



# CRIME FREE MULTI-HOUSING PROGRAM



*Keeping crime out of rental communities.*

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## **WHAT IS CRIME FREE MULTI-HOUSING PROGRAM?**

The Crime Free Multi-Housing Program (CFMH) is a direct and solution-oriented crime prevention initiative designed specifically to help apartment owners, managers, residents, police and other agencies work together to keep illegal and nuisance activity off rental property.

Its unique three phases ensure that crime prevention is successfully attained. It is resident friendly yet effective in reducing crime in multi-unit apartment communities.

The Crime Free Multi-Housing Program was founded in 1992 by the Mesa Police Department, in Mesa, Arizona. Officer Tim Zehring initiated the program based on experiences gained from similar programs throughout the U.S. As a result, the International Crime Free Multi-Housing Program has spread to nearly 2,000 cities in 48 U.S. States, 5 Canadian Provinces, England, Nigeria, and Puerto Rico, to name a few.

Certified properties have shown about a 60% reduction in crime. This type of result is why the Cape Girardeau Police Department has adopted this program and offers it as a community service to rental property owners.

Crime is a community problem. We all have a stake in reducing crime in our community. By implementing this program and partnering together with our rental property owners and their residents, we can help to reduce crime in and around rental properties.

## **PROGRAM GOALS**

- Create safer apartment communities.
- Facilitate a cooperative effort between apartment owners, managers, residents and police to minimize crime.
- Help apartment owners and managers more effectively screen prospective residents.
- Show residents crime prevention techniques to maintain a safe and secure home.
- Facilitate a better understanding and use of residential tenancy law by apartment owners and managers.
- Reduce the number of criminal and nuisance related incidents at apartment communities.

## **THE COSTS OF CRIMINAL AND NUISANCE ACTIVITY ON RENTAL PROPERTY**

- Declining property values
- Property damage arising from abuse and neglect
- Increased potential for fire damages due to drug manufacturing and/or grow operations
- Loss of rental income during the eviction and repair processes
- Greater levels of fear and frustration when dealing with dangerous and threatening tenants and/or their guests
- Increased resentment and frustration between neighbors and property managers
- The loss of valued residents

## **BENEFITS OF THE CFMH PROGRAM**

### ***For Owners and Managers:***

- Increased demand for apartments by desirable residents
- A stable and satisfied resident base
- Lower maintenance and repair costs
- Improved property values
- Appreciative neighbors
- Improved safety for owners, managers and residents
- More time for routine management as opposed to crisis management

### ***For Residents:***

- A safer and more pleasant place to live
- An increased sense of personal ownership
- Responsive and conscientious owners and managers
- A community environment where neighbors work together
- The stability of longer-term residency

### ***For Police:***

- Improved cooperation and relationships between police and apartment communities
- Reduced criminal and nuisance related calls to apartment communities

## **3 STEPS TO SUCCESS**

### **Phase 1: Management Training**

Beginning with an eight-hour workshop, managers receive instruction on how to effectively manage their properties and use present legislation to help stop the spread of illegal and nuisance activity on rental property.

### **Phase 2: Property Security Assessment**

The apartment building and property receive a security assessment by police and effective improvements are recommended. Apartments must meet the minimum security requirements of CFMH to become fully certified.

### **Phase 3: Resident Training**

At a Safety Social, residents receive annual training on crime prevention techniques and learn how to work together with owners, managers, police and fellow residents in order to achieve safer rental communities. Successful completion of these three steps results in an apartment community being fully certified in the Crime Free Multi-Housing Program. The property will then obtain permission to display the CFMH sign and to use the CFMH logo in its rental advertising. Regular reviews and annual re-certification ensure that the certified apartment community continues to meet the requirements of the program.

## **ARE YOU.....?**

- An apartment owner or manager?
- Concerned about criminal activity, nuisance or destructive behavior by some of your tenants?
- Losing money due to property damage or neglect by problem tenants?
- Having trouble knowing what to do with problem tenants and/or their guests?
- Wanting to spend less time on crisis control?
- Wanting a more stable and satisfied long-term resident base?
- Wanting a community environment that provides safety and peace of mind for you and your tenants?