

Crime Free Multi-Housing Program

This program started in 1992 in Mesa Arizona when Ofc. Tim Zehring from the Mesa Police Department was asked to design a safety program that would work in rental housing. Previous programs were unsuccessful due to things like lack of ownership and pride on the part of some renters, and in some cases, the owners.

People with criminal intent were moving into rental property to ply their trade, and in most cases this resulted in expensive repairs and constant police calls to these properties. Renters did not care, owners could not maintain safe and secure apartments, and the thing just left a bad taste in everyone's mouth. No matter where a person traveled, the same problems were consistent from property to property.

Using some basic crime prevention ideas, Zehring packaged a program that has had a tremendous influence on rental properties around the country and the world. For the first time, a coalition of police, property managers, and residents worked together to keep crime out of rental properties. AND IT WORKS!

This program achieved almost instant success, with properties certified in the program showing an average 75% reduction in crime and/ or police calls to the participating properties.

This program, now international in scope, continues to grow and provide safe environments for people who choose to live in rental properties and choose to live Crime Free lifestyles. Our goal is to grow this program and make Calumet City an even more inviting place to live and raise a family.

For more information please contact the Calumet City Crime Free Housing Coordinator, Officer Angela Mitchell at (708) 868-2500 x 240 or at crimefreehousing@calumetcity.org

The Municipal Codes can be found on the web site calumetcity.org



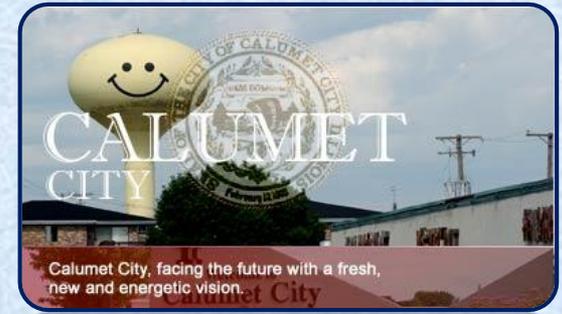
Calumet City

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ALDERMAN

Eric Schneider 1st Ward
Leni Wosczynsk 2nd Ward
Thaddeus Jones 3rd Ward
Ramonde D. Williams 4th Ward
Roger Munda 5th Ward
Nick Manousopoulos 6th Ward
Samuel Bullocks 7th Ward

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CRIME FREE HOUSING PROGRAM



**Preventing
Illegal Activity
In Residential
Rental Property**



The program utilizes a three prong approach which ensures the crime prevention goal while maintaining a resident – friendly environment.

PHASE ONE:

This involves a *mandatory* 8 hour seminar, presented to landlords and property managers by the Calumet City Police Department.

PHASE TWO:

This phase includes a C.P.T.E.D. inspection which certifies that rental property has met the security requirements for the resident's safety.

PHASE THREE:

An *optional* resident crime prevention meeting will be conducted for full certification. A "safety social" is also offered, where all residents are invited to meet with the police and discuss the program. Managers will be granted the use of the large metal signs for display on the property which announces this achievement to residents and prospective residents. Management will also be allowed use of the program logo in all property advertisements.

The Calumet City Crime Free Housing Program was designed to help residents, owners and property managers of rental property keep drugs and other illegal activity off their property. This honest, direct, solution-oriented program is an effective way to reduce crime in residential rental properties.

Calumet City Police Crime Free Housing Program's *free* training will teach you:

➤ **Prevention and Applicant Screening**

1. How code compliance (preparing the property) can protect your rights as a landlord.
2. Benefits of applicant screening
3. Tips to strengthen rental agreements
4. How to become a proactive manager
5. Developing life and safety awareness

➤ **Drug Nuisance Awareness**

1. Warning signs of drug activity
2. Actions you must take if you discover your resident or resident's guests are conducting illegal activities at your property.
3. Role of the police.

➤ **Resource Materials**

1. You will be provided with a CD which includes community resource for residents, landlords and property managers.



Remember that...

When drugs criminals and other destructive residents operate out of rental property, neighborhoods suffer and landlords pay a high price. That price may include:

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

