



RAMP

Rental Action Management Plan



November 7, 2011

Background

- City has been working on RRPP since 2007
- On April 26, the City Council adopted a Probationary Rental Occupancy Permit (PROP) program, but repealed it on August 8 due to changes in NC law.
- City Council directed staff to develop a new program, consistent with NC law that would also address problem residential rental properties.
- Since that time, staff has reviewed Charlotte's program and engaged community stakeholders.

What is RAMP

- Rental Action Management Plan:
 - Modeled after similar program in Charlotte that seeks to reduce crime/social disorder and code violations at residential rental property.
 - Property owners & managers can help influence the condition and the activities that occur on their property
 - Will not cure all issues associated with residential properties in Fayetteville
 - May have unintended consequences

RAMP Entry

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- 2 different ways properties enter RAMP?
 - **Crime/Social Disorder**
 - Top 10% crime/social disorder, 6-month basis
 - Based on verified calls for service
 - Requires mandatory meeting and development of an approved management plan to reduce crime/social disorder.
 - **Code Violations**
 - 3+ code violations, 12-month basis
 - No mandatory meeting, but property must be free of code violations for 12-months following entry

RAMP Occurrences

- Crime:
 - Homicide
 - Robbery
 - Aggravated Assault
 - Burglary
 - Larceny
 - Buying/Receiving Stolen Property
 - Illegal Weapon Discharge
 - Prostitution
 - Drug Violations
 - Felons with Guns
 - Etc.
- Code Violations
 - Junk Vehicles
 - Abandoned Vehicles
 - Trashy/Overgrown Yards
 - Substandard Dwellings
 - Animal Violations
 - Etc.

Stakeholders

- Updated informational website on RAMP: www.ci.fayetteville.nc.us/rrpp
- 5 Information Meetings:
 - Realtors Association
 - Apartment Managers Association
 - 3 Public Meetings
 - Cliffdale Recreation Center
 - Fire Station 14
 - City Hall
- Letters: Sent with 11/04 Weekly Report

RAMP Issues

- Differing levels of complexity for crime/social disorder versus code violations
- Possible unintended consequences
 - Reduction in calls for service
 - More properties than we have the capacity to monitor
- Program may be costly and likely won't be covered through fee recovery
- Opposition by some stakeholders

Work Remaining

- Complete program design
 - Resource/staffing needs
 - Program budget and fee recommendations
 - Finalize ordinance
- Present to City Council with recommended public hearing on Monday, December 12

Questions/Directions from City Council