

For more information about the Crime Free Multi-Housing Program or to register for the next Crime Free Multi-Housing training workshop, please contact:



**British Columbia
Crime Prevention
Association**

Web: www.bccpa.org
E-mail: info@bccpa.org

Our Purpose

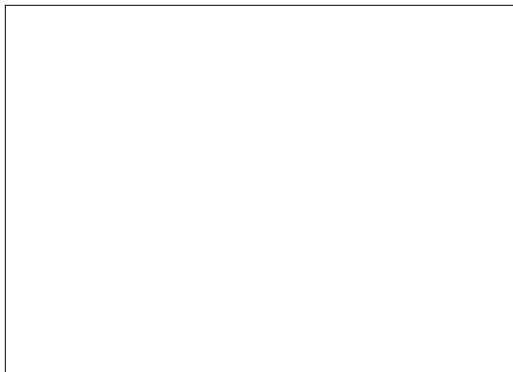
To provide leadership that promotes effective partnerships through the development of initiatives designed to reduce crime and its impact on the community.

Mission

The mission of BC Crime Prevention Association is to promote active community participation in crime prevention initiatives through awareness and education.

Vision

To be recognized and respected as the leading crime prevention association.



**Crime Free
Multi-Housing
Program**



www.bccpa.org

ARE YOU ... ?

- | | YES | NO |
|---|--------------------------|--------------------------|
| 1. An apartment owner or manager? | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Concerned about criminal activity, nuisance or destructive behavior by some of your tenants? | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Losing money due to property damage or neglect by problem tenants? | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Having trouble knowing what to do with problem tenants and/or their guests? | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Wanting to spend less time on crisis control? | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Wanting a more stable and satisfied long term resident base? | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Wanting a community environment that provides safety and peace of mind for you and your tenants? | <input type="checkbox"/> | <input type="checkbox"/> |

If you answered yes to some or all of the above questions, the Crime Free Multi-Housing Program is for you!

WHAT IS THE CRIME FREE MULTI-HOUSING PROGRAM?

The Crime Free Multi-Housing Program (CFMH) is direct and solution-oriented. It is a 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, Crime Free Multi-Housing now operates in over 800 cities across North America.

The CFMH Program commenced operation in New Westminster, British Columbia in 1994. Interest has grown rapidly with many owners, managers, and residents demonstrating a sincere desire to work with the police in reducing crime on rental property. Throughout British Columbia, apartment communities and police are reaping the benefits of this effective and proven Program.

PROGRAM GOALS

- Create safer apartment communities
- Facilitate a co-operative 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 neighbours and property managers
- The loss of valued residents

BENEFITS OF THE CFMH PROGRAM

For Owners and Managers:

- Increased demand for suites by desirable residents
- A stable and satisfied resident base
- Lower maintenance and repair costs
- Improved property values
- Appreciative neighbours
- 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 neighbours 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

“... presented in a manner that certainly kept my attention... a credit to our police and to our community.”

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 beneficial 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.

CAN THIS HELP YOU?

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Your participation is welcome!



**Crime Free
Multi-Housing
Program**

*Promoting safe apartment living
for safer communities*

“The Crime Free Multi-Housing Program will give me more confidence in dealing with tenants, and enhance my belief we can have a choice in trying to live crime and drug free.”

“This appears to be the ONLY program I know about which will work in rental property.”