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An Interrupted Time Series Analysis of the State College Nuisance Property Ordinance and an Assessment of Rental Property Managers as Place Manager/Intimate Handler of Offender

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AN INTERRUPTED TIME SERIES ANALYSIS OF THE STATE
COLLEGE NUISANCE PROPERTY ORDINANCE AND AN ASSESSMENT
OF RENTAL PROPERTY MANAGERS AS PLACE MANAGER/INTIMATE
HANDLER OF OFFENDER

A Dissertation

Submitted to the School of Graduate Studies and Research

in Partial Fulfillment of the

Requirements for the Degree

Doctor of Philosophy

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We hereby approve the dissertation of

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Title: An Interrupted Time Series Analysis of the State College Nuisance Property Ordinance and an Assessment of Rental Property Managers as Place Manager/Intimate Handler of Offender

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This research involves a legal impact study of the State College Nuisance Property Ordinance and an assessment of State College Rental Property Managers in the role of place manager/intimate handler of offender. The impact of the Ordinance was assessed by employing an interrupted time series design which examined five years of pre-ordinance violations against five years of post-ordinance violations. The assessment of State College Rental Property Managers in the role of place manager/intimate handlers of offenders was assessed through a mail survey. The survey contained items that measured the level to which State College Rental Property Managers have assumed this role. This level was then regressed against the offenses covered under the Ordinance in order to determine if this role has an impact on reducing and/or deterring offenses in rental units. The data suggest that the Ordinance was successful in reducing violations in nuisance rental units. In addition, the analyses of the survey revealed that a higher level of place manager/intimate handler of offender was positively correlated with criminal and ordinance violations.