

Points to Consider:

Costs of Drug Activity in Rental Property

When tenants are a problem, landlords pay a high price. Drug criminals and other destructive tenants who operate out of rental property may cause problems, including:

- A decline in property values- particularly when the activity impacts the reputation of the neighborhood.
- Property damage arising from abuse, retaliation, neglect and police raids.
- Fires resulting from drug manufacturing or growing operations.
- Civil penalties, including temporary closures of the property – or property seizure.
- Loss of rent during eviction and repair periods.
- Fear and frustration when dealing with dangerous and threatening tenants.
- Increased resentment and anger between neighbors and property managers.
- The loss of other valued tenants.

Presenters will include members from the following departments:

- Rockford Police Department
- Rockford Fire Department
- Rockford Building Department
- Rockford City Legal Department
- Prairie State Legal

The program seeks to:

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

For more information please contact:

**Rockford Police Department
Community Services Unit Supervisor
(815) 987-5041**

ROCKFORD POLICE DEPARTMENT

CRIME FREE MULTI-HOUSING PROGRAM



Keeping Illegal Activity Out Of Rental Property

Benefits:

- A stable, more satisfied tenant base.
- Increased demand for rental units
- Lower maintenance and repair costs.
- Increased property values
- Improved personal safety for tenants, landlords and managers.
- Peace of mind that comes when spending more time dedicated to routine management, and less time on crisis control.

The Crime Free Multi Housing Program will teach you:

I. Prevention & Applicant Screening

- The benefits of applicant screening.
- Tips to strengthen rental agreements.
- How to become a proactive property manager.
- Maintaining a fire safe environment
- Developing life and safety awareness.

II. Abating drug – related problems:

- The warning signs of drug activity.
- Actions you should take if you discover a tenant or tenant’s guests are conducting illegal activities at your property.
- The role of the Police Department.
- Crisis resolution and the eviction process.

III. Resource Material:

- Materials that lists additional community resources for tenants, landlords and property managers.
- Materials will be included that address fire and life safety awareness for tenants, landlords and property managers, as well as tips on environmental changes to help reduce the chance of crime occurring on your property.

The **Crime Free** multi-housing program was designed to assist tenants, owners, and managers of rental property in keeping drugs and other illegal activity away from their property.

This program is simple, honest and direct. It is solution-oriented.

The program has been proven highly effective if the guidelines presented are followed.

The program uses a unique, three-part approach, which ensures the crime prevention goal, while maintaining a tenant friendly approach.

Phase One:

Involves a seminar presented by the Rockford Police Department, Other City Departments and Prairie State Legal Services.

Phase Two:

CPTED (Crime Prevention Through Environmental Design) certification. CPTED reviews security requirements necessary for tenants’ safety.

Phase Three:

To obtain full certification, property managers will be required to hold a tenant crime prevention meeting, and will be provided with materials and assistance to publicize the meeting with their tenants.

Upon completion, managers may post signs on their property indicating participation in the Rockford Crime Free Multi-Housing program. Additionally, managers will be granted the use of the CFMH logo in their brochures and advertisements.