

Why Crime Free?

When criminals and other destructive tenants operate out of rental property, neighborhoods suffer and landlords can face serious consequences, including:

- Loss of valued tenants;
- Decline in property values;
- Property damage from abuse, retaliation or neglect;
- Civil penalties including forfeiture or temporary closure of the property;
- Fear and frustration when dealing with dangerous and threatening tenants;
- Resentment and anger between neighbors, tenants and property managers.

The program utilizes training, effective crime prevention methods, communication, and cooperation to create safer rental communities and neighborhoods.

We all want a safe place to live!

Crime Free Multi-Housing is a partnership between the City of Vacaville, Law Enforcement, Office of Housing and Redevelopment, Rental Property Management, Owners & Residents.

The **Crime Free Multi-Housing Program** is a, state-of-the-art, crime prevention program designed to reduce crime, drugs, and gangs on apartment properties. This program was successfully developed at the Mesa Arizona Police Department in 1992. The International Crime Free Multi-Housing Program has spread to nearly 2,000 cities in 44 U.S. states, 5 Canadian Provinces, Mexico, England, Finland, Japan, Russia, Malaysia, Nigeria, Afghanistan, and Puerto Rico.



FIND OUT WHEN THE NEXT MANAGER'S TRAINING IS OR LET US ANSWER YOUR QUESTIONS:

**Vacaville Police Department
Crime Free Multi-Housing Unit
660 Merchant Street
Vacaville, CA 95688
Phone: 707.449.5248
Email: CrimeFreeHousing@cityofvacaville.com**

CITY OF VACAVILLE CRIME FREE MULTI-HOUSING PROGRAM



**Keeping Illegal
Activity Out of
Rental Property**

**Nils Carlson
Vacaville Police Department
660 Merchant Street
Vacaville, CA 95688
Tel: 707.449.5248
Email: CrimeFreeHousing@cityofvacaville.com**

The Purpose:

The Vacaville Crime Free Multi-Housing Program is designed to help tenants, owners, and managers of rental property keep drugs and other illegal activity off their property.

The program is solution-oriented and designed to be easy, yet effective in reducing the incidence of crime on rental property.

The program utilizes a three-part approach which ensures the crime prevention goal while maintaining an approach which is tenant-friendly.



The Crime Free Multi-Housing Program offers stable tenancy.

THREE STEPS TO SUCCESS...

Phase One is an 8-hour training seminar for property managers presented by the police department. Topics include tenant screening, crime prevention, evictions and drug/gang recognition. Attendees receive a certificate upon completion.

Phase Two is a security assessment of the rental property to certify that minimum safety requirements have been met.

Phase Three is a crime prevention meeting for tenants. The property then receives full certification.

MEMBER BENEFITS

Certified members of the Vacaville Crime Free Multi-Housing Program experience many benefits:

- A more stable and satisfied resident base;
- Lower maintenance and repair costs;
- Improved safety for residents, managers, and visitors;
- Use of the Crime Free logo in advertising and marketing materials;
- Weekly update of police calls for service and arrests that occur at the property;
- Stronger partnership between the Vacaville police and the apartment manager;
- A direct link to the Police Department through the Crime Free Multi-Housing Unit for assistance and support;
- Quarterly Meetings with all property managers;
- No-fee building permits for repair permits;
- Fast-track processing for repair permits (Same day for minor or 3 day for major repairs.)

CERTIFICATION IS EASY

1. Attend the Crime Free Multi-Housing Manager/Owner Training Seminar;
2. Meet the CPTED (Crime Prevention Through Environmental Design) minimum security requirements;
3. Host a resident "Social" where Police staff present the Crime Free Multi-Housing program and crime prevention tips to the residents.



GET CERTIFIED!

CPTED

CPTED (Crime Prevention Through Environmental Design) is the use of design to eliminate or reduce criminal behavior while at the same time encouraging people to "keep an eye out" for each other. The key principles are: Natural Surveillance, Access Control, Territoriality, Maintenance and Activity Support.

Minimum CPTED requirements for Crime Free Certification:

- Screening checks on all new tenants;
- Use of the Crime Free Lease Addendum;
- Use of 180-degree eye viewers in front doors;
- Deadbolts and 3" screws in strike plates;
- Screens on all windows;
- Secondary locks on windows and sliding glass doors;
- Adequate security lighting;
- Proper landscaping;
- Display House Rules, Certificate and Lease Addendum in office.



THE CRIME FREE MULTI-HOUSING PROGRAM'S TRAINING, CERTIFICATION & MEMBERSHIP ARE FREE!

CALL 707.449.5248 to find out when the next Crime Free Multi-Housing Program Training will take place in Vacaville.