

## **What is the Crime Free Multi-Housing Program?**

The program consists of three phases that is completed under the supervision of the Des Moines Police Department. Homeowners and property managers can become individually certified upon successful completion of all three phases.

### **RENTAL HOUSING PROGRAM BENEFITS**

- A stable, more satisfying tenant base
- Increased demand for rental units with a reputation for active management
- Lower maintenance and repair costs
- Increased property values
- Improved personal safety for tenants, landlords, and managers
- Reduced exposure to civil liability

### **OUTLINE OF THE PROGRAM CONTENT**

#### **Phase I: Property Owner or Manager Training (9 hours) Taught by the Des Moines Police Department**

- Crime Prevention Theory
- CPTED Theory (Physical Security)
- Benefits of Resident Screening
- Lease agreements and eviction Issues
- Crime Free Lease Addendum
- Key control and master key use
- On-going security management monitoring and responding to criminal activity
- Gangs, drug activity, and crime prevention
- Legal warnings, notices & evictions- Working Smarter with Police, Fire, and Zoning
- A 200—page resource manual is supplied with additional handouts
- Crime Prevention through Environmental Design Survey, CPTED

## **Phase II: CPTED Survey by the police**

- Minimum door, window, and lock standards evaluation
- Minimum exterior lighting standards evaluation
- Key control procedures evaluation
- Landscape maintenance standards compliance

## **Phase III: Crime Free Commitment**

- Landlords make a written crime free commitment
- Commit to having their tenants sign and abide by a crime free lease addendum
- Commit to maintaining their property (CPTED) security criteria
- Commit to properly checking their properties regularly (inside and out, at least once every 2 months)
- Commit to notifying the neighbors of their rental and their name, phone # and address
- Commit to working with the police and other agencies.
- Commit to being re-certified annually.

### **If interested contact:**

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