

There are three ways criminal activity comes into a rental community:

- 1) The criminal lives there.
- 2) They visit friends there.
- 3) They come to the property to commit crimes.

Criminals are transient and easily move from one apartment complex to another or mobile home park to another; both decreasing the value of your property and jeopardizing the security of your community.

The CRIME FREE MULTI-HOUSING PROGRAM addresses all three of these possibilities.

By implementing the principles of the program, property owners and managers not only reduce the likelihood of crime in the community, they also reduce the number of visitors who come to the property with criminal intent (i.e., to purchase or sell drugs).

For the opportunistic criminal, the use of C.P.T.E.D. (Crime Prevention Through Environmental Design) has been used to combat crimes that might occur in the parking lots or common areas. This includes assaults, robberies, drive-by shootings, and auto thefts.

The program is divided into four phases which are facilitated by the San Bernardino County Sheriff's Department in conjunction with Adelanto Community Safety.

Phase I – Classroom Instruction

We will provide free classroom instruction to both the manager and owner of the property. Training includes:

- Introduction to the Crime Free Lease Addendum
- Learning the eviction process
- Establishing fair screening
- Learning your legal rights and responsibilities
- Improving your working relationship with law enforcement.

Phase II – CPTED (Crime Prevention Through Environmental Design)

We use a standard for complex security that can assist with improving the safety of your complex.

- The standard is used in order to complete a yearly inspection (CPTED Inspection) at your property.
- Staff from the San Bernardino County Sheriff's Department will complete the inspection and review areas of improvement by providing crime prevention tools.

Phase III – Sign Posting

After passing the CPTED Inspection, your property will be authorized to order Crime Free Multi-Housing signs. The signs should be placed in strategic locations throughout your property in order to identify your property as one which works directly with the San Bernardino County Sheriff's Department and/or Adelanto Community Safety.

Phase IV – Tenant/Manager Meeting

A Tenant/Manager meeting is scheduled to bring managers, tenants, and members of the San Bernardino County Sheriff's Department and Adelanto Community Safety together to inform tenants on the Crime Free Multi-Housing Program.

A final certificate will be issued showing that the property has completed all phases of the program. This certificate is displayed in the manager's office for the benefit of both current and future tenants.

The CRIME FREE MULTI-HOUSING PROGRAM (CFMH) is successful because it approaches crime on many fronts. Law enforcement cannot solve crime problems alone.

Neither can the management or residents of rental properties. However, by working together, the end result has been the most successful approach to crimes in rental communities.



Community Safety



If law enforcement, property managers and residents will make a dedicated effort to crime prevention and the CRIME FREE MULTI-HOUSING PROGRAM, the outlook for success is extremely high. We appreciate your efforts to make our community a safer place to live and enjoy for many years to come.