

The Crime Free Multi-Housing Program will teach you...

I. Prevention and Applicant Screening

- A. Benefits of applicant screening.
- B. Tips to strengthen rental agreements.
- C. How to become a proactive property manager.
- D. Maintaining a fire safe environment.
- E. Developing life and safety awareness.
- F. How code compliance can protect your rights.

II. Criminal and Drug Abatement

- A. Warning signs of drug activity.
- B. Role of the police.
- C. Crisis resolution and the eviction process.
- D. Actions to take if you discover your residents or resident's guests are conducting illegal activities on your property.

III. Resource Materials

- A. A manual explaining the program and supplying resources for immediate implementation.
- B. Additional resource handouts.

Program Cost:

Training is provided free of charge.



**Concord Police
Headquarters**
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Concord, CA 94520
671-3220

Concord Police District Field Offices

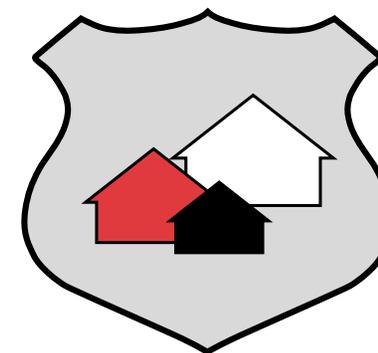
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Concord Police Department Crime Free Multi-Housing Program



*"Keeping Illegal Activity
Out of Rental Property"*



What is Concord's Crime Free Multi-Housing Program?

It is a program designed to help residents, owners, and property managers of rental property keep drugs and other illegal activity off their property.

This program is honest and direct. It is designed to be easy to implement yet very effective in reducing the incidents of crime on rental property.

The program employs a unique three-phase crime prevention strategy that is very resident friendly.

Phase One involves an eight-hour training seminar presented by the Concord Police Department called "Management Training".

Phase Two is where a security assessment of the rental property is completed. Minimum safety requirements are identified for the safety of residents using CPTED (Crime Prevention Through Environmental Design).

Phase Three is holding a community social at the property with the residents. The Concord Police Department will make a presentation about the program, personal safety issues and crime prevention.

Benefits:

- A more stable and satisfied resident base.
- Lower maintenance and repair costs.
- Increased property value.
- Improved personal safety for residents, property managers and visitors.
- Peace of mind that comes from spending more time on routine management and less time on crisis control.
- Use of the Crime Free logo on business cards, newspaper advertisements, letterhead and other related marketing tools.
- Authorization to post signs on the property identifying it as certified by the Concord Police Department and a partner in the Crime Free Program.



Points to Consider:

What are the costs of criminal activity on rental property?

- Decline in property value.
- Property damage arising from abuse, retaliation, and neglect.
- Fires resulting from illegal drug manufacturing or growing operations.
- Civil penalties, including temporary closure of the property or even property seizure.
- Loss of rent during the eviction and repair period.
- Fear and frustration when dealing with dangerous and threatening residents.
- Increased resentment and anger between neighbors and property managers.
- The loss of valued residents.
- A reputation with the police, neighbors and other apartment communities as being an unsafe community.