



▶▶ Crime Free Multi-Housing Program Overview ◀◀

The Crime Free Multi-Housing (CFMH) Program is designed to help owners, managers and residents of multi-unit rental property work with the police and other agencies to keep illegal and nuisance activity off such property. The result of this team effort is a safer, more habitable environment in which to live.

THIS PROGRAM HAS THREE PHASES:

PHASE ONE

Owners and managers attend a one day training workshop presented by the BC Crime Prevention Association's Crime Free Multi-Housing Committee. Topics include: Crime Prevention Concepts, Role of Police vs. Management in Combating Illegal Activity, Applicant Screening Techniques, Crime Free Lease Addendum, Residential Tenancy information, Crime Prevention Through Environmental Design concepts and more.

PHASE TWO

The local police agency will conduct a security assessment of each participating property. To be fully certified in the Program, each rental community must meet the minimum security standards in conformance with the principles of Crime Prevention through Environmental Design (CPTED).

PHASE THREE

The owner/manager will host a Safety Social for their residents in order to continue promoting a safe apartment community. A police representative may be in attendance to explain the CFMH Program and present crime prevention concepts. The owner/manager will be required to post apartment community events and public safety information.





Following the completion of all three phases, the owners/ management will earn the privilege of posting signs on the property stating they have joined the local **CRIME FREE MULTI-HOUSING PROGRAM** and the use of the CFMH Program logo for marketing purposes.

Since it's inception in 1992 by the Mesa Arizona Police Department, the Crime Free Multi-Housing Program has been introduced to police personnel, owners, managers and residents in approximately 2,000 cities in 44 U.S. states, 5 Canadian Provinces, Mexico, England, Finland, Japan, Russia, Malaysia, Nigeria, Afghanistan, and Puerto Rico. Recently, Australia has expressed interest. The International Crime Free Association (ICFA) has now expanded the program to suit the needs of the rental housing, mobile housing and RV Park, condominium, self-storage, hotel/motel, and business communities.

The CFMH Program is the only one of its kind in Canada. In 1994, New Westminister became the first city in Canada to adopt the Program and it has since been adopted in numerous other B.C. communities. Because of its effectiveness, cities in other provinces are also now adopting the Program. Evaluations conducted by the New Westminister Police Service indicate that 90% of property managers who have completed the training are making successful changes in the way they manage their property. Participating apartment communities have experienced a decrease in police calls for service anywhere from 20% - 70%.

In August 1997, a Provincial Committee was formed and now works with the BC Crime Prevention Association to help promote and govern the CFMH Program in this province. If you desire further information, please call the BC Crime Prevention Association at 604-501-9222 or www.bccpa.org.

CRIME SCENE DO NOT CROSS



Chronic drug dealing and other illegal activity cause neighbourhood decay. By maintaining your property you foster pride in the community and show respect for all residents of your community. Neglected buildings invite illegal activity. One neglected property on a block encourages deterioration that spreads rapidly throughout the surrounding area. The community's health and well-being are a direct reflection of the quality of life in the neighbourhood.

This manual will help rental property owners avoid the blight of the drug house cycle. It will help responsible property owners find honest residents and prevent dishonest residents from abusing your rental property and your neighbourhood.

Policing agencies are committed to controlling crime, but cannot change the underlying conditions causing the problems without the active participation of property owners, managers, maintenance staff, residents and neighbours. Municipal governments also share a responsibility and many have created bylaws to encourage and enforce responsible management of rental property.

Our mission is to provide an opportunity for rental property owners and residents to share responsibility with the local police and municipalities for creating and maintaining a safe housing environment. To be successful, all parties must coordinate their efforts in the following areas:

- ⚙ Property owners must manage their properties in ways that prevent and discourage illegal activity.
- ⚙ Property owners must make a commitment to immediate action when illegal activity begins.
- ⚙ Residents and neighbours must learn to recognize illegal activity and report it to the police.
- ⚙ Police agencies and municipalities must work in cooperation with both property owners and residents in their effort to keep illegal activity out of rental property.

If we all work together, we can improve the quality of life for residents living in rental properties, maintain property values for owners, and the integrity of the neighbourhood.

One way to accomplish this goal is through participation in the Crime Free Multi-Housing Program.



**We Have Joined The:
CRIME FREE
MULTI-HOUSING
PROGRAM**



**Keeping Illegal Activity
Out of Rental Property**

The costs of criminal and nuisance activity on rental property include:

- ⚙ Radical decline in property values.
- ⚙ Property damage from residents' abuse or neglect.
- ⚙ Loss of rent during eviction and repair process along with responsible residents moving out.
- ⚙ Fear and frustration for managers and other residents when dealing with dangerous and threatening tenants and/or their guests.
- ⚙ Animosity between neighbours and property managers.
- ⚙ Increased potential for fire damage due to drug manufacturing or marijuana grow operations.
- ⚙ Increase in liability on part of managers and owners.
- ⚙ High demand on Police resources.
- ⚙ Owners answering to criminal or civil abatement charges through municipal bylaws.

Crime Free Multi-Housing Program



Are you an apartment owner or manager?

Are you concerned about **nuisance or criminal activity** in your rental community?

Are you interested in establishing a more **stable and satisfied long term resident base**?

Would you like to provide a **safe and secure environment** for your residents?

If you answered **“YES”** to these questions, the Crime Free Multi-Housing Program is for you!

Crime Free Multi-Housing (CFMH) is a crime prevention program designed to reduce illegal and nuisance activity from occurring in rental communities.

The CFMH Program is designed to create safer apartment communities through creating relationships between owners, managers, residents, and police by implementing three phases:

Phase One: Management attends a one-day workshop covering...

- Overview of the CFMH Program
- Applicant Screening Process
- Combating Illegal Activity
- Police and Community Working Together
- Proactive Property Management
- Residential Tenancy Legislation
- Phase Two: Security Assessment
- Next Steps in the CFMH Program

Phase Two: Properties undergo a security assessment by local law enforcement.

Phase Three: Residents attend a Safety Social to learn crime prevention techniques and how to make their homes safer.

Promoting safer apartment living for safer communities.



The **City of Vernon Crime Free Multi-Housing Program** is a direct and solution-oriented crime prevention initiative designed specifically to help apartment owners, managers, residents, police and other significant agencies work together to help keep illegal and nuisance activity off rental property. To learn more about how you can bring the Crime Free Multi-Housing Program to your property in Vernon, please contact:

Regan Borisenko, Crime Prevention Coordinator, at the Vernon/RCMP Safe Communities Unit by phone at: 250-550-7847. Email rborisenko@vernon.ca.