



## **CRIME FREE MULTI-HOUSING PROGRAM**

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

The Crime Free Multi-Housing Program (CFMHP) is an honest, 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 the crime prevention goal, while maintaining an approach which is resident friendly, yet effective in reducing the incidence of crime in multi-unit apartment communities.

### **Goals of the Crime Free Multi-Housing Program**

- Facilitate a cooperative effort and positive relationships between apartment owners, managers, residents, police and other agencies in keeping illegal and nuisance activity off rental properties
- Through a pro-active, rather than reactive, approach to crime and nuisance behaviour, create a safer and more habitable environment in which law abiding residents may live.
- Train apartment owners, managers and residents in simple terms to know what they can do *now*, fairly and legally, to solve the problem of illegal and nuisance activity on their rental properties.
- Help owners and managers know how and when to use the civil process as an effective means of preventing, reducing and eliminating crime and nuisance activity.
- Reduction of police calls for service in apartment communities in order to free up police resources for other matters.

(Note: "Crime Free" Multi-Housing does not mean those participating expect crime to be entirely eliminated but that an apartment community will not tolerate criminal behaviour on the part of its residents, their guests or others and they will seek to create as crime free of an environment as possible.)

## **Proven Benefits of the Crime Free Multi-Housing Program**

For owners and managers:

- a more stable and satisfied resident base
- increased demand for suites by desirable residents
- lower maintenance and repair costs
- improved property values
- improved safety for owners and managers
  
- appreciative neighbours
- more time for routine management as opposed to crisis management
- decrease in civil liability

For residents

- a safer and more pleasurable place to live
- owners and managers who care
- longer term residency
- a "community" environment where neighbours help and care for one another
- an increased sense of personal ownership

For police:

- reduced calls for service in apartment communities
- time for more relevant police duties
- cooperation and better relationship with owners, managers and residents for the purposes of crime prevention, detection and enforcement.

## **Three Key Elements of the Crime Free Multi-Housing Program**

**Phase I - Management training:** beginning with an 8 hour workshop managers are educated on how to effectively manage their properties and use present legislation to stop the spread of illegal and nuisance activity on rental property

**Phase II - Property security assessment:** the apartment building and property is assessed by police and changes/improvements recommended. Apartments must meet minimum security requirements of the Crime Free Multi-Housing Program to become fully certified in the Program (Crime Prevention Through Environmental Design).

**Phase III - Resident training:** beginning with a Safety Social residents learn to work with owners, managers, police and other residents to be eyes and ears for their apartment community.

Successful completion of these three phases results in an apartment community becoming fully certified in the Crime Free Multi-Housing Program. Regular friendly reviews and annual re-certification ensures that the verified apartment community continues to meet the requirements of the Program and ensure the crime prevention goal.

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

- Decline in property values when the activity begins to affect the reputation of the neighbourhood.
- Property damage arising from abuse, retaliation, neglect, as well as police searches.
- Fire resulting from drug manufacturing or grow operations.
- Loss of rent during the eviction and repair periods.
- Fear and frustration when dealing with dangerous and threatening residents or their guests.
- Increased resentment and anger between neighbours and property managers.
- The loss of valued residents.

**The Crime Free Multi-Housing Program will teach you:**

### **1. Prevention and Applicant Screening**

- How to effectively screen prospective residents.
- Tips to strengthen rental agreements.
- How to become a pro-active property manager.
- Development of life safety awareness.
- How code compliance can protect your rights as an owner.

### **2. Abatement of Criminal and Nuisance Behaviour**

- How to recognize signs of drug and criminal activity.
- Actions to take when it is discovered that residents or their guests are conducting illegal activities on the property.
- Crisis resolution and Notice to End Tenancy process.
- Role of the police.
- How to improve the physical property and make it safer.

### **3. Resource Materials**

- Will receive handouts addressing life safety for residents, owners and property managers.
- Who to contact at agencies which can assist with management of property.

### **WHAT OTHERS HAVE SAID ABOUT THE PROGRAM**

"This appears to be the ONLY program I know about which will work in rental properties."

"It will give me more self-confidence in dealing with tenants and enhance my belief we can have a choice in trying to live crime and drug free."

"Of particular value, was support for concepts that in the past I wasn't sure were correct. It's great to hear that we don't have to put up with any drug and crime related activity. I've been in Multi-Housing for 8-9 years and have taken several classes and seminars. I learned more valuable information in the first four hours of this class than in several other classes combined."

"The levels of energy and presentation are the best I have ever been exposed to in at least 20 years of corporate seminars...a credit to the police and our community."

"It was presented in a manner that certainly kept my attention. The information on drugs was also very valuable."

"I think you have a wonderful concept here. I would think the goals are in the right place. The presentation was very easy to follow. I am looking forward to completing the whole course."

**If you are interested in learning more about the Crime Free Multi-Housing Program please contact B.C. Crime Prevention Association at:**  
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