

Identified Solutions and Potential Directions
Community and Student Housing Committee
October 30, 2008

1. Rental permitting and inspection

- a. County establishes an ordinance to permit on an annual basis every student rental housing (defined within the ordinance) unit.
- b. Permit and occupancy conditioned on inspection of the premises. Findings of inspection establish occupancy and parking limits
 - i. # of rooms = # of occupants (room additions included only if building permit has been issued)
 - ii. # of off-street parking spaces = # of allowed parked vehicles (excludes pervious surfaces).
- c. Rental permit and inspection fee finances the associated workload and personnel.
- d. Embed a “nuisance” house definition into the rental permit language. Finding of a nuisance results in possible revocation of the permit for a specified period of time.
- e. University included in inspection and permitting process. University approved landlords and units are published annually.

2. Community, Tenant, and Landlord Council

- a. Authority established via County Council resolution, City Council resolution and CCU Board of Trustees resolution. All entities are required as a coordinated effort and the need for information sharing is critical.
- b. Coordinates CCU, County, City of Conway, landlord, student, community and law enforcement interests through representation.
- c. Data collection point
 - i. All student addresses;
 - ii. All landlord/investor names and addresses;
 - iii. All permitted houses;
 - iv. County and University citations; and
 - v. Tracks neighborhood and citizen complaints.
- d. Recommends University sanctioning of students and County revocation of permits for landlords/investors when necessary.
- e. Alerts landlord/investors, County, City of Conway and CCU of potential student conduct issues or nuisance violations.
- f. Identifies, measures and reports stated goals annually. A report drafted by the Council detailing benchmarking statistics (permits issued, number of students by community, inventory of housing, list of landlords), steps taken, issues addressed and number of citations.

3. Off campus web based resource

- a. CU Boulder OCSS: <http://www.colorado.edu/OCSS/index.html>
- b. Off Campus Partners: http://www.offcampuspartners.com/corp_about.php
- c. Four step approach
 - i. Gather all “players” in the problem solving planning. This includes law enforcement, the university, county and local governments, residents, investors and students.
 - ii. Improve information sharing. On a weekly basis, all known information about where students are living as well as records of arrests or complaints should be shared with the “players” identified in Step One.
 - iii. Communicate with problem student and landlords, soon after the problem is known. A student liaison can be used to work with the students.
 - iv. After attempts are made at working with identified students and/or property owners, a meaningful governmental and/or institutional response must be made. Fines or arrests must be made where appropriate. The University must respond to problem students for violations of Student Code.

4. Enforcement

- a. Citations issued for all Federal, State, County, City of Conway and/or CCU violations.
- b. Increased enforcement of traffic laws (speeding, parking in R/W, seatbelts).
- c. Speed humps installed on streets with know speeding issues.
- d. Increased enforcement by University for violations of Code of Conduct off-campus.
- e. Coordination and communication of citations issued by County, City, and University police.
- f. Educate County and City police on student Code of Conduct in case University police need to respond to cite student behavior issues.

5. University involvement and Enforcement

- a. Establish an Off-campus Housing Fee: Revenue will offset increased patrol and enforcement off-campus. Will also assist in funding a possible web resource and additional position in the judicial affairs office.
- b. Issues in neighborhood addressed via University policy (Incorporated into an Off-Campus Student Code of Conduct).
- c. Student ambassadors: Assist the University and Council with the Town/Gown relationship. Reports of conduct issues addressed when citations by law enforcement have not been issued.
- d. Semester community clean-up: All students residing within neighborhoods are required to spend a day cleaning up their community.
- e. Increased CCU police patrols and citations issued in neighborhoods identified on the Official Map. Strict enforcement/citation when Code of Conduct is breached.
- f. University sanctioning: 1st offense citation; 2nd offense citation and probation; 3rd offense citation and academic suspension.