



**CRIME  
PREVENTION  
THROUGH  
ENVIRONMENTAL  
DESIGN**



**PROGRAM BACKGROUND**

The Crime Free Multi-Housing Program was developed in Mesa Arizona in 1992, with the goal of reducing crime, drug, and gang activity in rental properties. The program is sponsored by the International Crime Free Association that provides training or other assistance to local agencies in the administration of their programs. The program spread to more than 2,000 cities in the United States with successful programs causing an average reduction in crime between 75-90% according to the International Crime Free Association. The purpose of the program is to gain the commitment of property owners, managers, tenants, and the community to maintain properties free of illegal or destructive activity and to promote a higher quality of life within each neighborhood. Successful programs increase community participation, provide accountability for property owners, and lower maintenance costs. The proven crime prevention methods and program phases improve public safety for tenants, property owners, and the community.

**PROGRAM OUTLINE**

On April 12, 2017 The City of Adelanto adopted Ordinance 560 (AMC 8.50). The City of Adelanto Crime Free Multi-Housing Ordinance is mandatory for all multi-family (2 or more units) rental property owners and managers.

The program consists of four phases: an 8-hour training class, inspection of the properties to verify implementation of Crime Prevention through Environmental Design (CPTED) elements and maintenance of CPTED standards, the posting of Crime Free Multi-Housing signs and active participation in yearly Tenant/Manager meetings that bring together owner/managers, tenants and members of the San Bernardino County Sheriff’s Department and Adelanto Community Safety.

A basic premise of the Crime Free Multi-Housing Program is designed to develop partnerships and share the responsibility of preventing crime in the community. By doing so, the city will be able to address the root causes of crime in rental property. This will result in less crime, fewer calls for police service, less notices and citations being issued, and more available time for police officers to be proactive in fighting crime. The purpose of this program is not to serve the landlords, but to educate them and their residents to improve the livability of the neighborhoods by reducing crime and blight.

**PHASE I: Classroom Instruction**

Property owners and managers will receive training from various city departments on crime prevention techniques. The following topics will be discussed: fire prevention, health and safety issues, information regarding CPTED standards and the benefits of tenant screening. Attendees will be provided with a crime-free lease addendum, and learn how to monitor and respond to criminal activity occurring on rental properties. The training will equip the property owners and management employees with the necessary skills to prevent or identify problems before they occur.

**Upcoming training dates:**

DATE	LOCATION	TIME
September 6 <sup>th</sup> , 2017	Victorville City Hall: 14343 Civic Dr	8:00 a.m. – 5:00 p.m.

Please contact Deputy Cervantes at 909-387-3700 or [acervantes@sbcasd.org](mailto:acervantes@sbcasd.org) to RSVP

**PHASE II: INSPECTION/ CONTACT INFORMATION/ LEASE ADDENDUM (Mandatory)**

After completion of phase one, the property owners will have (30) thirty days to implement a **Crime-Free Lease Addendum** for all new tenants. The property owner shall provide Adelanto Community Safety with direct and immediate contact information for themselves, property owner, managers, and/or a local responsible party. The property owners will be required to have the property assessed (inspected) to confirm the implementation of **CPTED standards**.

### **PHASE III: CERTIFICATION**

At the completion of classroom instruction and CPTED inspection, the property will qualify to utilize the Crime Free Multi-Unit Housing signage. The signs should be placed in strategic locations throughout your property in order to identify your property as one which works directly with San Bernardino County Sheriff and Adelanto Community Safety. A certificate will be issued to the owner upon completion of Phase Three.

The Crime Free Multi-Housing Program will replace stolen or severely damaged signs one time per year. Signage must have been legally posted on the building. **Replacement fee is \$20.00 per sign.**

### **PHASE IV: ACTIVE PARTICIPATION & CERTIFICATION**

After completion of Phase III and in compliance with all other regulations related to the program, your property is certified Crime Free Multi-Unit property. Certification requires a commitment from the property owner and management to maintain the rental property to CPTED criteria and to maintain annual re-certification in the program. It is also required that property owners participate or host an in-house community event by gathering their tenants annually to further educate and strengthen the community and help foster a safe neighborhood.

Additionally, upon completion, your address will be added to the San Bernardino CFMH website property list provided online to highlight your property being crime free certified.

At any time a property owner fails to maintain compliance, the property shall have the certification status revoked. Failing to comply will also include any rental property that has **twenty (20) or more calls** for service from law enforcement, Adelanto Community Safety and/or Fire Prevention. Service calls may be based on individual departments or accumulative within a one-year period.

**As a mandatory program, the City will enforce ordinances for property owners who fail to participate in the program with administrative citations, civil penalties, or any other legal remedy.**