



CRIME FREE MULTI-HOUSING PROGRAM

KEEPING ILLEGAL ACTIVITY OUT OF RENTAL PROPERTY



DUBLIN
CALIFORNIA

THE PROGRAM

The Dublin Crime Free Multi-Housing Program is designed to help tenant, 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 very effective in reducing the incidence of crime on rental property.

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

Phase One is an eight-hour training seminar for property managers, presented by the Police Department. Topics include tenant screening, crime prevention, eviction and drug/gang eviction. 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, conduct a "Safety Social" for residents and the property then receives full certification.

MEMBER BENEFITS

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

- A more stable and satisfied rental base;
- Lower maintenance and repair cost;
- Improved safety for residents, managers, and visitors;
- Use of the Crime Fee logo in advertising and marketing materials;
- Weekly update of police calls for service that occur at that property;
- Membership in the Dublin Crime Free Manager's Association, a networking group of local managers;
- A direct link to the Police Department through the Crime Free Multi-Housing Unit for assistance and support.

GET CERTIFIED!

Certification is easy!

1. Attend the Crime Free Multi-Housing Manager/Owner Training Seminar;
2. Meet the CPTED minimum security requirements;
3. Host a resident "Safety Social" where Police and Fire Department staff present crime prevention and fire safety tips to residents.



CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

CPTED 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:

- 180-degree eye viewers in front door;
- Deadbolts and 3-inch screws in strike plates;
- Secondary locks on windows and sliding glass doors;
- Proper landscaping;
- Sufficient lighting.

WHY CRIME FREE?

When criminals and other destructive tenants operate out of rental properties, 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 owners.

The Crime Free Multi-Housing Program is a partnership between The City of Dublin, law enforcement, rental property management and owners, and residents. Training, certification, and membership is FREE!

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!

The Crime Free Multi-Housing Program was successfully developed in the Mesa, Arizona Police Department and has since spread throughout the United States and Canada. The program has been implemented in forty US states, four Canadian provinces, Japan, Finland, and Puerto Rico.

For more information about the next manager training seminar or the Crime Free Multi-Housing Program, please contact Dublin Police Services Crime Free Multi-Housing Unit.

DUBLIN POLICE SERVICES

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