

North Carolina Legislator Profile

John Bradford: House District 98
Mecklenburg County

“An inanimate object never did anybody any harm without the person behind it doing the harm” – Rep. John Bradford when asked about tougher gun laws
(The Charlotte Observer, [3/1/18](#))

John Bradford was first elected to the Cornelius Town Board in 2011. While there, he supported hiring a private contractor to operate and build I-77 toll lanes. However, when I-77 became a political liability after he was elected to the NCGA, he changed his position. This type of political “courage” is indicative of the rest of his political career.

Bradford repeatedly failed to protect North Carolina children and families while in the House. Bradford voted to block debate on several common sense gun law reforms, including a “red flag” law that would keep guns out of the hands of people convicted of domestic violence, rape or other violent crimes. Bradford failed to keep N.C. schools safe by blocking these amendments to a school safety bill that was criticized for not doing enough.

Bradford also failed give children the tools they need to succeed. Bradford said, “spending more in education will not magically solve the problems we are facing” despite years of failing to raise per student spending or teacher salaries to the national average.

Bradford pushed for laws that protect landlords like himself while putting every day North Carolinians at risk. Bradford is a property manager and owns Park Avenue Properties, which faced dozens of complaints according to Better Business Bureau, but still voted in favor of eviction practices that were deemed “unfair and deceptive”.

Bradford used his position in the House to protect himself and his own interests rather than helping the families in his district.

To learn more about Bradford, read on.



Summary

As a Cornelius town commissioner, Bradford supported extending the board's term and having a private contractor build and operate I-77 toll lanes.

- As a Cornelius town commissioner, Bradford supported having “a private contractor build and operate toll lanes on Interstate 77.”
- As a state legislator, Bradford asked the governor to cancel the project to add toll lanes to I-77.

Bradford voted against adding commonsense gun law reforms to a school safety bill.

- Bradford voted to block debate on amendments Democrats wanted to add to H938, a school safety bill.
- The amendments would have raised the age to purchase firearms, banned bump stocks, and created a process to take guns from those who are a threat to themselves or others.
- H938 was described as inadequate, as it didn't include provisions on gun safety or mental health.

Bradford prioritized tax cuts for corporations over funding public education claiming that “spending more in education will not magically solve the problems we are facing.”

- Bradford said we need to “financially reward our best and brightest educators” but voted for a budget that gives beginning teachers no raise and only a 0.6 percent raise to experienced teachers.
- Bradford voted for the 2017 Republican budget that prioritized tax cuts for corporations over funding public education.
- Bradford supported private school vouchers and voted for the 2017 Republican budget that allocated \$45 million to the voucher program.
- Bradford sponsored H13, which lowered K-3 class sizes to 22 to 24 students but failed to fund the changes.

Bradford is a properties manager who supported an eviction law that was considered “unfair and deceptive practice.”

- Bradford owns Park Avenue Properties, a property management company that has dozens of complaints filed against it, according to Better Business Bureau.
- Bradford voted for a bill that prioritized protecting landlords over his own constituents.

As a Cornelius town commissioner, Bradford supported having a private contractor build and operate the I-77 toll lanes he now opposes.

When Bradford was a Cornelius town commissioner he supported having “a private contractor build and operate toll lanes on Interstate 77,” but as a state legislator he opposes the project and has “asked the governor to cancel” it, since he now says it will cause ‘irreparable harm.’”

When John Bradford was “a Cornelius town commissioner...[he] voted for the tolls, though he unsuccessfully tried to delay the project for more study.” “In May 2013 he “voted to back the state’s \$550 million plan to have a private contractor build and operate toll lanes on Interstate 77 from the Brookshire Freeway in Charlotte to Exit 36 in Mooresville.” John “Bradford said there’s really no choice. With roads ranked by priority, it could be 25 years before the state would widen the interstate.” (Charlotte Observer, 5/7/13 and 11/1/14)

Bradford, in 2015, asked the governor to cancel the project adding toll lanes on Interstate 77. John Bradford, in 2015, asked the governor to cancel the project adding toll lanes on Interstate 77 “alongside general-purpose lanes in both directions from Mooresville to Charlotte.” He “Said the traffic problem only lasts about 13 of the proposed 26 miles, and suggested starting with wider lanes in that stretch.” Opponents of the toll lanes “say the deal is bad financially for the state and drivers and won’t reduce congestion.” John Bradford “says there are no realistic alternate routes for drivers to avoid the toll.” (Real Estate Monitor Worldwide, 11/19/15, Wilmington Star-News, 06/02/16, and Greensboro News & Record, 06/02/16)

John Bradford said “communities and businesses will suffer irreparable harm” from the toll project. “In a letter to [Governor] McCrory, four Republicans,” including John Bradford, “warned that if the toll project goes forward, ‘communities and businesses will suffer irreparable harm.’” “They pointed to what they called new information uncovered since...2014. Among other things, they said the new lanes would be built below the standards required to accommodate trucks and heavy vehicles. They said the project could help some businesses and hurt others because the design provides no ingress or egress points at some exits. And they said the state’s potential liability in case the company goes bankrupt will be considerably higher than once believed.” (Charlotte Observer, 11/13/15)

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Bradford voted to block debate on common sense gun reforms, including a “red flag” law, Democrats were attempting to add to a school safety bill.

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H938 “would require all school buildings to undergo annual vulnerability assessments and middle and high schools to create student-to-student counseling programs.” “More building safety and campus police officer requirements for North Carolina’s public schools would occur if a bill that cleared one chamber of the General Assembly on Monday becomes law. The House voted unanimously for a measure that includes several policy recommendations made by a House study committee formed in response to the Florida school shooting in February that left 17 people dead. The bill now heading to the Senate would require all school buildings to undergo annual vulnerability assessments and middle and high schools to create student-to-student counseling programs.” (Associated Press, [6/4/18](#); H938, referred to Senate Rules Committee [6/5/18](#))

H938 would standardize training for school resource officers. “House Bill 938 is the product of a special school safety committee House Speaker Tim Moore created in the wake of the Feb. 14 school shooting in Parkland, Fla. It calls for establishing peer-to-peer support groups at middle and high schools, requiring all schools to conduct vulnerability assessments each year, standardizing training for school resource officers and requiring charter schools to hold annual active shooter drills.” (WRAL, [6/4/18](#); H938, referred to Senate Rules Committee [6/5/18](#))

H938 would mandate special training for school resource officers. “Special training for school resource officers would be mandated in the bill, while charter schools would have risk management plans and hold safety drills like conventional public schools. State budget adjustments approved last week and currently on Gov. Roy Cooper’s desk also have \$28 million in new funds largely connected to the study committee suggestions.” (Associated Press, [6/4/18](#); H938, referred to Senate Rules Committee [6/5/18](#))

Bradford backed up Speaker Moore’s decision to block debate on several Democratic amendments containing gun law reforms, saying they were not relevant to H938’s focus on school safety.

- **NOTE:** Rep. John appealed Moore’s ruling, it failed 38-71. (H938, Motion 12 Rep. John Appeal Ruling of Chair Second Reading, failed [6/4/18](#))
- **NOTE:** Rep. Jackson appealed Moore’s ruling, it failed 38-71. (H938, Motion 12 Rep. Jackson Appeal Ruling of Chair Second Reading, failed [6/4/18](#))
- **NOTE:** Bradford voted with the Republicans against both of these appeals.

“House Speaker Tim Moore blocked debate and votes on several Democratic amendments containing gun-control restrictions and other items.” “House Speaker Tim Moore blocked debate and votes on several Democratic amendments containing gun-control restrictions and other items, saying they weren’t relevant specifically to the bill’s focus on school safety. The Republican-controlled House voted to uphold Moore’s decisions when Democrats appealed his rulings. Some amendments would have raised the age to purchase any firearm from 18 to 21 and banned ‘bump stocks,’ which allow guns to mimic fully automatic fire. Another amendment would create a process by which a judge could order people considered physical threats to themselves or others to surrender weapons temporarily.” (Associated Press, [6/4/18](#); H938, referred to Senate Rules Committee [6/5/18](#))

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Rep. Marcia Morey suggested “a ‘red flag’ law in North Carolina to allow firearms to be taken out of the hands of anyone deemed a threat to themselves or others.” ““This is purely to help students stay alive and safe,” Rep. Marcia Morey, D-Durham, said of her proposal for a ‘red flag’ law in North Carolina to allow firearms to be taken out of the hands of anyone deemed a threat to themselves or others.” (WRAL, [6/4/18](#); H938, referred to Senate Rules Committee [6/5/18](#))

Rep. Joe John “suggested requiring all 911 centers statewide to accept text messages.” “Rep. Joe John, D-Wake, who suggested requiring all 911 centers statewide to accept text messages, said he couldn't think of anything more germane to protect students hiding in their classrooms from a gunman to allow them to send a text notifying authorities of the situation.” (WRAL, [6/4/18](#); H938, referred to Senate Rules Committee [6/5/18](#))

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Rep. Pricey Harrison: “We are really missing an opportunity for something serious for school safety.” “We are really missing an opportunity for something serious for school safety,’ said Democratic Rep. Pricey Harrison of Guilford County, the author of an amendment ruled out of order.” (Associated Press, [6/4/18](#); H938, referred to Senate Rules Committee [6/5/18](#))

Bradford prioritized tax cuts for big, out of state corporations over funding public education.

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Bradford said, “Spending more in education will not magically solve the problems we are facing.” “[Charlotte Observer] Would you consider raising taxes for education? [Bradford] The state’s education budget represents 57 percent of our annual \$22B budget. That means 57 cents of each and every tax dollar collected in NC is already being allocated to education. I do not believe raising taxes is the solution. Spending more in education will not magically solve the problems we are facing. I believe we need to maximize our kid’s experience in the classroom and we need to financially reward our best and brightest educators. This means we need to continue holding everyone accountable and find ways to cut bureaucratic and unnecessary expenses that we incur outside the classroom.” (Charlotte Observer, [10/18/16](#))

Bradford said “we need to financially reward our best and brightest educators” but voted for the Republican budget that gives beginning teachers no raise, and only a 0.6% raise to experienced teachers

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Starting teacher pay remains at \$35,000 under the Republican budget. “Under the teacher pay plan, teachers with 17 to 24 years of experience would see some of the biggest raises. Starting teacher pay would remain at \$35,000, but teachers at most experience levels would get a raise.” (News & Observer, [7/1/17](#), S257, Vetoed [6/27/17](#), Senate Veto Override [6/27/17](#), House Veto Override [6/28/17](#))

Bradford voted for the 2017 Republican budget that prioritizes tax cuts for corporations over funding public education.

The Republican budget continues the trend of cutting taxes rather than raising per pupil spending. “This budget will cut individual income tax rates to 5.25 percent from 5.499 percent and the corporate rate to 2.5 percent from 3 percent in the second year, costing the state \$900 million annually when fully implemented. This means that the legislature will eventually have cut \$3.5 billion annually in all its tax cuts –money that could have gone for services. North Carolina, for example, ranks 41st nationally in per pupil spending for public education. Here is a question for lawmakers: Which is most likely hindering industrial recruitment and economic development in small-town North Carolina –high taxes or poor schools?” (News & Observer Editorial, [6/24/17](#), S257, Vetoed [6/27/17](#), Senate Veto Override [6/27/17](#), House Veto Override [6/28/17](#))

Bradford supported private school vouchers and voted for the 2017 Republican budget that allocates millions of dollars to the voucher program.

John Bradford supports school vouchers. John Bradford, in 2014, said, “I’m supportive of a voucher program.” (Minute 25 of www.youtube.com/watch?v=IPF2-EJjinM)

Budget allocated \$45 million to the controversial voucher program and stipulates that the state will add \$10 million more to the program annually. “The budget gives \$45 million this year for the controversial voucher program which allows parents to send their children to private schools using taxpayer-funded scholarships. Cooper has strongly criticized the program, saying those schools lack accountability. The budget says the state will add \$10 million more to the voucher program annually, until it hits \$145 million in the 2027-28 school year.” (News & Observer, [8/8/17](#), S257, Vetoed [6/27/17](#), Senate Veto Override [6/27/17](#), House Veto Override [6/28/17](#))

Vouchers “siphon funds away from the underfunded public school system and sends those tax dollars to private schools without accountability and transparency measures.” “Proponents of school vouchers say that the program enables low-income families to opt out of failing public schools to attend private institutions that offer better educational environments. But critics of the program say that the vouchers siphon funds away from the underfunded public school system and sends those tax dollars to private schools without accountability and transparency measures that ensure students are indeed getting a better education. The Opportunity Scholarships law also fails to ensure that private schools receiving tax dollars do not discriminate against students on the basis of religion or sexual identity.” (WRAL, [1/27/17](#))

Bradford sponsored H13, which capped K-3 class sizes at 22 to 24 students while failing to adequately fund the change.

House Bill 13 would cap K-3 class sizes at 22 to 24 students

Under House Bill 13, maximum average class sizes would range from 19 to 21 students. “House Bill 13, sponsored by Republican Rep. Chuck McGrady of Hendersonville, would cap individual K-3 class sizes at 22 to 24 students, depending on grade level. Maximum average class sizes would range from 19 to 21 students.” (News & Observer, 1/25/17; House Bill 13, signed by Gov. Cooper on 4/27/17)

House Bill 13 will phase in the caps on class size over two years. “The Senate crafted a compromise plan to phase in the caps over two years, with lawmakers saying they have been paying districts for years to hire more teachers to lower class sizes and want to make sure the money is used as intended.” (WRAL, 4/27/2017; House Bill 13, signed by Gov. Cooper on 4/27/17)

The legislature imposed smaller class sizes without providing additional funding

The General Assembly reduced class size but did not provide additional funding. “The General Assembly is planning to reduce class sizes for kindergarten through third grade this fall but to do so means teachers are needed for those classes. With no added funding, some districts might need to cut art, music, or phys ed teachers to be able to make the class size requirements.” (WNCN, 2/16/17; House Bill 13, signed by Gov. Cooper on 4/27/17)

The new mandate did not come with any extra money to implement the changes. “School leaders complain, though, that the new round of state changes didn’t come with any additional money. ‘It’s as though someone thought of this great idea but didn’t see how this would affect real people when it was implemented,’ said Daugherty, who is also instructional program specialist for fine arts and distance learning for Davidson County schools.” (News & Observer, 1/18/17; House Bill 13, signed by Gov. Cooper on 4/27/17)

Rep. Darren Jackson said that the legislature should provide funding to cover the cost of lowering class size. “Although he ultimately voted for the class-size bill, House Democratic Leader Darren Jackson of Knightdale said the legislature should instead provide funding to cover the cost of lowering class sizes. ‘The current lose-lose situation exists because legislative Republicans have taken money that should have gone to our schools to other tax giveaways,’ he said. ‘Republicans created a situation where lower class sizes can only come with devastating cuts down the hall.’” (News & Observer, 2/16/17; House Bill 13, signed by Gov. Cooper on 4/27/17)

John Bradford, a properties manager, supported an eviction law previously considered an “unfair and deceptive practice” that was sought by Apartment Association and passed in less than 24 hours to protect landlords.

Bradford owns Park Avenue Properties, a property management company.

John Bradford “eased into real estate, earning his license in 2003” and starting his own company,” Park Avenue Properties, that same year. On November 7, 2003, Articles of Organization were filed for Park Avenue Properties, LLC. Park Avenue Properties, LLC filed its 2006 Annual Report on April 19, 2016. This was four days after the due date of April 15, 2006. All other annual reports for Park Avenue Properties, LLC have been filed on time since 2004.

Park Avenue Properties is a management company, working to represent both the tenant and owners. “Park Avenue now manages properties throughout the Carolinas and in Memphis, Tenn.” John Bradford said in reference to Park Avenue Properties, “we help investors buy single-family residential units – only houses, townhouses and condos. Say a former IBM-er who wants to take some of his retirement assets and puts them into rental units, some from far away, and come to us to manage it.” We’re “managing for an owner, so you owe him your allegiance, but we’re also serving the tenant; they pay money. Though we represent the owner, tenants have a tenant bill of rights,” he said. “We’re the middlemen.” (LexisNexis People Search, *Davidsonnews.net*, 07/06/11, *The Mecklenburg Times*, 04/14/14, *Charlotte Observer*, 05/06/14, and Annual Reports for Park Avenue Properties, 2004 – 2015)

Dozens of complaints have been filed with the Better Business Bureau against Park Avenue Properties.

There have been 56 complaints against Park Avenue Properties with the Better Business Bureau over the last three years. (Better Business Bureau, Retrieved 6/14/18)

Brad Huxter complained about Park Avenue Properties, “four months and still no communication on repair requests.” “Fourdays, and cannot get anyone to answer a phone, or respond to email or voice messages. We unfortunately inherited Park Avenue Properties when they bought out our original property management firm. It has been a nightmare ever since.” (Birdeye.com, Retrieved 6/14/18)

Marla L wrote, I “wish I could give [Park Avenue Properties] a zero. I have no idea how they have a rating so high.” “From a tenant’s perspective they are horrible.” Marla L said the person she worked with there “never returned calls. If I had the displeasure of actually getting her on the phone she was rude, short, and ignorant. Next I spoke with her manager Debbie Morris who is as useless.” Marla L continued, “there are so many other rental agencies that I should have gone to. Do yourself a favor and stay FAR AWAY from this so called property management company.” Marla L says the house they rented her was awful, and when she “gave notice” they kept her “deposit and made up some bogus charges so they didn’t have to give us our deposit back,” she said. Marla L ended by saying, “Bottom line STAY AWAY from PARK AVENUE properties they are bad news.” (Birdeye.com, Retrieved 6/14/18)

Tyler Clary wrote, “avoid this company at all costs!!!!!! Very lazy and unprofessional people who are extremely difficult to deal with.” “They will KEEP CHARGING RENT EVEN AFTER YOU MOVE OUT and getting the money back is about impossible. I’m not even going to share my experiences of trying to get into that house in the first place. All I am going to say is

that they are so lazy they never take down houses that already have tenants in them and WILL NEVER REFUND YOUR APPLICATION FEES even if it was their fault for not updating their websites. Don't even bother trying to call them, they bounce you around to different voicemails and they all must not know how to check their voicemails because we have NEVER received a response from a voicemail. From an experienced mover, never do business with this company. It is just not worth it." (Birdeye.com, Retrieved 6/14/18)

RM D wrote, "once we had an issue Park Ave. drug their feet on repairs to the point that I contacted the homeowner and began dealing directly with him for any issues.

"Unfortunately, "Park Avenue is impossible to get in touch with so I circumvented them whenever possible. I informed our property manager of our plans to move out on time and he verbally offered to prorate our rent if we could move out early and give the owner time to make cosmetic upgrades. We agreed and now that we are out 27 days early and the house is clean and empty they are asking us to honor our full lease term. Do everything you can to avoid Park Avenue Properties!" (Birdeye.com, Retrieved 6/14/18)

As a representative, Bradford supported an eviction law previously considered an "unfair and deceptive practice."

Landlord bill was passed in wake of decision finding collecting excessive eviction fees, even from tenants that have cleared debts to be an "unfair and deceptive practice." "The stakes are big for apartment owners. Senate Bill 224 would turn back a recent [ruling](#) by a state Superior Court judge who found that nearly \$200 in such fees shouldn't have been charged to a Raleigh man who had settled his rent issue before being evicted. The judge also found the tenant was eligible to claim triple damages under the state's unfair and deceptive practices act." (Charlotte Observer, [6/15/18](#); S224, ratified [6/14/18](#))

The lobbying group for landlords doubled their number of lobbyists and sought the law to protect unfair and deceptive practice. "That decision shocked apartment owners. They had been collecting the fees for several years, and the decision potentially stood to impact thousands of past and future eviction proceedings. Communities across North Carolina and the southeastern United States are home to some of the nation's highest eviction rates, according to a recent study. Shortly after the judge's decision, the Apartment Association of North Carolina talked of plans to have lawmakers run legislation to ensure the fees could be collected. State records show the association had six representatives lobbying state government this year, double the number in previous years." (Charlotte Observer, [6/15/18](#); S224, ratified [6/14/18](#))

Landlord protection law "stripped and replaced" an unrelated bill late at night to allow it to pass in 24 hours with little public scrutiny. "The legislation [emerged](#) Tuesday night out of a House Rules Committee meeting, in an unrelated Senate bill that had been stripped out and replaced, thereby avoiding committee hearings in the Senate. During the bill's speedy course toward passage, two lawmakers told their colleagues there was little controversy to letting landlords continue to tack on eviction-related fees to tenants who had fallen behind on their rents." (Charlotte Observer, [6/15/18](#); S224, ratified [6/14/18](#))

Story about landlord protection law noted the Senate sponsor reported rental income but this was not seen as a conflict by legislative staff. "McKissick reported in his most recent statement of economic interest that he received more than \$5,000 in real estate rental income last year. It listed seventeen properties he owns in three counties, but does not identify which

are for rent. A legislative staff attorney has said it's not a conflict for lawmakers who rent properties to vote on the bill.” (Charlotte Observer, [6/15/18](#); S224, ratified [6/14/18](#))

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