoods, the Managers were scared to walk the properties by themselves so we paired with them and scheduled meetings to go out and we walked with them on their property during the evening.

Barnes: I would like someone to give us a brief background on each of those complexes and

what was going on, etc. One of the challenges that we have seen is finding ways to get Managers to be responsible for their properties is half the battle. If the Managers are holding the tenants accountable, then they tend to do right and unfortunately, we've had to take action to try to hold the landlords accountable, which we shouldn't have to do. Again, my point is that there are law abiding folks around these properties, both single and multifamily, who have to put up with what the Managers themselves are afraid of and it is just crazy.

Campbell: We will get that to you all.

Fallon: Are any of these Housing Authority properties?

Willis: None of these represented here are, but we do have properties that are Housing Authority properties.

Fallon: I recall on the Planning Commission you presented to us and what concerned me was we originally intended this to be almost revenue neutral and it has become up and down. Are we getting the bang for the buck?

Willis: We are not reclaiming 100% of the work that we are putting into it. We are expending more money to manage the program than we are bringing in and part of that is the work it takes to identify the properties, find the owners, conduct the research and meet with the properties.

Fallon: I think that was the problem. There are so many dummy corporations that you really can't find owners.

Willis: It is difficult. One of the very first properties that we dealt with was an apartment complex in the University area. We sent a certified letter to the address on file and the person on file. It ended up on an attorney's desk in Atlanta, Georgia. That meeting was required. We went to the meeting and nobody showed up. We called the apartment complex and talked with the Manager, she knew nothing about it and we told her she had 30 minutes to make it to the meeting. She made it to the meeting, made a call to her corporate office and found out, it indeed was sitting on the desk of an attorney. We made some changes in that so that didn't happen again, but it is just an example of when corporations are the ones that are getting our tax bill and it gets lost in the red tape of the corporation. We've had to start copying the Manager so we can get them from both directions.

Fallon: Do we have an option that when someone does not pay attention and they have all these dummy corporations, that at some point we can advertise in the paper, like a legal advertisement, and give them 90 days and if they don't respond the City takes over the property?

Willis: No, we don't have that built into the ordinance. If we are not able to remediate the issues of a rental property with an ordinance we do have the ability to use nuisance abatement. It is a longer process, but we do have that.

Dulin: In that example you just talked about, do we have the ability to hold the property manager accountable?

Willis: No sir, it is the property owner that is accountable.

Dulin: For instance, you told the property manager that she had 30 minutes to get to the meeting and they were there. If they hadn't shown up, what would have happened?

Willis: If they hadn't showed up, technically by the way the ordinance is written, we could have revoked their right to rent within the City because they failed to attend the initial meeting. However, I have to look at it completely and say do they really know, before we do that. With them being the first properties that we met with, we were dealing with a fair learning curve, especially when we are talking about a property that is outside the City. We've done a lot of educating our property managers and our property owners and I think we've made some progress, but it is still an uphill battle. We have a particular property that we are trying to address right now that is under the current ordinance, but the woman who owns the property is elderly and she lives in Portland, Oregon. The management company that she has hired to represent her property will not represent her in the rental property ordinance so we are forced to communicate with her by phone in Portland, Oregon and considering her age and her apparent issues with dementia, we are having a difficult time being able to address that particular property. We are now having to try and deal with her attorney to be able to figure that out.

Dulin: That is clearly an example of where it is going wrong because there are a lot of folks out there trying to do business right. That is the kind of situation I want fixed because it is not fair to the people that are renting there.

Cannon: Here is someone who is senior in age, she is looking for supplemental income, she has hired a management company to take over and be responsible for her property and yet they tell her that is not in our contract or our purview to deal with. She is not competent enough to be able to deal with the day-to-day business of what is going on with her property, which is why, if this is going to continue, that somehow or another that management company has to be responsible for taking care of some of those finite business matters that need to be handled. Otherwise, it makes it very difficult to be able to go and enforce this like it should be.

Barnes: She is living in Portland, but causing problems in Charlotte. Our problem is the neighbor's problem, it is CMPD's problem and it is the taxpayer's in Charlotte who are paying for all of her inefficiencies or inadequacies or whatever, plus she is an old lady and many may not get that, but there is still a level of accountability that should exist with regard to the owner of that property. I want to ask a question about that University City complex. Have they gotten their act together?

Willis: Yes they have.

Barnes: Good. In your professional opinion, should we continue with the ordinance?

Willis: In my opinion, yes I think we need to continue with the ordinance. Does it need to be tweaked? I believe it does.

Barnes: Regarding the registration fees, it is the top 4% problem properties that are paying the

fee, not everybody. I recall two years ago people said please don't make everybody pay the fee, it is just the folks who are causing the problem that should pay the fee.

Willis: Correct.

Cannon: Regarding slide 8, that first bullet up top says unreliable source for residential rental property identification. Do you run into a lot of problems of being able to identify the property owner?

Willis: Yes, we get a lot that are corporations. We also get a lot back saying the person is deceased, the person has moved, or they have transferred the property to a power of attorney. There have been a lot of different situations where we go to the initial address and then we have to do a lot of leg work to find them at their 4th or 5th location that they've moved to since they registered the property with the tax department.

Cannon: So the way to deal with that specific complaint would be to do what?

Willis: A registration process. You may hear that the new State Statute prohibits that. Our attorney believes that there is language in there that offers us the opportunity to have a full registration process and that is that all residential rental properties would have to register. A couple of things that would occur with that is we would have to reduce the fees. We want to get the fees down to a much lower rate and as we talked about in August, the bang comes if you don't register your property and it falls into the 4% and then you get fined because you didn't register. You would also get fined if you don't do certain things that are in your remedial plan. It is really more a fine based ordinance as opposed to revoking their right to rent. I don't know how you go through that appeal process. We haven't had a property that we've had to revoke their right to rent. We've had several properties where it has been difficult to get through that remedial action plan and get them to agree to things that are suitable on the property. I can give you one example. We did a search warrant on a property and recovered drugs out of the apartment. The property owner refused to take any action against his tenant because the tenant was paying the bills every month. The ordinance does not allow us to force them to take action against that tenant; it is only things that we can agree upon and the required items that are in the ordinance.

Barnes: If we had a free registration system for everybody, had a fine for folks who failed to register and then had fairly punitive fines for violations, would that be permissible?

Willis: We would have to dig into that. Our attorney does believe that we have the ability to have a full registration. Whether or not that has any bearing on the fee associated with that registration for the fines and fees associated with failure to comply down the road, that is some of the things we would have to look into.

Barnes: The reason I suggested free registration is because it, at least seemingly, will reduce all barriers to registration. It is free to sign up and if you don't do it then there is some fine for not doing it and I think the penalty should be fairly heavy for violations of the ordinance, but I want to make it as easy as possible for people to participate in the system. Regarding the categories of

conduct that you described under the bright line crime, could you not use the data that we've collected since the program has been in place to determine the highest incidents and most frequently occurring crimes and use that to establish the bright line?

Willis: We could. My only concern there would be that we kept it broad to say "violent" so that it encompasses all of the different charges that we enter into our system. There might be 10 different types of calls or reported incidents. There are different types of assaults and if we went in and said this past year we had 25 aggravated assaults with a knife and that is what we are going to establish our bright line crime threshold for, we've now excluded all the other violent crimes from that, so we left it broad enough to say violent crime and actually we will probably end up suggesting an exclusion of property crimes because those numbers just haven't proven beneficial to us. That would be our challenge with looking at that data.

Barnes: Do you use drug crimes?

Willis: It is a disorder call for service. It is not a reported incident.

Barnes: I'm wondering how we can get at issues that plague a lot of communities and it seems to revolve around violence and drugs and one can frequently lead to the other. I am curious about a way that would be reliable, in terms of what we could expect in any given rental property. I look forward to talking with you all more about that so we have a more certain process. Regarding the registration fee and the cost recovery, if we drop the fee to $1.00 and include every property in the City, or whatever number we need to reach in order to recover our costs, divide that by the number of properties and that is what we charge, so it could be a quarter, it could be $1.50. Have we considered using that method to recover the cost?

Willis: Yes and no. We've done that with the perspective that we did an analysis of what we believed the 4% was going to be, then we did the math to say it cost us this much to operate the program and then we graduated that down across all of those categories which is how we came up with the registration fee that we have. If we were able to meet with 100% of the properties that were identified on June 1st we would reclaim 100% of our fees. Part of that which we don't reclaim is because we automatically threw out 242 properties that we identified that were not rentals, or the violent crime, the property crime or the calls for service didn't belong to the property. So we would never make 100% even if we still met with the remaining properties that were on the list because of the problem on the front end of insuring that it is a rental property and insuring that the crime occurred on that particular property. If we went with every rental property within the City we are talking about roughly 50,000 properties, 50,000 rental units within the City and $1.00 obviously wouldn't be the right number there, but if you threw a number at it you could potentially come up with that. Again, that is having all properties registered.

Barnes: What is the cost so far?

Willis: It is a little over $200,000 per year.

Fallon: You said something before that threw me. You said an owner refused to deal with a

tenant that had drugs there. I thought there was a federal law that says if you recover drugs in a place you can take over the property.

Willis: He could. We can't.

Fallon: But you could report it because that is a federal law and maybe that is a threat to tell them.

Willis: We can begin that process of abatement, but it will have to be a long standing problem to be successful.

Fallon: Possibly the threat alone would get them to be cooperative.

Cannon: What is it that you all want to do to make these tweaks? Is there no concern about the level of capacity that needs to be in place in order to meet the demands?

Willis: We believe that if we are able to make the changes that we are going to be able to better manage that capacity, especially with the bright line threshold, because we are going to be able to identify within the divisions those properties that are more of a problem than others. We try to prioritize those as much as we can by allowing the divisions to see the list.

Cannon: Do you know what the percentage is of the number of people that we have that probably own some property but do not reside in the City of Charlotte?

Willis: I don't have that, but we can go back and look at those that we contacted and dealt with that are outside.

Barnes: Let me make a statement to you all, speaking as a District Representatives. If you have problem properties in our districts, let us know because a lot of these folks come to us for things, rezoning and other things and it would be useful for us to be able to make them aware of some of the problems that you are having, that our neighbors are having with their properties. Feel free to reach out to us.

Levins: That is part of the registration process. We are not going to sit back and wait for these things to keep happening, then you hit the threshold. If we had contact information, my officers could tell people a lot sooner that things are going wrong, so we don't reach this threshold.

Willis: The officers are out there dealing with an assault at a particular rental property and they've been there over and over and over again for crime activity and it is not getting counted. The ability to go to some list somewhere and find the owner so that you can notify the owner is just one more step in the process of allowing the owner to take control of activities occurring on that property.

Barnes: Back to the registration fee, if I'm a category 4 property and I have 50 units, it is $800 for the 50 units, right? Not $800 per unit?

Willis: It is for that complex itself.

Barnes: If I'm a category 2 and I've got 5 units?

Willis: It is $600 for the five.

Dulin: There again, if you go up to category 1 it is $335 per single family house.

Willis: If it is two houses side-by-side and two different parcels it is $335 per house.

Dulin: That seems to me to be restrictive of a guy wanting to voluntarily come to us and say I've got 10 houses here.

Barnes: Which is why I was trying to talk about ways to reduce the fee and recover the costs.

Dulin: If a category 5 is going to get 100 units in there for $900 then somebody in category 1 is going to be paying well past $900 for just three units. That doesn't seem to be an appropriate scale.

Willis: That is only if those properties fall within that 4%.

Dulin: Correct, but what we are sitting here talking about today is whether we can expand that.

Cannon: There is a remediation process and this remediation process when one is going through that, how immediate is the fine?

Willis: It is due at the first meeting, which is when the remediation plan or remedial action plan is started.

Cannon: So they aren't fined before the remedial action plan?

Willis: No. They come to the table and register and they pay $335 to register a single family home if they fall within the 4%.

Cannon: Why not have the remedial action plan and if they don't conform to the remedial action plan then fine them?

Willis: That is one change we want to make with the suggested changes. We want to implement fines.

Barnes: Just for clarity sake, right now he's got three killings at a house. You call him and say we need to see you and bring your $335. He comes down with a cashier's check and then you say you need to get this guy out, do this and do that, go through the remedial action process and discussion and he says okay fine, I'll put them out. What are you proposing that we do different from what I just described?

Willis: The registration fee would not be claimed at that meeting. They would pay a registration fee for having a rental property, then once we identify that you have had crime or disorder on your property that has crossed that bright line threshold we call you in and we develop that remedial action plan. The expectation is that you follow through with what we've put on that plan. If you do not follow those things and you have another crime on the property and we come and meet with you and figure out that you haven't done anything that is on that list, that is when we start looking at fines. We build the fines in the new ordinance to say if you don't do X, Y or Z after your remedial action plan is put in place, these are the level of fines that are associated with that.

Barnes: I'm a little concerned that this is slightly arbitrary. I would almost rather you have Mr. Cannon pay his registration fee, he becomes aware of what the rules are and he has one freebie and on the next violation the fine kicks in. Otherwise, if you are leaving it to the officers to determine whether or not his violation was a big deal this time, or whether he really tries to remediate the problem, you open us up to allegations of us being arbitrary on how we apply the rules. I think we should actually charge a registration fee, have the meeting, and then make so and so aware of what the rules are and the first time there is a killing or a mugging or shooting or whatever, at the property, then they have to pay $1,000.

Cannon: You are just casting out numbers, right?

Barnes: I'm trying to think about how we can improve to create greater certainty, greater predictability for landlords and also let them know that we are serious about this because I am done with a lot of these properties that are causing problems in some of our neighborhoods because of silly, stupid, unreasonable, incompetent, irresponsible ownership.

Cannon: Okay, well thanks for this information and this item will be discussed again at the next meeting.

III. 2012 Meeting Schedule

Campbell: The last thing on the agenda is to adopt the 2012 Meeting Schedule.

Motion was made by Council member Dulin, seconded by Council member Barnes, to approve the proposed meeting schedule for 2012. The vote was recorded as unanimous.

The meeting was adjourned at 1:35 p.m.

Community Safety Committee

Wednesday, January 18, 2012; 12:00 – 1:30 pm
Room 280

Committee Members:	Patrick Cannon, Chair Beth Pickering, Vice Chair Michael Barnes Andy Dulin Claire Fallon
Staff Resource:	Eric D. Campbell

AGENDA

I. <u>Bow Hunting/Urban Hunting</u>

Staff Resources: Mark Balestra

At the August 22, 2011 City Council meeting, a referral was approved for the Committee to review amending Section 12-13 of the City Code to allow hunting with a bow and arrow, within City limits, on 10 acres or more tracts of private property.

<u>Attachment:</u> 1. Urban Hunting.ppt

II. <u>Rental Property Ordinance</u>

Staff Resources: Stephen Willis

At the July 25, 2011 City Council meeting, CMPD presented a review of the departments first year of experience with the Rental Property Ordinance and discussed of some changes CMPD is recommending to make the ordinance more effective. Staff recommended, and City Council approved, a referral to the Community Safety Committee to review possible changes to the Rental Property Ordinance.

<u>Attachment:</u> 2. Rental Property Update.ppt

III. <u>2012 Meeting Schedule</u>

The Committee is asked to consider and adopt the proposed 2012 meeting schedule.

<u>Attachment:</u> 3. 2012 Proposed Meeting Schedule

<u>Next Meeting</u>: TBD

Distribution:	Mayor/City Council	Curt Walton, City Manager	Leadership Team
	Bob Hagemann	Stephanie Kelly	Rodney Monroe
	Tracy Evans	Mark Newbold	Captain Davis

Urban Hunting

Community Safety Committee
January 18, 2012

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CITY OF CHARLOTTE

Urban Hunting

- Generally refers to the taking of deer by bow and arrow in city limits or more urban areas to control deer populations
- NC Division of Wildlife Resources holds a additional 5 week season
- Municipalities request permission to participate
- Municipalities establish unique rules

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CHARLOTTE

CITY OF CHARLOTTE

Urban Hunting

- General Hunting Season in North Carolina September 10 through January 1st
  (NC Wildlife does not restrict city limits hunting)
- Specialized Urban Hunting season additional 5 weeks January 14th through February 18, 2012 (archery only)

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CITY OF CHARLOTTE

Urban Hunting

- Allowing the usage or discharging of a bow and arrow requires an ordinance revision to Ordinance Section 15-13 “Shooting”

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Urban Hunting

- 15-13 (a)
- It shall be unlawful for any person, except an officer of the law, to shoot any firearm in the city, except in a licensed shooting gallery or as further provided in this section. However, the city manager or his designee is hereby authorized to grant temporary approval to persons desiring to shoot blanks in any firearm upon finding that the shooting will be conducted in a safe manner. Any person desiring to shoot live ammunition in any firearm may do so only with the permission and approval of the city council upon its finding that the shooting will be conducted in a safe manner.

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Urban Hunting

- (b)
- It shall be unlawful for any person in the city, to shoot with bow and arrow or to shoot missiles of any description from slings, spring guns or instruments of any kind, except in a licensed shooting gallery or range or by permission of the city council.

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Urban Hunting

- (c)
- All business establishments within the city that sell firearms shall be required to provide the purchaser of any firearm with a copy of this section at the time of the purchase. The city shall prepare and make available sufficient copies of this section to the business establishments.
- (Code 1985, § 15-22)
- **State law reference—** Authority to regulate the discharge of firearms, G.S. 160A-189.

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Urban Hunting

- Who provides Regulatory Enforcement?
- Fish and Game seasons, permits/licenses, bag limits, and most wildlife issues are enforced by the NC Division of Wildlife Resources
- “Shooting” Charlotte Code section 15-13 can be enforced by Law Enforcement Agencies (Police/Sheriff etc) with jurisdiction within Mecklenburg County

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Urban Hunting

- Elkin, NC was the first city to participate in the Urban Archery Season.
- Restrictions included a valid hunting license, bow and arrow only, tags as any other season, and written permission from the property owner.
- City Manager of Elkin reported "the season went off with hardly a hitch"
- 45 Deer taken in first year

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Urban Hunting

- Who else participating
  - Chapel Hill (Orange? Durham County)
  - Cleveland (Rowan County)
  - Concord (Cabarrus County)
  - Elkin (Surry County)
  - Fairview (Union County)
  - Kannapolis (Cabarrus County)
  - Matthews (Mecklenburg/ Union County)
  - Midland (Cabarrus County)
  - Richfield (Stanley County)
  - Stanfield (Stanley County)
  - Unionville (Union County)
  - Waxhaw (Union County)

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Urban Hunting

- Organization Positions
  - **The American Humane Association**
    "…opposed to the hunting of any living creature for fun, a trophy, or for simple sport…believes that sport hunting is a form of exploitation of animals for the entertainment of the hunter…
  - **The Humane Society of the United States**
    "The HSUS is strongly opposed to the hunting of any living creature for fun, trophy, or for sport…The HSUS recognizes that the welfare and responsible management of animals may, on occasion, necessitate the killing of wildlife…also recognizes that the legitimate needs for human subsistence may necessitate the killing of wildlife…"

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Urban Hunting

- Organization Positions Continued
  - **The National Wildlife Federation**
    "We support hunting because, under professional regulation, wildlife populations are renewable natural resource that can safely sustain taking…the real and fundamental problem facing wildlife is not hunting but, instead is habitat degradation and destruction…"
  - **Wildlife Management Institute**
    "…supports and encourages recreational hunting and harvests within (1) prescribed scientific guidelines, (2) essential standards and traditions of fair chase and (3) laws and regulations established and enforced …"

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Urban Hunting

- Organization Positions Continued
  - **World Wildlife Fund**
    "…the organization itself takes no position either pro or con, on hunting…
  - **ASPCA**
    "…the ASPCA is opposed to hunting animals for sport, even if the animals killed in this way are subsequently consumed…"
  - **PETA**
    "Believes sport hunting is cruel and unnecessary"

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CITY OF CHARLOTTE

Urban Hunting

- Subject Matter Expert

Jonathan Shaw, PhD
Certified Wildlife Biologist ®
NC Wildlife Resources Commission
District 6 Wildlife Biologist
704-474-7202 - Office
704-438-0453 – Cell
Jonathan.Shaw@ncwildlife.org

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Urban Hunting

- Questions & Answers

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Residential Rental Property Ordinance

Year One Update

Community Safety Committee

January 18, 2012

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CITY OF CHARLOTTE

Residential Rental Ordinance

- Effective June 1, 2010
- Established a method to calculate a Disorder Risk Threshold for residential rental property looking back 12 months (May 1-April 30)
  - Disorder Calls for Police Service =.10
  - Property Crimes =.25
  - Violent Crimes = 1
- Requires the calculation each year on June 1
- Requires yearly registration of those properties that fall within the top 4%
- Requires owners pay a yearly registration fee and obtain a rental certificate

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Residential Rental Ordinance

- Requires owners meet with CMPD to develop a remedial action plan
- Established grounds for the revocation of Rental Registration.
  - False misleading information
  - Refused to meet with CMPD and/or develop a Remedial Action Plan
  - Failure to reduce crime/disorder within 18 months of initial meeting with CMPD
- Established an appeal process for owners who have had their registration revoked.

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Disorder Risk Threshold June 1, 2010

- The top 4% of residential rental properties with crime/disorder
  - 553 single family rental properties
  - 96 multi-family rental properties
- Analysis by the Residential Rental Property Unit removed 242 properties
  - Crime/Disorder did not occur on the rental property
  - The property was not a residential rental property

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Owner Meetings

- CMPD sent 142 certified letters to residential rental property owners
  - 43 were returned
  - 12 of the 43 were located after additional research
- CMPD conducted 93 successful meetings with residential rental property owners/managers

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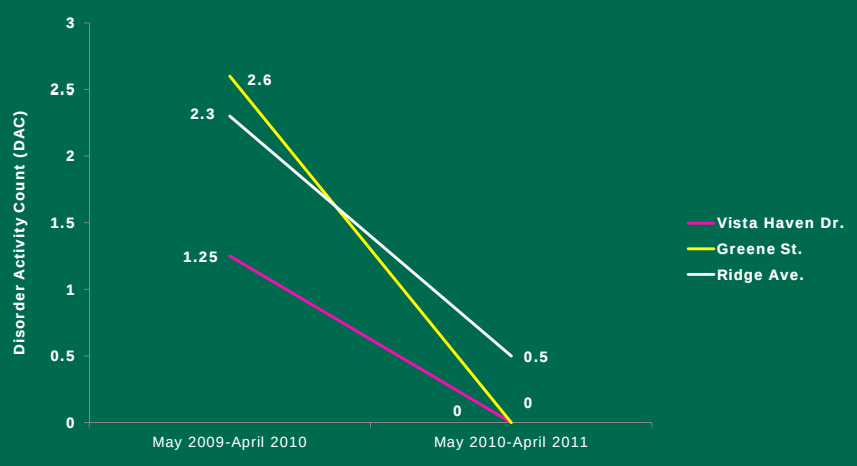
Single Family Home Comparison



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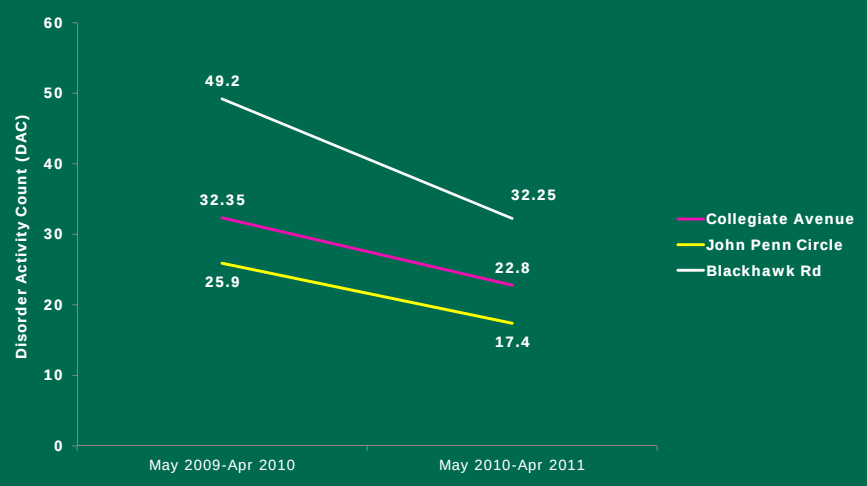
Apartment Complex Comparison



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Issues/Complaints

- Use of the tax database has proven to be an unreliable source for residential rental property identification
- Crimes and calls for service are not time relevant
- Time frames are not in line with CMPD business goals and objectives
- Owners and managers do not have an efficient way of researching crimes and calls
- High registration fees
- Officer initiated calls for service are excluded

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Suggested Changes

- Explore a full registration program for residential rental properties that fits within State Statute
- Require the implementation of and adherence to industry proven tactics to prevent crime for all registered properties
- Establish bright line crime and disorder thresholds for residential rental properties
- Establish quarterly reviews of crime and disorder using bright line thresholds to make them relevant to time and place and align them with CMPD business rules

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Suggested Changes

- Explore a reduced cost registration fee schedule designed to reclaim operating costs and data management fees
- Provide owners/managers direct computerized access to crime and disorder activity occurring on their residential rental property as a part of the registration fee
- Utilize a data management service to collect registration payments and funnel owner data to CMPD

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Suggested Changes

- Establish a fine schedule based on failure to register, failure to adhere to registration requirements, failure to comply and failure to remediate.
- Require owners/managers attendance at rental education programs approved by CMPD when property falls at/above a quarterly crime and disorder threshold
- Include officer initiated calls for service

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Next Steps

- Refer to Public Safety Committee

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Registration Fee

Category (Units per Category)	Registration Fee
Category 1 (1)	$335
Category 2 (2-9)	$600
Category 3 (10-49)	$700
Category 4 (50-99)	$800
Category 5 (100-149)	$900
Category 6 (150-199)	$1,000
Category 7 (200-249)	$1,100
Category 8 (250-299)	$1,200
Category 9 (300-700)	$1,300

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Number of Units

Rental Property Category	Minimum/Maximum Number of Units Per Category	Number of Rental Properties in Charlotte By Category Total
Category 1	1-1	40,239
Category 2	2-9	3,533
Category 3	10-49	451
Category 4	50-99	136
Category 5	100-149	72
Category 6	150-199	55
Category 7	200-249	54
Category 8	250-299	50
Category 9	300-700	96
Totals	N/A	48,525

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Bright Line Threshold Example

Category	Threshold Values	Properties Impacted
Category 1 (1)	Homicide=1,Violent Crime=2,Calls for Service=3	83
Category 2 (2-9)	Homicide=1,Violent Crime=2,Calls for Service=6	23
Category 3 (10-49)	Homicide=1,Violent Crime=3, Calls for Service=9	23
Category 4 (50-99)	Homicide=1,Violent Crime=4, Calls for Service=15	10
Category 5 (100-149)	Homicide=1,Violent Crime=4, Calls for Service=21	7
Category 6 (150-199)	Homicide=1,Violent Crime=4, Calls for Service=27	4
Category 7 (200-249)	Homicide=1,Violent Crime=4, Calls for Service=39	3
Category 8 (250-299)	Homicide=1,Violent Crime=4, Calls for Service=45	7
Category 9 (300-700)	Homicide=1,Violent Crime=4, Calls for Service=45	7
		160

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2012 Proposed Meeting Schedule for City Council Community Safety Committee

3rd Wednesday of each month at 12:00 pm
Room 280

February 15

March 21

April 18

May 16

June 20

September 19

October 17

November 21

December 19

Notes:
No July or August meetings due to Council's summer schedule