

CRIME FREE MULTI-HOUSING

Crime Free Multi-Housing is a proven technique for keeping illegal activity out of rental property. It is a unique coalition partnering law enforcement agencies, rental property owners, managers and residents.

CFMH program is a solution-oriented certification program with three key elements that move participants toward the crime free goal: Enhanced Physical Security, Resident Involvement and Management Training.

Costs of Drug Activity In Rental Property

When drug criminals and other destructive individuals operate out of rental property, neighborhoods suffer and owners pay a high price. That price may include:

- Decline in property values -- particularly when the activity begins affecting the reputation of the neighborhood
- Property damage arising from abuse, retaliation, or neglect
- Fire resulting from manufacturing or growing operations
- Civil penalties, including temporary closure of the property -- or even property seizure.
- Loss of rent during the eviction and repair periods
- Fear and frustration when dealing with dangerous and threatening residents
- Increased resentment and anger between neighbors and property managers
- The loss of other valued tenants

Crime Free Multi-Housing Program Benefits:

- Stable, more satisfied residents
- Increased demand for rental units
- Lower maintenance and repair costs
- Increased property values
- Improved personal safety for residents, owners, and managers

*minimal
stove
1 dead bolts
2 window locks
3 strike plates*

Program contents:

Phase I - Management Training (8-Hours) Taught by the Police

- Crime Prevention Theory
- CPTED Theory (Physical Security)
- Benefits of Resident Screening
- Lease Agreements and Eviction Issues
- Crime Free Lease Addendum
- Key Control and Master Key Use
- On-Going Security Management Monitoring and Responding to Criminal Activity
- Gangs, Drugs Activity, and Crime Prevention
- Working Smarter With the Police

target harden

*3rd part social
resident's role
party crimes
suspicious
activity*

*Bumping - on internet
not a drum head*

A 100-page resource manual is supplied with additional handouts.

Phase II - CPTED - Survey by the Police

- Crime Prevention Through Environmental Design Survey (CPTED)
- Minimum door, window, and lock standards compliance inspection
- Minimum exterior lighting standards evaluation
- Key Control procedures evaluation
- Landscape maintenance standards compliance

Phase III - Community Awareness Training

- Annual crime prevention social taught by property management and police
- Community awareness and continuous participation is encouraged

Full certification (gold certificate) permits the right to post the Crime Free Multi-Housing Program sign and advertise membership in the Crime Free Multi-Housing Program in the print media using the official logo.

Handwritten notes:
3 state plates
2 window locks
1 door lock
resident owner
property manager
resident social

Program contents:

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- Working Smarter With the Police
- Gangs, Drugs Activity, and Crime Prevention
- On-Going Security Management Monitoring and Responding to Criminal Activity
- Key Control and Master Key Use
- Crime Free Lease Addendum
- Lease Agreements and Eviction Issues
- Benefits of Resident Screening
- CPTED Theory (Physical Security)
- Crime Prevention Theory

Handwritten notes:
Bumping - marker
marker

- Improved personal safety for residents, owners, and managers
- Increased property values
- Lower maintenance and repair costs
- Increased demand for rental units
- Stable, more satisfied residents

Crime Free Multi-Housing Program Benefits:

- The loss of other valued tenants
- Increased resentment and anger between neighbors and property managers
- Fear and frustration when dealing with dangerous and threatening residents
- Loss of rent during the eviction and repair periods
- Seizure.
- Civil penalties, including temporary closure of the property -- or even property
- Fire resulting from manufacturing or growing operations
- Property damage arising from abuse, retaliation, or neglect
- reputation of the neighborhood