

CORVALLIS POLICE DEPARTMENT

“OUR FUNDAMENTAL DUTY IS TO SERVE OUR COMMUNITY!”



COMMUNITY LIVABILITY:

REDUCING NEIGHBORHOOD CONFLICTS IN A COLLEGE TOWN

27TH ANNUAL
PROBLEM-ORIENTED POLICING CONFERENCE
OCTOBER 2-4, 2017

Community Livability Unit



OFFICER TREVOR ANDERSON

OFFICER JAMES DODGE

OFFICER LUKE THOMAS

GOALS & OBJECTIVES

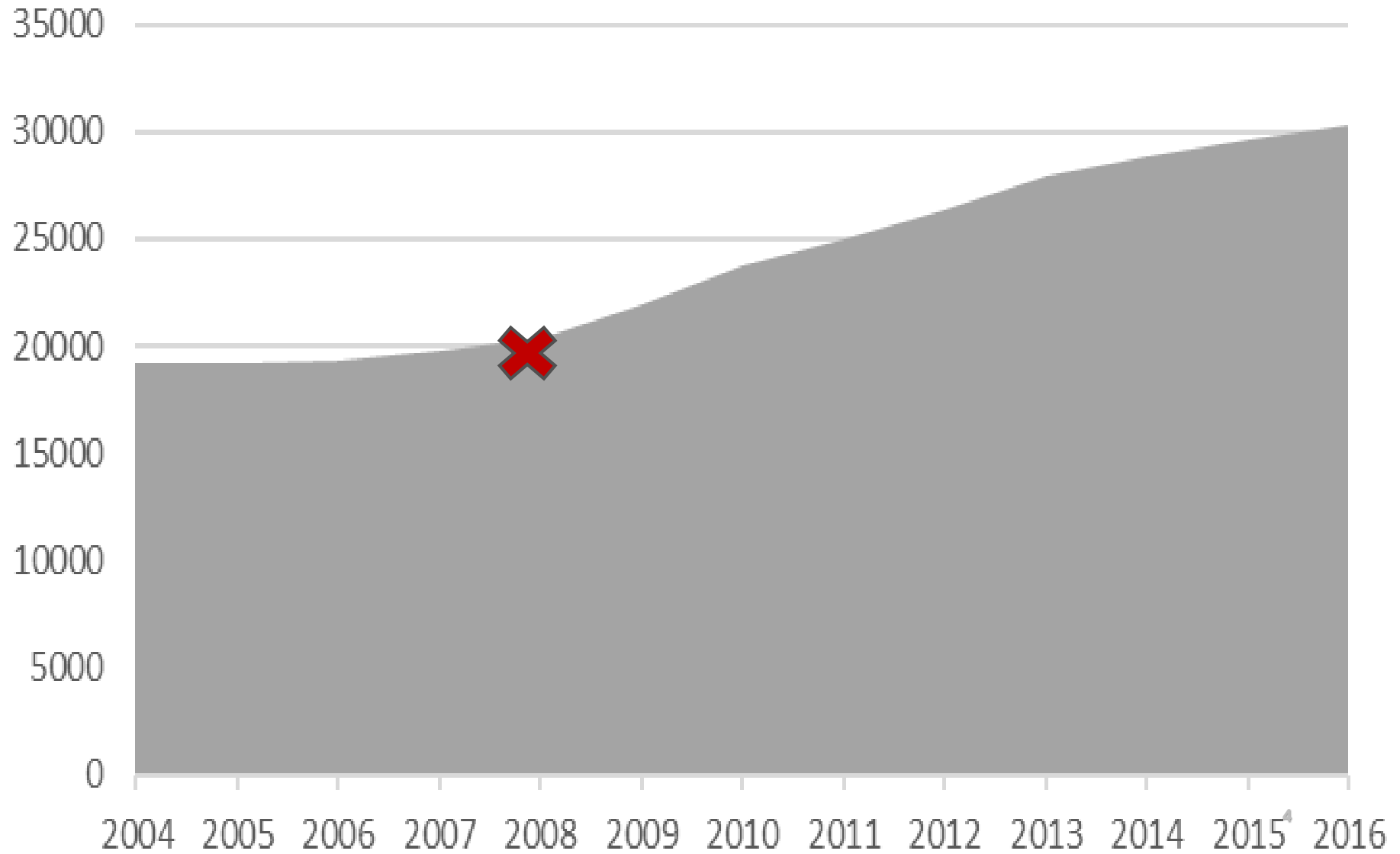
GOAL:

REDUCE DISTURBANCES, FIGHTS, ALCOHOL OFFENSES, AND NOISY PARTIES

OBJECTIVES:

- UNDERSTAND IMPACT OF STUDENT GROWTH ON UNIVERSITY TOWN
- LEARN ABOUT RELEVANT PARTNERSHIPS & PROGRAMS
- REVIEW RESULTS OF VARIOUS APPROACHES
- EXPLORE IMPACT OF CHRONIC NUISANCE CODES

Student Population



WHAT'S THE PROBLEM?

ESCALATING COMPLAINTS & POLICE CALLS FOR SERVICE
LIVABILITY STATS (DISTURBANCE, DISCON, LIQLAW, MIP, MUSIC, PARTY, ETC.)

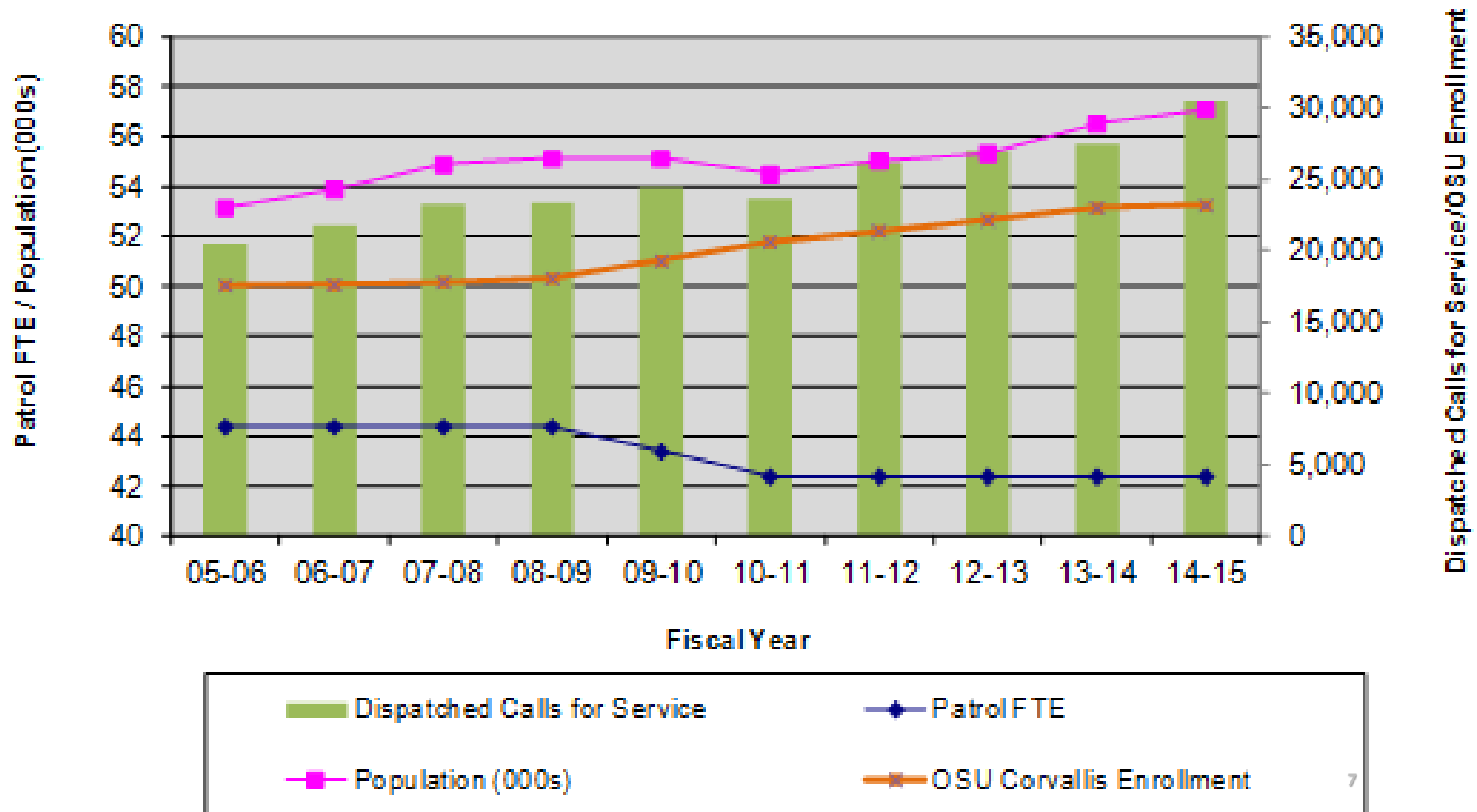


COMPLEXITY OF PROBLEM

- REPEATED RESPONSES TO THE SAME HOUSES
- LONG TERM RESIDENTS MOVING AWAY THUS TURNING ANOTHER HOUSE INTO A STUDENT RENTAL, ADDING TO PROBLEM
- INADEQUATE POLICE STAFFING TO EFFECTIVELY ADDRESS COMPLAINTS
- STUDENTS DON'T CARE, TEMPORARY RESIDENTS
- LANDLORDS AND PROPERTY MANAGERS HAD LITTLE INCENTIVE TO HELP
- UNIVERSITY UNAWARE OF BREADTH OF OFF-CAMPUS STUDENT CONDUCT

COMPLEXITY OF PROBLEM

City Population/OSU Corvallis Enrollment, Dispatched Calls for Service and Patrol FTE



COMPLEX PROBLEMS REQUIRE A MULTIFACETED SOLUTION

- COLLABORATION WITH STAKEHOLDERS
- INNOVATIVE APPROACHES
- MAINTENANCE OF EFFORT
- FLEXIBILITY AND ADAPTATION



SOME DEFINITIONS...

SPECIAL RESPONSE FEE NOTICE (SRN)

- SRN = CIVIL PENALTIES FOR TENANT/OCCUPANT
 - PHYSICAL NOTICE IS SERVED AT TIME OF OFFENSE

CHRONIC NUISANCE PROPERTY (CNP)

- CNP = CIVIL PENALTIES FOR PROPERTY OWNER
 - NOTICE IS MAILED TO OWNER

TOO MANY SRNs = CNP DESIGNATION

SPECIAL RESPONSE NOTICE (SRN)

- SRN = CIVIL PENALTIES FOR TENANT/OCCUPANT
 - 2 NOTICES WITHIN 30 DAY PERIOD
- GIVEN TO TENANT/OCCUPANT AT TIME OF INCIDENT
- 30 DAY NOTICE; CLOCK STARTS OVER AFTER EXPIRATION

NEW/ADDED PROCEDURES

- NOTIFICATION TO PROPERTY MANAGERS/OWNERS
 - NOTIFICATION GOES ON FACEBOOK/TWITTER/EMAIL
- OSU STUDENT CONDUCT IS MADE AWARE OF SRN VIA REPORT SHARING
- OSU COMMUNITY RELATIONS SENDS LETTER
- CLO FOLLOW-UP

SPECIAL RESPONSE FEE NOTICE

CORVALLIS POLICE SPECIAL RESPONSE FEE NOTICE		
INITIAL RESPONSE	SUBSEQUENT RESPONSE	
CFS#:	Case#:	
LOCATION OF VIOLATION		
LOCATION OF VIOLATION	NOTICE DATE	NOTICE TIME
PERSON SERVED NOTICE	DOB	ID TYPE / NUMBER
RESIDENCE ADDRESS (If different than above)	PHONE NUMBER	
OTHER INVOLVED / RESPONSIBLE PERSONS		
NAME	DOB	ID TYPE / NUMBER
NAME	DOB	ID TYPE / NUMBER
NAME	DOB	ID TYPE / NUMBER
VIOLATION(S) - As Defined in ORS or CMC		
Open Container of Alcohol (CNP)	Loud Noise (CNP)	
Minor in Possession of Alcohol (CNP)	OTHER (List):	
Hosting Party for Minors/Furnishing Alcohol (CNP)	OTHER (List):	
PCS Marijuana - Less than an Ounce (CNP)	OTHER (List):	
Unlawful Amplified Sound (CNP)	OTHER (List):	
OFFICER READS: You will be responsible for a Special Response Fee in addition to any applicable citations/arrests for the original, and any subsequent, police responses for additional violations occurring within 30 DAYS from the date and time of notice.		
X _____ OFFICER SIGNATURE / BADGE # / DP55T #		
NOTES:		
_____ _____ _____		

CITY OF CORVALLIS POLICE DEPARTMENT

INITIAL VIOLATION NOTICE

You have been identified as a person who was involved in activity or conduct which violates the provisions of the Corvallis Criminal Code (Municipal Code Chapter 5.03) or the Criminal Code of Oregon or you were identified as a person in control of such activity or conduct. This notice is issued to you under authority of Municipal Code Ordinance 5.03.150. **You are hereby notified this activity(ies) must cease immediately.** Any additional police response arising out of such activity or conduct within 30 days following this notification will result in you becoming responsible for a special response fee. The special response fee is the total cost incurred by the City (including but not limited to, police officers, equipment, dispatch and supervisor time) during the original and any subsequent police responses arising out of the activity or conduct. **This notice of violation does not constitute an arrest, nor does it constitute a warning in lieu of citation or arrest.**

SUBSEQUENT VIOLATION NOTICE

You were previously identified as a person who was involved in activity or conduct which violates the provisions of the Corvallis Criminal Code (Municipal Code Chapter 5.03) or the Criminal Code of Oregon or you were identified as a person in control of such activity or conduct. You were notified that any additional police response arising out of the activity or conduct within 30 days following that notice would result in you becoming responsible for a special response fee. The special response fee is the total cost incurred by the City (including but not limited to, police officers, equipment, dispatch and supervisor time) during the original and any subsequent police responses arising out of the activity or conduct. You will be billed by the City of Corvallis for all costs described above. **This notice of violation does not constitute an arrest, nor does it constitute a warning in lieu of citation or arrest.**

CHRONIC NUISANCE PROPERTY

The activity or conduct that violates provisions of the Corvallis Criminal Code (Municipal Code Chapter 5.03) or the Criminal Code of Oregon and was cause for you to receive a SRN(s) may also be cause for your property to be identified as a potential Chronic Nuisance Property. If a property is identified as a Chronic Nuisance Property (Corvallis Municipal Code Chapter 5.07) and the owner has not demonstrated a valid defense, a Hearings Officer may order the nuisance be abated or close and secure **the property against all use and occupancy for a period of not less than ten days and not more than six months.**

Refer to the Corvallis Municipal Code
 (<http://www.corvallisoregon.gov>) for more information.

COMPONENTS TO A SOLUTION



2010

Updated SRN
48 hours to
30 days

2011

Property
Management
Group Started

2012

Collaboration
Corvallis

2013

OSU Off Campus
Student Conduct
position created

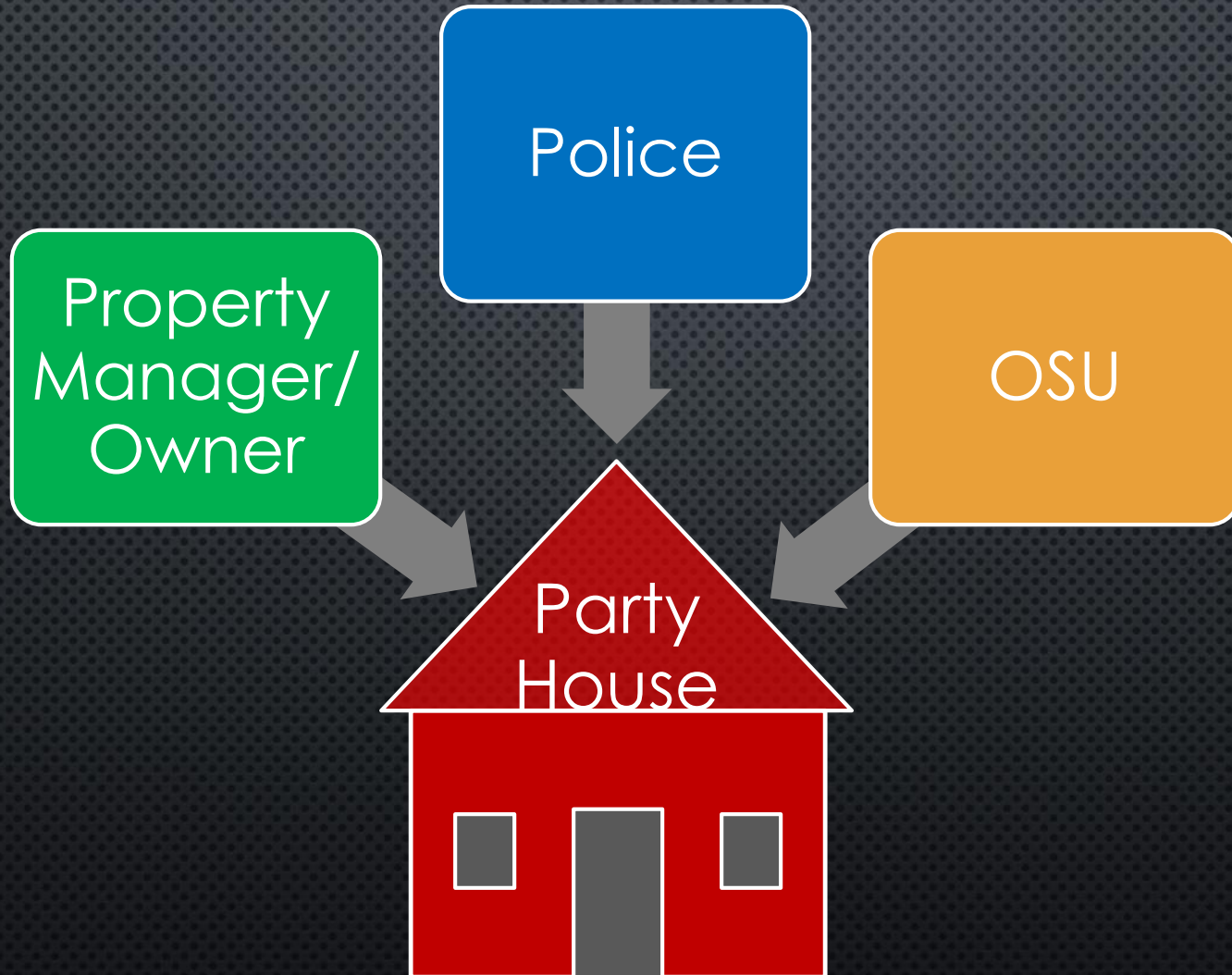
2015

CPD starts 3
Community
Livability Officers

2017

OSU Grant to
CPD will supply
additional
staffing and
resources

COMMUNITY PARTNERSHIP



HOW IT WORKS...

SOCIAL MEDIA

BENNY TURNER'S 20

EXPLODES TO 200

UPSET NEIGHBOR





Town and Gown: How police charged \$952 for a loud party

April 17, 2013 9:00 am • By JAMES DAY, Corvallis Gazette-Times

Special response notices

Police can issue warning citations (also known as special response notices, or SRNs) when they suspect violations of law. If the police return to the same residence within 30 days and issue another special response notice, those responsible are billed for the second call, including officer time, administrative overhead and vehicle use. Bills range from \$50 to more than \$1,000.

The \$952 charge

A special response notice tally:

Date: Aug. 8, 11:24 p.m.

Location: Southwest Leonard Street

4 officers for 705 minutes at \$47.98 per hour plus administrative cost of \$15 per hour, subtotal: \$740.25

1 sergeant for 180 minutes at \$55.75 per hour plus administrative cost of \$15 per hours, subtotal: \$212.40

Grand total: \$952.65

On Wednesday, Aug. 8, the Corvallis Police Department received a loud party complaint for an apartment on Southwest Leonard Street.

The police report noted that the department had experienced previous problems at that address. The officer parked one block away and heard the sound of loud music and thumping bass. Voices could be heard above the sound of the music. The officer was 300 feet away. It was 11:24 p.m. Officers would remain at that site for nearly four hours, interviewing witnesses and neighbors and arresting four people in the apartment.

At the end of the night, the party had racked up a bill from the police for \$952.65.

As part of its continuing examination of the OSU-city collaboration, and to get a better sense of how Corvallis police come up with the charges on a “special response notice,” the Gazette-Times reviewed invoices for two SRN bills.

The Southwest Leonard case is the largest such bill the department has levied to date in 2012 under its special response notice (SRN) program. A residence can receive a special response notice for quality-of-life issues such as loud parties or liquor violations. If the police come back under similar circumstances within 30 days, the residents are billed for the call. The police charge for officer time, administrative overhead and vehicle use.

The tool has come into public prominence as Corvallis has worked to cope with behavioral issues in neighborhoods affected by enrollment growth at Oregon State University.

CHRONIC NUISANCE

- “CHRONIC NUISANCE PROPERTY” MEANS:
- PROPERTY UPON WHICH THE OWNER PERMITS
 - THREE OR MORE INCIDENTS TO OCCUR WITHIN ANY THIRTY-DAY PERIOD, OR
 - FIVE OR MORE INCIDENTS LISTED BELOW WITHIN ANY NINETY-DAY PERIOD
- AT LEAST ONE OF THE INCIDENTS MUST HAVE RESULTED IN A CITATION OR ARREST
- ALSO INCLUDES “CAUSAL RELATION” WHERE INCIDENTS OCCURRED WITHIN ONE HUNDRED FEET OF THE BOUNDARY LINE OF THE SUBJECT PROPERTY

CHRONIC NUISANCE

- THE FOLLOWING OFFENSES CONSTITUTE INCIDENTS WHICH WOULD SUPPORT A FINDING OF CHRONIC NUISANCE PROPERTY:
 - DISORDERLY CONDUCT;
 - NOISE DISTURBANCE;
 - ALCOHOL RELATED VIOLATIONS AND CRIMES
 - POSSESSION, MANUFACTURE, OR DELIVERY OF A CONTROLLED SUBSTANCE;
 - HARASSMENT, MENACING, RECKLESS ENDANGERING, OR ASSAULT;
 - CRIMINAL MISCHIEF; ILLEGAL GAMBLING;
 - PROSTITUTION OR RELATED OFFENSES;
 - PUBLIC INDECENCY
 - ENDANGERING THE WELFARE OF A MINOR;
 - OFFENSIVE LITTERING
 - PUBLIC URINATION;
 - DISCHARGE OF A FIREARM;
 - ANIMAL NOISE, ANIMAL ABUSE, NEGLECT, ABANDONMENT, OR FIGHTING

CHRONIC NUISANCE

- HOW IT'S APPLIED

- OFFICER LABELS THE INCIDENT "CNP" THROUGH THE CAD SYSTEM
- ADMINISTRATIVE EMPLOYEES DOCUMENT AND TRACK CNP BY ADDRESS
- LETTERS ARE SENT OUT VIA CERTIFIED MAIL TO PROPERTY OWNER
- PROPERTY OWNERS HAVE 15 DAYS TO CONTACT THE POLICE CHIEF TO PROVIDE INFORMATION ON WHY THE PROPERTY SHOULD NOT BE CONSIDERED CNP AND MITIGATING ACTIONS THE OWNER IS TAKING.
- IF THE OWNER FAILS TO RESPOND OR CANNOT DEMONSTRATE WHY THE PROPERTY IS NOT CNP, THEY HAVE 30 DAYS TO REMEDY THE ISSUE BEFORE BEING REFERRED TO A HEARINGS OFFICER
- HEARINGS OFFICERS CAN ORDER THE ABATEMENT OR CLOSURE OF THE PROPERTY; CAN IMPOSE A CIVIL PENALTY OF \$250/DAY FOR EACH DAY THE OWNER FAILS TO TAKE ACTION
- SUBSEQUENT INCIDENTS WITHIN 6 MONTHS RESULT IN A CIVIL PENALTY FOR THE OWNER OF \$500/INCIDENT
- PROPERTY CAN BE CLOSED FOR OCCUPANCY 10 DAYS – 6 MONTHS



605 NW 5th Street Suite 1A, Corvallis, Oregon 97330

Carl Carpenter, Real Estate Property Manager

(541) 758-1173

homeport.property.management@gmail.com

CHRONIC NUISANCE PROPERTY ADDENDUM

Tenant names: _____

Property Address: _____

The purpose of the Chronic Nuisance Property Ordinance is to stop repeated unlawful activities from occurring on, or resulting from the use of, certain real properties within the City. Chronic Nuisance Properties create unreasonable disruptions of the peace and may create unsafe conditions in the neighborhoods where these properties are located.

"Chronic Nuisance Property" is defined as "Property upon which the owner/tenant permits three or more separate incidents listed below to occur within any thirty-day period, or five or more separate incidents listed below within any ninety-day period, at least one of which separate incidents must have resulted in a citation or arrest." Chronic Nuisance Property is further defined as "Property, the use of which has a causal relation to three or more separate incidents listed below occurring within any thirty-day period, or five or more separate incidents listed below within any ninety-day period, at least one of which separate incidents must have resulted in a citation or arrest, and all of which occurred within one hundred feet of the boundary line of the subject property."

The following offenses constitute incidents which would support a finding of chronic nuisance property:

- Disorderly conduct;
- Noise disturbance;
- Minor in possession of alcohol; Alcohol liquor violations, Public consumption of alcohol;
- Possession, manufacture, or delivery of a controlled substance or related offenses;
- Harassment, Menacing, Reckless endangering, or Assault;
- Criminal mischief; Illegal gambling; Begging; Parking on lawns;
- Prostitution or related offenses;
- Endangering the welfare of a minor;
- Offensive littering, Public urination; Public indecency, Indecent exposure;
- Discharge of a firearm;
- Animal noise, Animal abuse, neglect, abandonment, or fighting, or dog fighting.

This addendum is made part of the rental agreement for the premises identified above.

Tenants or someone in the tenant's control (member of the tenant's household, guest, or persons invited to the property by the tenants shall not engage in criminal activity, including illegal drug activity on or near the premises, and shall not engage in ANY activity that constitutes a threat or a nuisance to people or property on or near the premises.

Tenants understand that issuance of a "Chronic Nuisance Property" citation by the Corvallis Police Department shall constitute non-compliance with the Rental Agreement and WILL result in eviction from the property. Tenants will be financially responsible for all damage resulting from their failure to comply with the "Chronic Nuisance Property" Addendum.

Lessor

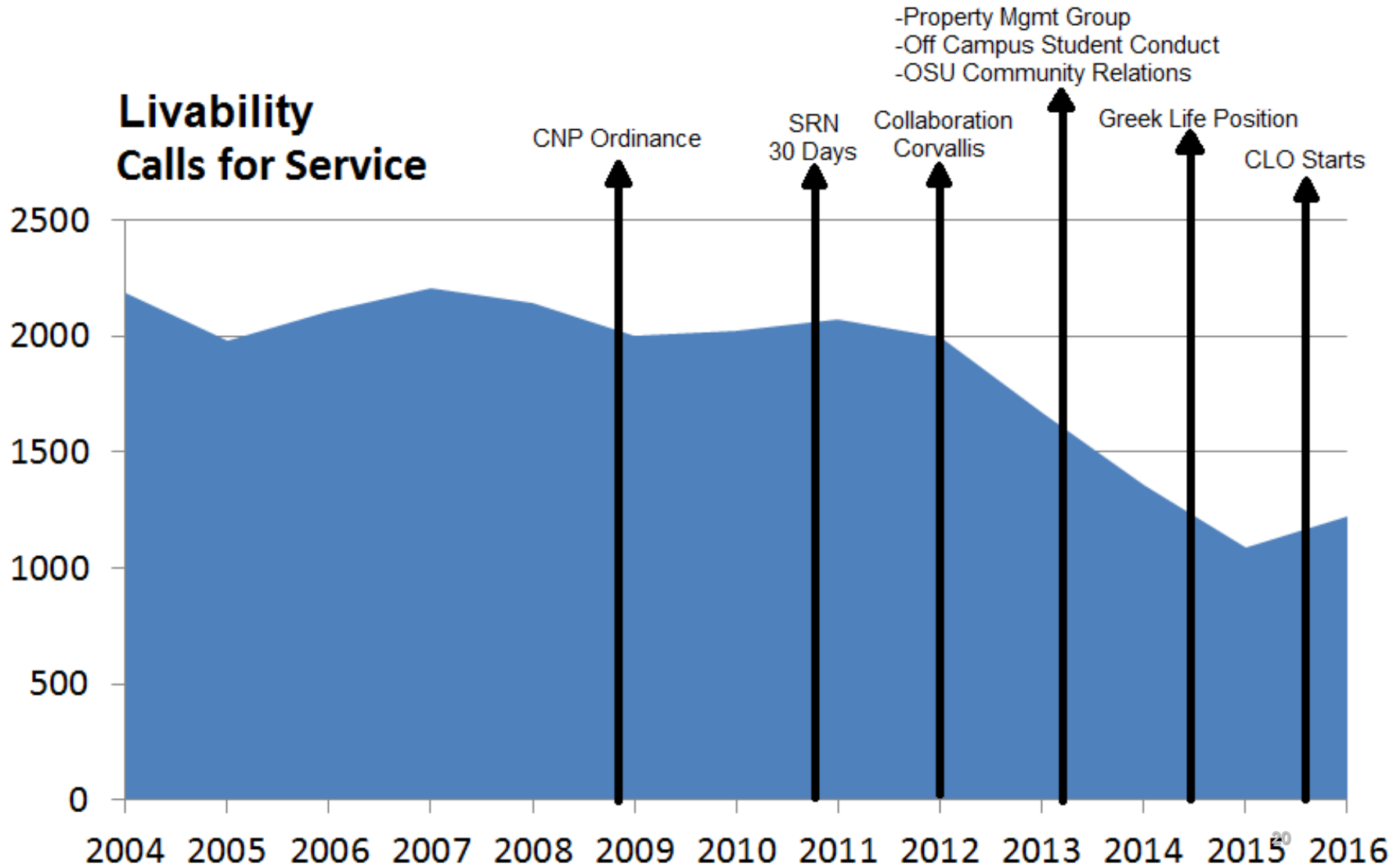
Lessee

WHAT THIS MEANS...

PROPERTY OWNERS ARE INCENTIVIZED TO ACT!

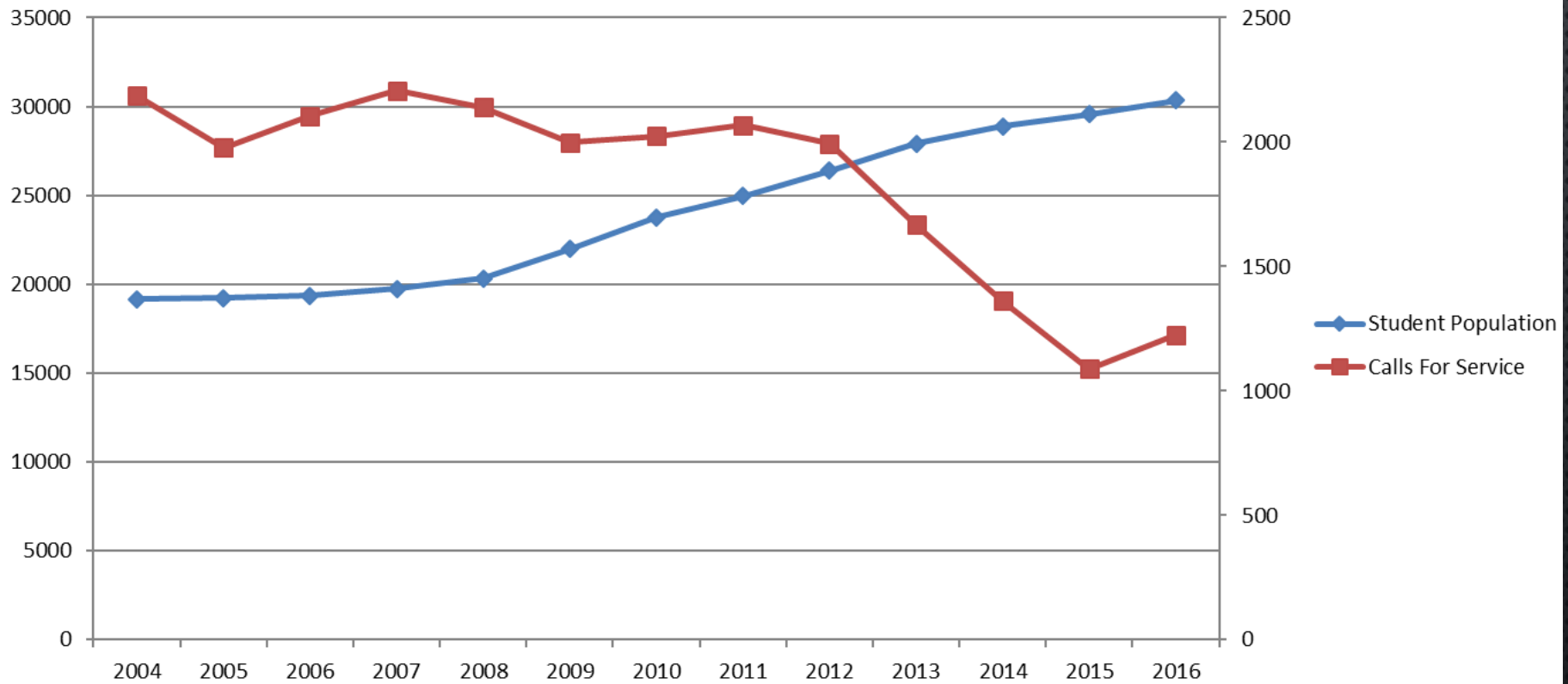
IS IT WORKING?

Livability Calls for Service



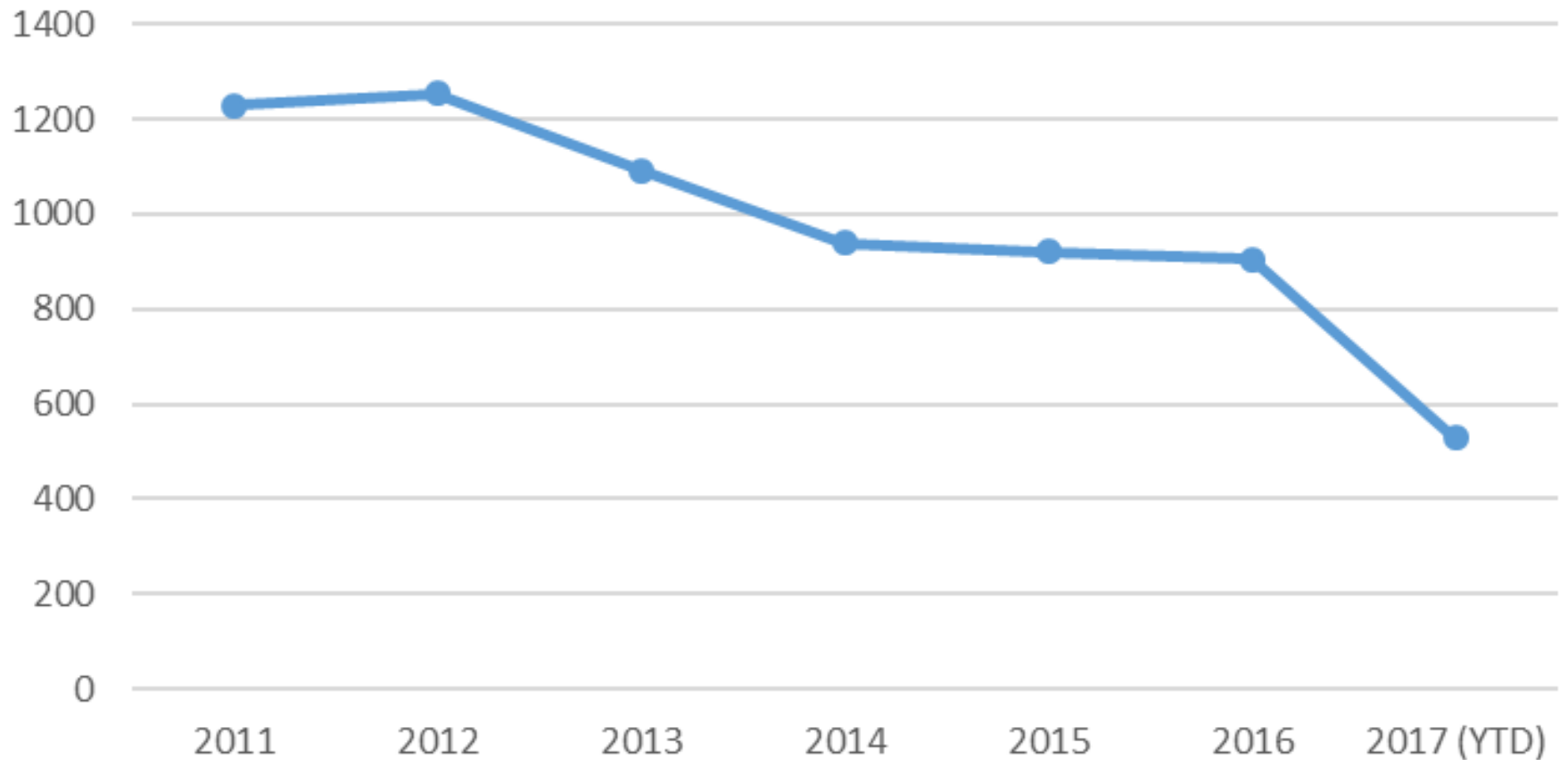
IS IT WORKING?

Student Population vs. Calls For Service (2004-2016)



IS IT WORKING?

PARTY, MUSIC, SRN Calls for Service



THEN

NEWS

D

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NOW

Neighbors say they are losing sleep due to noisy few from OSU

By JAMES DAY, Corvallis Gazette-Times

Oct 31, 2012

"The Corvallis Police Department needs more officers and tougher enforcement mechanisms to cope with the problems caused by the behavior of Oregon State University students in the neighborhoods."

Neighborhoods besieged

By JAMES DAY, Corvallis Gazette-Times

Oct 28, 2012

"...a 14-year Corvallis resident, described what she called a "flash mob," a gathering of 10 to 15 people that exploded, thanks in part to massive texting, to 100 people within 15 minutes."

Fed-up neighbor appeals to council

Jim Day (EMP)

Dec 12, 2014

"Friends have seen people peeing in their front yards, been woken up by young women screaming, and heard young men puking off of the roof of the house next door."

Quieter Halloween weekend in campus neighborhoods

JAMES DAY Corvallis Gazette-Times

Oct 31, 2016

"...A Gazette-Times reporter toured the north-campus area early Sunday morning and found that there appeared to be fewer large, out-of-control parties, fewer sirens and a generally quieter vibe..."

Student conduct: Livability on the rise

JAMES DAY Corvallis Gazette-Times

Oct 24, 2015

"No one is declaring victory, but there is a sense that things ARE getting better..."

City shares good news on livability with landlords

JAMES DAY Corvallis Gazette-Times

Jan 31, 2017

"Fresh evidence that a three-pronged approach — involving the city, property managers and Oregon State University — is helping to solve livability issues in the neighborhoods..."

QUESTIONS



OREGON KNOWLEDGE BANK

A CLEARINGHOUSE FOR CRIMINAL JUSTICE

CORVALLIS POLICE DEPT

COMMUNITY LIVABILITY TEAM

COMMUNITY.LIVABILITY@CORVALLISOREGON.GOV