



Newark Rental Housing Workgroup

Subcommittee #2 – Rental Permits Meeting Notes

June 11, 2019

Subcommittee Members in Attendance

Adam Fahringer, Chair
Tim Poole
Kevin Mayhew
Jeff Dixon
James Creque
Vinny Jackson
Greg D'Elia
Marguerite Ashley, Workgroup Chair

Members of the Public in Attendance

John Kalmer
Glenn Schmalhofen

List of Rental Properties and Years' Inspected

- Tim/Adam not sure if system can generate, will look into with IT
- A request was also made to see if system can house a copy of each property's current lease – currently, the rental permit agreement requires a copy be furnished if requested (and there are penalties if it isn't), but being able to access "on demand" would be helpful for many City agencies/departments

Proactive Rental Inspection Program (PRIP) Case Studies and Discussion

- See attached research summary/case studies re: Change Lab Solutions PRIP
- There is no one size fits all inspection program, each locality needs to customize/tailor elements for what works best for them and their residents
- Current law is not enforceable
- **Recommendations:**
 - o **Program should have an education component** about what is/is not safe in the home (i.e. ripping out smoke detectors when the batteries die and it beeps)
 - o **Send out a "what to expect" document/inspection list** ahead of time so landlords and tenants are aware
 - o **Make internal inspections voluntary, impose a late fee on rental permit renewal if not submitted on time.** Still issues/concerns with this from a landlord's perspective since tenants have the right to refuse.
 - o **Consider reducing the rental permit late fees** since they are unfair at 25% and 5 times the amount of most City late fees, which are at around 5%

Student Home Classification Ordinance Recommendations/Revisions

- **Remove the word student from the ordinance and change it to unrelated** – due to FERPA, a person's status as a student cannot be verified, and the definition of a student in the ordinance applies to anyone who has graduated high school and is attending post-

secondary school, which could include online courses, etc. It is also discriminatory to only call out students in the ordinance, and the ordinance as is is not enforceable.

Exempt Zone Occupancy Increase Recommendations/Revisions

- **Increase occupancy on exempt streets based on what's allowable specific to each home's square footage and number of bedrooms**
- Discussion:
 - o Planning is making amendments to the comp plan (without changing zoning) to accommodate higher density in the downtown/exempt streets area
 - o Concerns that the recommendation will set a precedence that downtown is for students only (considers UD's goals over the City's) and provides an unfair financial incentive for homeowners in that area
 - o As it is, young professionals can't afford homes in Newark
 - o Another recommendation was made to make non-exempt streets more restrictive to protect and make exempt street increase more bearable on public/community, but most agreed it would not be favorable to impose more restrictions

University of Delaware Office of Conduct Report Out

- See attached presentation
- The Off Campus Living Guide is currently being updated, and will include being a good neighbor behavior guidelines – the hope is to make it something students read ahead of time (proactive) vs. using a resource only after something has happened (reactive)
- There is no Office for Off Campus Living, which is a challenge (and there is definitely a need) – most issues are referred/deferred to the Dean of Students Office by default
- **Assign a Blue Hen Ambassador to work with representatives from the landlords group to communicate off campus expectations to students using social media, etc.**
- Police/Landlord Notifications - currently, landlords are only sent notifications for tenant noise and disorderly premise violations at their properties. Greg to look into why this is and if other related offenses such as unruly gathering, misconduct, unsafe conduct (i.e. being up on a roof), and hosting a special event without a permit. **A recommendation was made to expand code/provision 404.8.3.D to include all misconduct** so that landlords can be notified of all offenses occurring on their properties and work proactively with tenants to correct.

Public Comment/Wrap Up/Assignments

- **A recommendation came from a suggestion from a member of the public regarding better relationships and partnerships between landlords and Code Enforcement and how to better hold tenants legally accountable:**
 - o The police have been good about partnering with landlords regarding bringing tenant violations to their attention and investigating/resolving together, whereas Code Enforcement automatically fines/cites landlords for code violations without investigating/partnering and trying to resolve if tenants were responsible. Recommend that Code Enforcement work more closely with landlords to investigate and discuss violations before issuing fines/citations.
 - o Also recommended that the police have a better process in place for landlords to report damage they believe was caused by tenants (right now, they just state it is a civil matter, but what if they took a report to document so that further legal action could be taken by the landlord?)

Summary of Recommendations

- **Rental Inspection Program**
 - o Develop education component
 - o Develop a “what to expect” document/inspection list
 - o Make internal inspections voluntary, impose a late fee on rental permit renewal if not submitted on time
 - o Reduce rental permit late fees since to around 5%
- **Student Home Classification Ordinance** - remove the word student from the ordinance and change it to unrelated
- **Exempt Zone Home Occupancy** - increase occupancy on exempt streets based on what's allowable specific to each home's square footage and number of bedrooms
- Code Enforcement to work more closely with landlords to investigate and discuss violations that tenants may be responsible for before issuing fines/citations
- **Police**
 - o Expand code/provision 404.8.3.D to include all misconduct
 - o Improve process in place for landlords to report damage they believe was caused by tenants
- **University of Delaware** - assign a Blue Hen Ambassador to work with representatives from the landlords group

June 26th Working Group Presentation Outline

- Review of initial subcommittee topics from April 30th kickoff meeting
- Defined focus areas and goals
- Research conducted
- Overview of recommendations
- Next Steps

Action Items/Follow Up

- Adam and Elisabeth to work on June 26th meeting presentation
- Tim to look into software/system reporting capabilities
- Greg to look into code/provision 404.8.3.D and tenant damage reporting



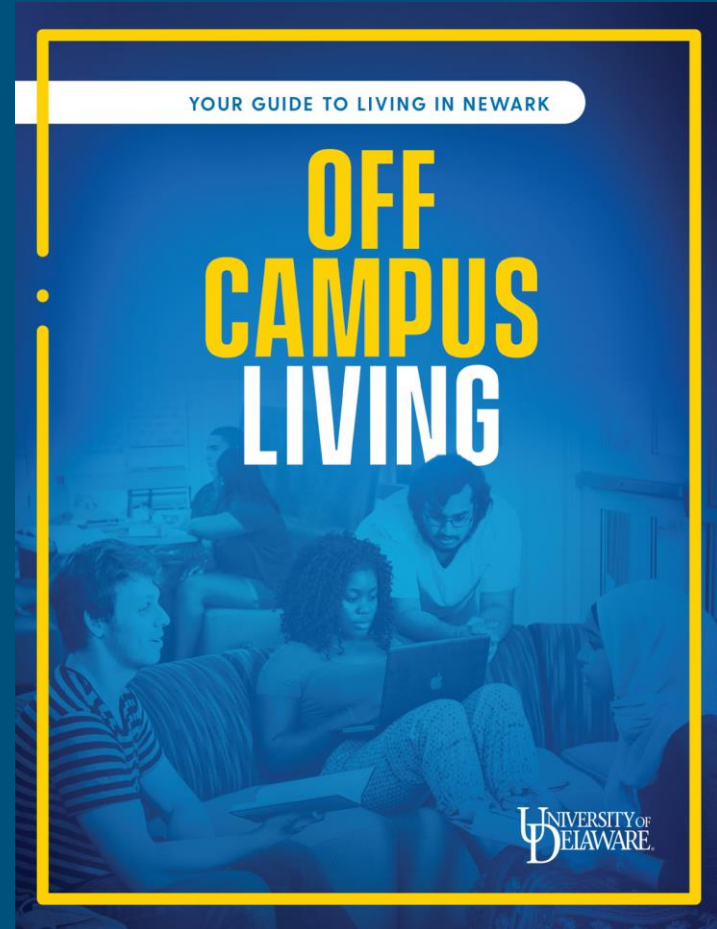
UD - Office of Student Conduct Update



Vincent Jackson
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Updates



2018-2019 Conduct & Safety

Student Code of Conduct

Generations of students, staff, and faculty have shaped the standard for Blue Hen behavior on and off campus. The Student Code of Conduct compiles guidelines from various sources into a single, comprehensive resource with sections on academic honesty, prohibited items and actions, what happens if you break a law as a student, and more. All students are expected to read, understand and abide by the Code, which can be found at udel.edu/stuguide.

sexual harassment through SOS' 24 hour helpline and individual appointments for crisis counseling and victim advocacy; alternative (alcohol-free) activities and events, internship opportunities, and leadership through several student groups. See our website for more info: www.udel.edu/studentwellness or call to make an appointment: 302-831-3457.

BEING WELL AT UD

UD supports every student's wellness choices. To maintain wellness, students can:

- Actively manage their stress
- Get adequate sleep
- Be mindful of managing their time
- Form strong bonds with peers, faculty, and staff
- Be proactive in using academic resources and assistance
- Support others' healthy choices

Alcohol safety tips:

- Set limits on how much, how often, and when you drink.
- Let other people choose what they want to do: Don't harass anyone who is not drinking.
- Skip the pre-game.
- Skip the day if you plan to go out at night, or vice versa.
- Pace yourself and avoid taking shots.
- Eat healthy, filling food and drink water throughout the event.
- Know where your drink came from, how it was made, and how much alcohol is in it.
- Stick to one substance at a time.
- Store emergency numbers in your phone and know how you're getting home.
- Know your limits: Stop drinking if you reach any signs of impairment (vomiting, slurred speech, dizziness, repeating yourself, forgetfulness, and/or stumbling).

Be a Blue Hen friend. Use these bystander intervention strategies to help your community members if they are in an unsafe situation:

- Keep track of each other: Make sure your group gets home safely, and don't leave anyone behind.
- When going out with friends, come up with a secret code that signals you need help.
- Know your VITALS: Recognize the signs of an alcohol emergency and call for help. (VITALS = Vomiting, Irregular pulse, Trouble breathing, Abnormal skin, Loss of consciousness, or Seizures.)
- If you see or hear people fighting, immediately call 911. All students actively involved in a call for help become eligible for amnesty from related student conduct sanctions.
- If something seems creepy, it probably is. Create a distraction to separate the people involved.
- If you see someone being pushy, handsy, grabby, or cornering someone, ask someone to step in and help.

BE A PRO-SOCIAL BYSTANDER!

Help create a kinder community!

CONDUCT & SAFETY

STUDENT CODE OF CONDUCT

Generations of students, staff, and faculty have shaped the standard for Blue Hen behavior on and off campus. The Student Code of Conduct compiles guidelines from various sources into a single, comprehensive resource with sections on academic honesty, prohibited items and actions, what happens if you break a law as a student, and more. All students are expected to read, understand and abide by the Code, which can be found at udel.edu/stuguide.

SAFETY & LAW VIOLATIONS

SAFETY TIPS FROM NEWARK POLICE DEPARTMENT

Welcome to Newark, Delaware. We hope you have a safe and successful educational journey in this great City. While going about your studies, please keep in mind these tips to avoid derailing your college experience.

- 1) Call 911 if someone in your group is over intoxicated. Delaware has an amnesty law which protects you from being arrested should you report an overdose.
- 2) Make sure to remove all valuables from your vehicle every time you park it, and always lock your doors.
- 3) If you leave your bicycle unsecured, it may be stolen. The best way to secure it is to bring it inside.
- 4) To ensure personal safety, residents are advised against allowing anyone into their homes who is not an invited guest.
- 5) Residents are encouraged to call for police assistance in the event they are hosting a party and cannot control the attendees on their own.
 - i. These circumstances include unwanted/unknown persons inside the residence or a crowd that has grown to an unmanageable number.
 - ii. A party host requesting police assistance in such incidents will not be subject to the same enforcement action taken when a complaint is received from an independent caller.
- 6) Try to avoid walking alone at night. The old saying "there is safety in numbers" is absolutely true, and you will be safer by doing so.
- 7) Finally, while NPD has a wide array of specialized units and City surveillance cameras to fight crime and help keep you safe, if a situation occurs where you need to call the Police for whatever reason, never be afraid to call 911 and please do so immediately.

PEDESTRIAN SAFETY

Drivers should always keep an eye out in high-pedestrian traffic areas. Every pedestrian also needs to know when it is safe to cross the road. Follow these rules because sometimes there is no turning back.

Violators of the following rules can be fined up to \$75.

- Cross only at crosswalks or intersections with signals or traffic signs.
- When walking at night, carry a flashlight or reflective items.
- Use sidewalks. If there is not one, walk facing traffic as far off the edge of the road as possible.
- Be patient. Wait for cars to stop before stepping into a crosswalk.
- Do not walk under the influence of drugs or alcohol.

WHAT HAPPENS IF I VIOLATE THE LAW?

University of Delaware students are expected to be law abiding students and citizens. Violation of local, state or federal law will be subject to University disciplinary action. A student who has pleaded or otherwise accepted responsibility for a violation, e.g. Probation Before Judgment (PBJ) or nolo contendere, in Alderman's Court or another court should be aware of pending University charges.

WHAT TO EXPECT AFTER COURT

The City of Newark forwards information to the Office of Student Conduct about students who are convicted or plead guilty to a violation from Alderman's Court.



- The Office of Student Conduct will send an email to the student announcing the Violations of Law charge. The email will also contain a deadline by which the student must complete a pre-hearing meeting.
- During the pre-hearing, the student will be given the chance to discuss the incident and learn of behavior expectations for the University community. The student will have the opportunity to ask questions and review relevant information available in his or her disciplinary file. The student will also learn the options available for resolving the case. He or she will have the opportunity to accept or deny responsibility, and accept or reject the sanctions.
- Failure to attend the pre-hearing meeting within the specified time will be considered an acceptance of responsibility for the violation. Sanctions will be applied without any input from the student.

OFF-CAMPUS VIOLATIONS

The current incident and a student's previous conduct history are considered in determining sanctions. Sanctions are cumulative and can range from a reprimand to expulsion from the University. Educational or other sanctions may also be imposed. A processing fee will be issued for each student conduct case with a responsible outcome.

MAY I HAVE AN ATTORNEY?

While a student may wish to consult with an attorney regarding criminal matters, attorneys are not permitted to participate in University administrative hearings except when a student is facing felony charges. A student may consult with a Student Conduct Adviser, free of charge, regarding University conduct matters. A list of Student Conduct Advisers is available at sites.udel.edu/studentconduct/advisors.

Please Note: Students should consult with the Office of Student Conduct if there is a question about how the court matter will affect their status as a student of the University. Police or court personnel are not trained or expected to answer your questions about University consequences for the Violation of Law Policy.

2019-2020

Community Expectations, Safety & Conduct

The University of Delaware values a supportive, friendly campus community. UD encourages respect and civility toward everyone, knowing that mutual appreciation and dialogue leads to greater learning. UD strives to offer support for individual growth and learning through a variety of education and student support programs holding students accountable for their actions as members of the UD, Newark, and Delaware communities.

Regardless of where you reside, you maintain your relationship with the University while enrolled and can utilize resources on campus. You are also expected to abide by the expectations of UD. The Code of Conduct provides a framework for both behavior and academic guidance. In following the Code of Conduct, you will maximize your potential for success as a neighbor, friend, and student while at UD.

Helpful Tips on Being a Neighbor

- Introduce Yourself
- Be Respectful of Quiet Hours (9:00 p.m. to 7:00 a.m.)
- Maintain lawn
- Keep Sidewalks Clear of Debris (snow, garbage cans, litter, etc.)

Emergency Services

If you are off campus, individuals can also contact Newark Police at (302)366-7111 or dial 911 for 24-hour emergency services. When on campus, contact UD Police for 24-hour emergency services by dialing 911 or (302)831-UDPD. UD Police can also provide a victim services officer who can offer assistance, counseling and support services, and referrals to outside agencies for victims of crime.

General safety tips include:

- Keep your doors locked (room and vehicle).
- Do not prop open residence doors - this is an invitation for trespassers.
- Do not lend keys or your UD ID card to anyone.
- Do not walk on or alongside railroad tracks, and cross them only at designated sites when permitted by signals.
- Avoid walking alone at night.
- Cross only in crosswalks and obey traffic signals.
- Register and protect your valuables.
- Do not share passwords or your student ID number.
- Report all suspicious activity by calling 911 on or off campus

Rideshare Safety Tips

- Share Your Trip: When traveling alone, especially at night, always share your trip with others.
- Request Your Ride While Inside: If you can, request your ride while indoors to avoid lingering outside too long with your phone out, which may attract thieves or pickpockets.
- Confirm Your Driver and Car Before Getting In: Always ask a driver for the name of the passenger before you get in the car instead of saying your name first.
- Never Pay Cash: A driver should never ask you to pay cash for your ride.
- Know Your Surroundings: Track your route on your own maps app to ensure the driver is following the correct route.

LIVESAFE

The University of Delaware has launched a free smartphone safety app that helps campuses prevent crime and better respond to incidents, helping make students even safer while at school.

Use the LiveSafe app to:

- Connect with campus police: Share information and safety concerns with police via text, with picture, video and audio attachments, and the option to stay anonymous. You can even start a live chat.
- Let your friends help keep you safe: Use peer-to-peer location tracking with group chat so friends can monitor and talk to you as you move.
- Have fast access to info: Have a faster way to access emergency help, telephone numbers, and important safety information and resources.
- Use a safety map: See where to find nearby safety locations
- Stay up-to-date: Get important safety notifications from campus police.
- udel.edu/police/livesafe

What Happens If I Disrupt the Community or Violate the Law?

The Code of Conduct compiles guidelines from various sources into a single, comprehensive resource with sections including what happens if a student violates the law, and more. You can review the Code of Conduct in its entirety as well as supporting documents at udel.edu/stuguide. A student who has pleaded or otherwise accepted responsibility for a violation, e.g. Probation Before Judgment (PBJ) or First Offender Program (FOP), in Alderman's Court or another court should be aware of pending University charges. Notification of charge(s) will be sent to your University email and you will be able to participate in the student conduct process. UD will work with you to identify ways to positively impact the community in the future.

Update

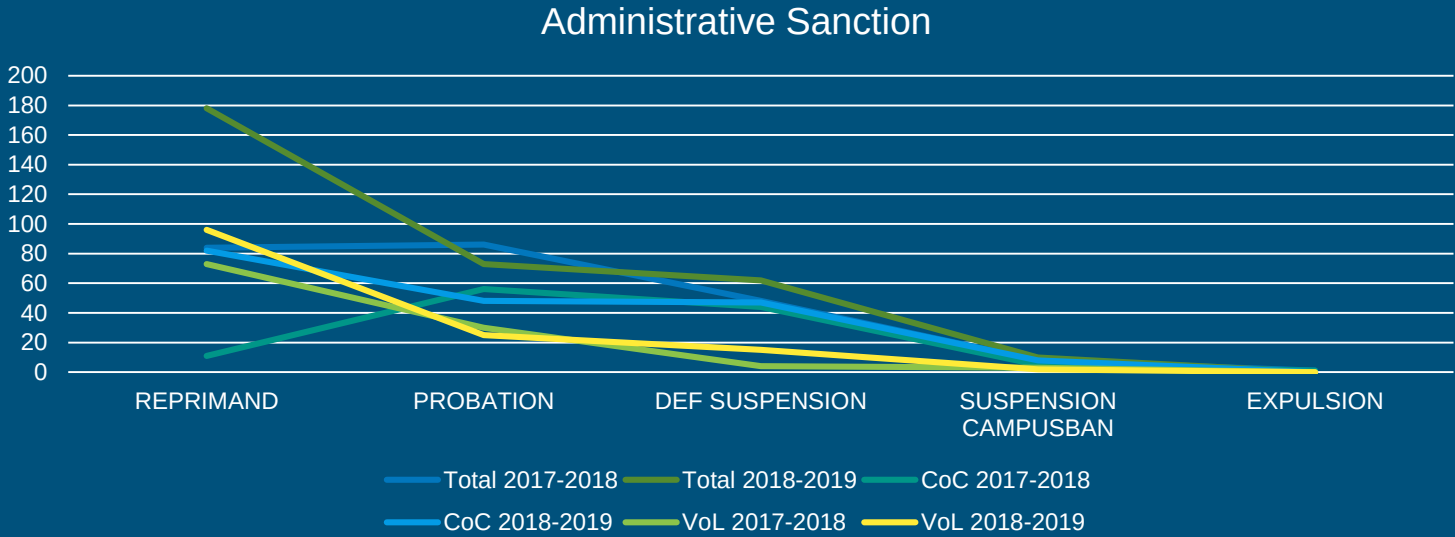
Code of Conduct –

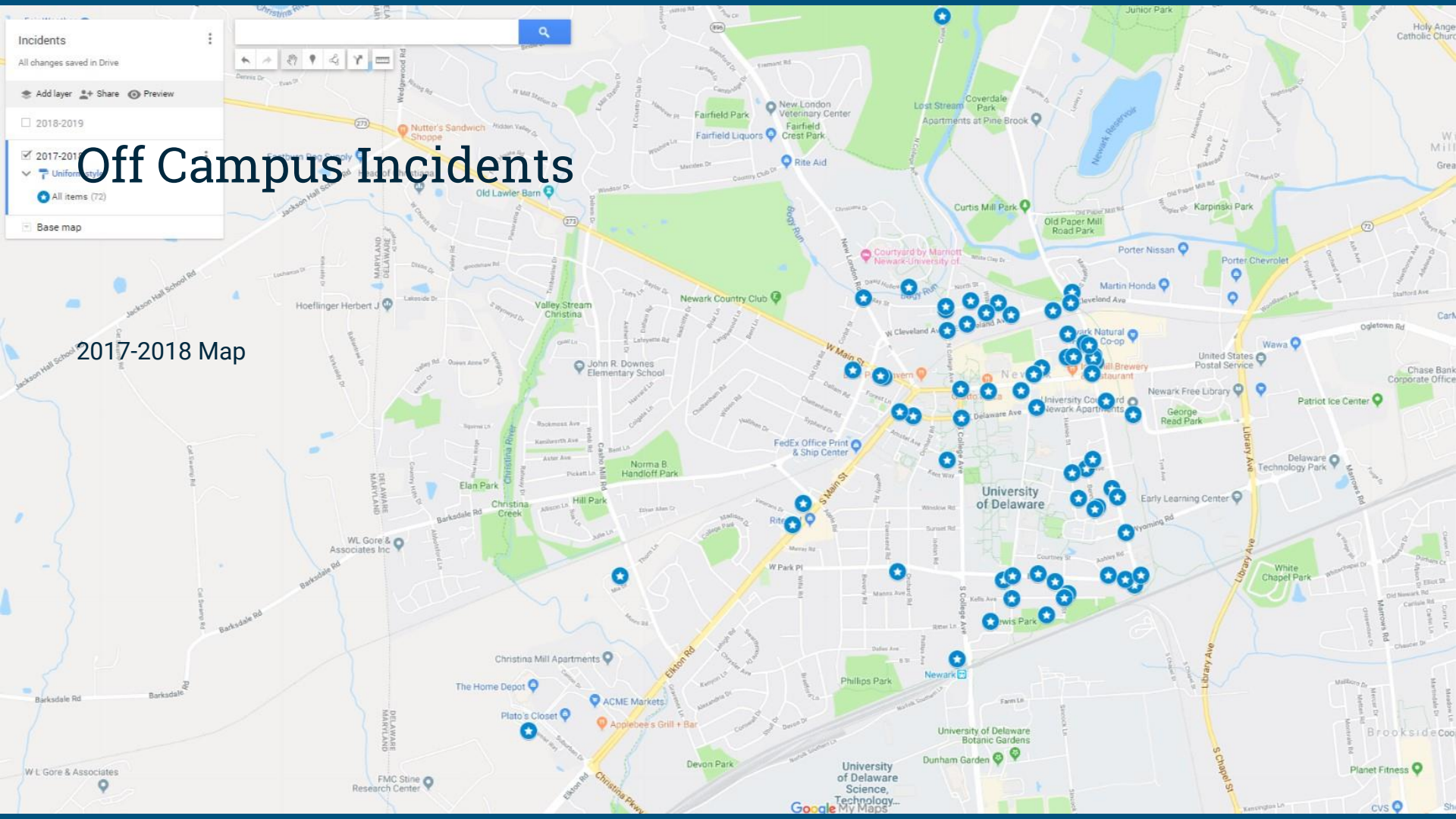
Off Campus Incidents

- The following data is approximate for off campus violations, off campus violations referred by UDPD/NPD, and off campus violations through Alderman's Court

	ALCEDU	BASICS	CLUE	DECISION MAKING	PAPER TOPIC	REPRIMAND	PROBATION	DEF SUSPENSION	SUSPENSION CAMPUSBAN	EXPULSION
Total 2017-2018	1	105	77	25	38	84	86	48	8	1
Total 2018-2019	51	120	88	44	64	178	73	62	10	0
CoC 2017-2018	1	63	35	20	19	11	56	44	5	1
CoC 2018-2019	50	70	23	36	50	82	48	47	8	0
VoL 2017-2018	0	42	42	5	19	73	30	4	3	0
VoL 2018-2019	1	50	65	8	14	96	25	15	2	0

Off Campus Incidents





Incidents

All changes saved in Drive

Add layer Share Preview

☐ 2018-2019

☒ 2017-2018

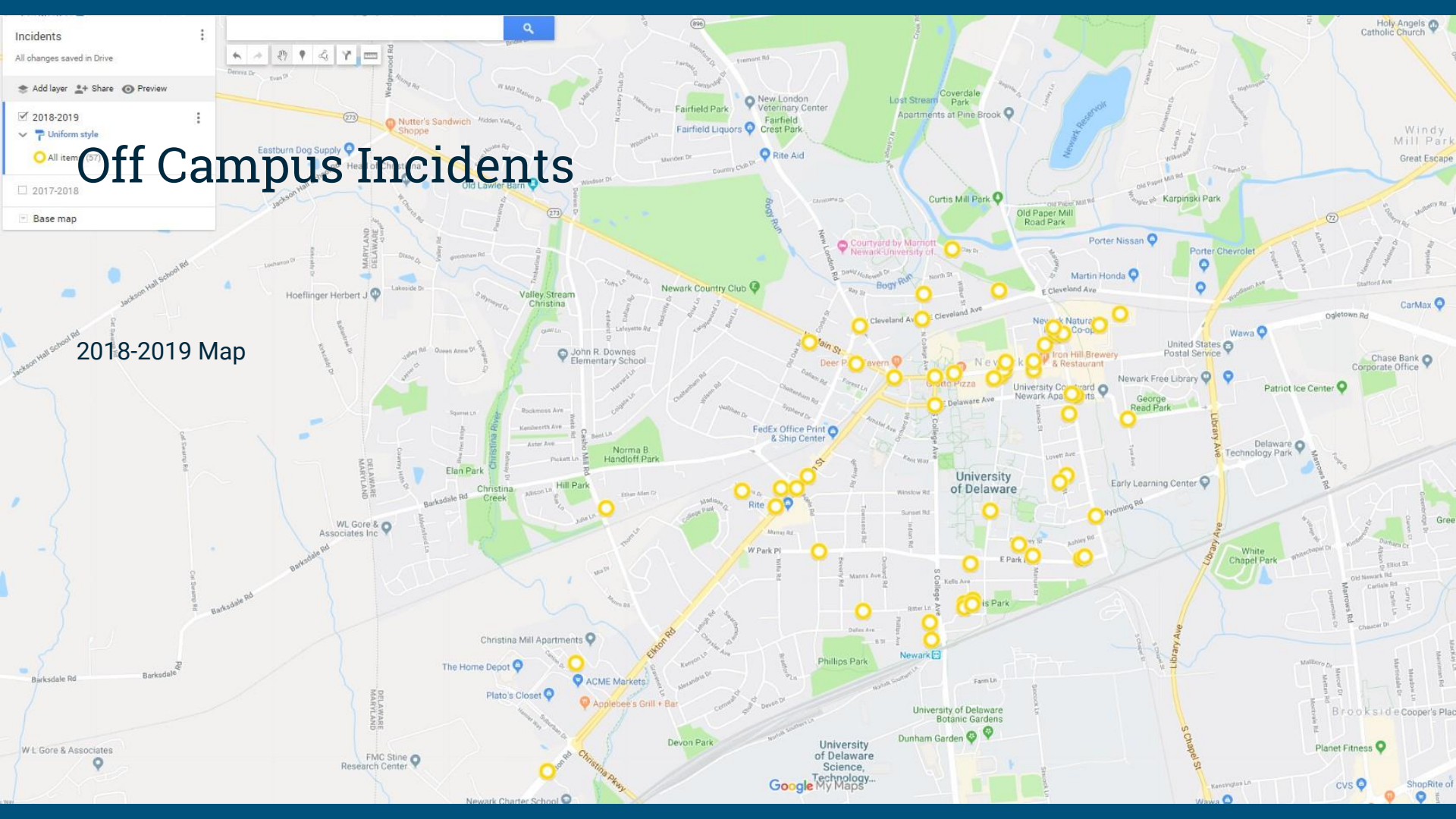
Uniformity

All items (72)

Base map

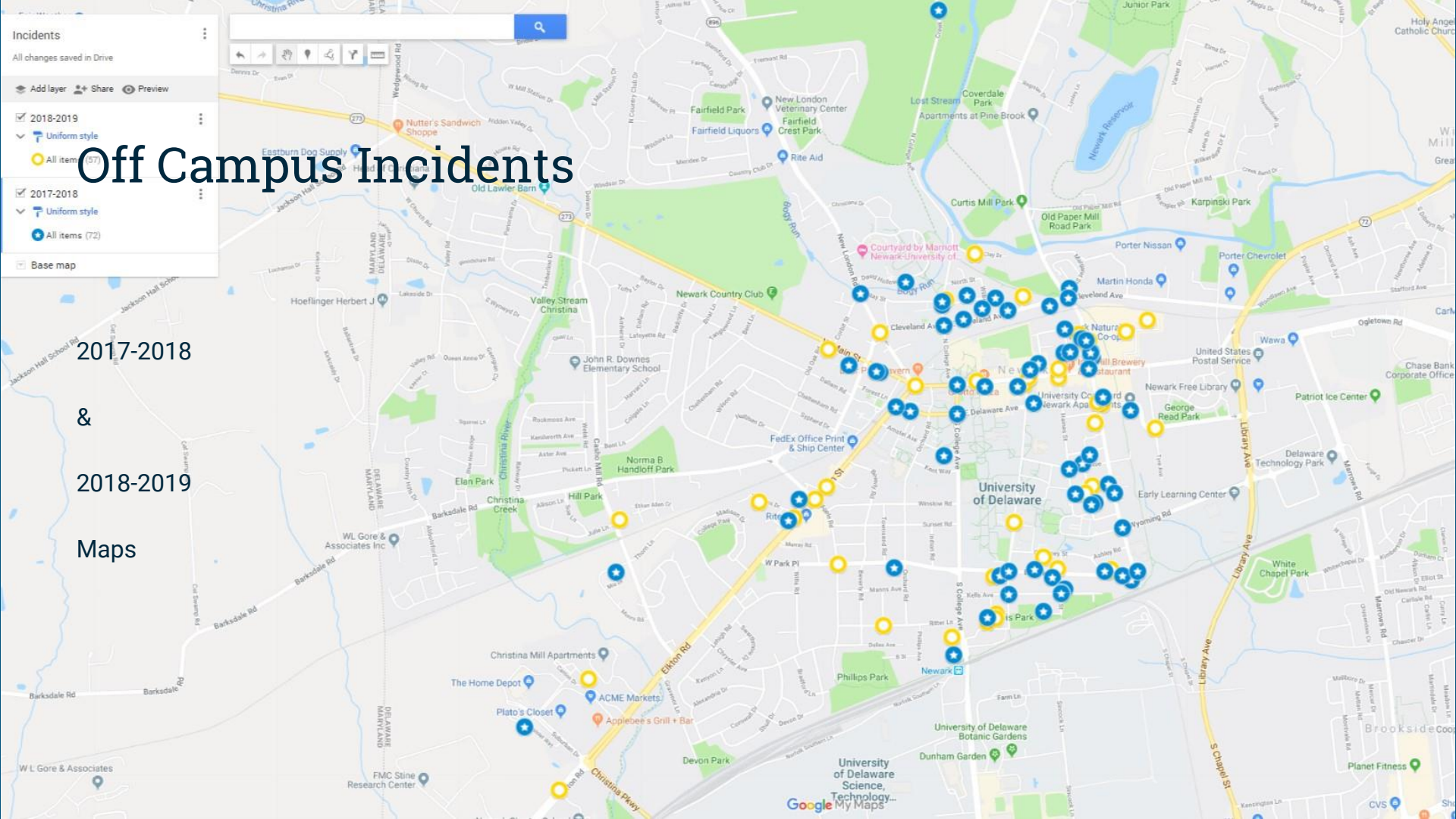
Off Campus Incidents

2017-2018 Map



Off Campus Incidents

2018-2019 Map



Off Campus Incidents

2017-2018

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2018-2019

Maps