

Benefits

- A stable more satisfied tenant base
- Increased demand for rental units with a reputation for active management
- Lower maintenance and repair cost
- Increased property values
- Improved personal safety for tenants, landlords, and managers
- Peace of mind that comes from spending more time on routine management and less on crisis control
- More appreciative neighbors

Apartment communities fully certified in the Crime Free Multi—Housing Program

- Seabreeze Apartments
1045 E. Condor Ave.
- Totem Villa Apartments
1085 US Hwy 101 N.
- Seagull Villa Apartments
655 Pacific Ave.
- Crescent City Senior Apartments
1125 Oregon St.
- Maple Cove Apartments
577 I St.

(January 2009)

Sponsored by the
City of Crescent City

Rod Butler, City Manager
Kelly Schellong, Mayor
Dennis Burns, Mayor Pro Tem
Kathryn Murray, City Council
Charles Slert, City Council
Donna Westfall, City Council

Program Administrator
Police Chief Douglas Plack

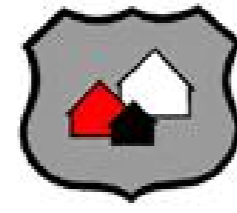
Program Coordinator
Police Officer Justin Gill

Crescent City Police Dept:
686 G St. Crescent City, Ca. 95531
Phone: (707) 464-2133
Emergency: **911**
Police Chief: Doug Plack
Crime Free Coordinator: Officer Justin Gill
Email: jgill@crescentcity.org
Office Hours: 8a.m. - 5p.m.
Monday-Friday except Holidays

Crescent City Police Department

Crime Free Multi-Housing Program

*"Keeping Illegal Activity Out Of
Rental Properties"*



*The mission of the Crescent City
Police Department is to work in
partnership with the community to protect
life and property and to enhance the
quality of life in our city through
proactive problem solving, fair and
equitable law enforcement, and the
effective use of resources.*



Points to Consider: *Cost of Criminal Activity in Rental Property*

When criminals and other destructive tenants operate out of rental property, neighborhoods suffer and landlords pay a high price.

That price may include:

Decline in property values—particularly when the activity begins affecting the reputation of the neighborhood.

Property damage arising from abuse, retaliation or neglect.

Fire resulting from manufacturing or growth operations.

Civil penalties, including temporary closure of the property—or even property seizure.

Loss of rent during the eviction and repair period.

Fear and frustration when dealing with dangerous and threatening tenants.

Increase resentment and anger between neighbors and property managers.

The loss of other valued tenants.

The Crime Free Multi- Housing Program will teach you. . .

I. Prevention and Application Screening

How code compliance (preparing the property) can protect your rights as a landlord. Benefits of application screening. Tips to strengthen rental agreements. How to become a proactive property owner/manager. Maintaining a fire safe environment. Development of life safety awareness.

II. Drug Nuisance Abatement

Warning signs of drug activity. Your responsibilities to combat illegal activities on your properties. Role of the Police. Crisis resolution and the eviction process.

III. Resource Materials

100+ page manual with additional community resources for tenants, landlords, and property managers. Many other free materials will be available at class time.

AND BEST OF ALL THE
TRAINING IS FREE!!!

The *Crescent City Police Department Crime Free Multi-Housing Program* was designed to help tenants, owners, and the managers of rental property to keep illegal activity off their property.

This program is honest and direct. It is designed to be easy, yet very effective in reducing the incidence of crime in rental property.

The program utilizes a unique three-part approach which ensures the crime prevention goal, while maintaining an approach which is very tenant friendly.

Phase One involves an eight-hour seminar presented by the Crescent City Police Department and rental experts.

Phase Two will certify that the rental property has met the security requirements for the tenants safety.

In Phase Three, a tenant crime free prevention meeting will be conducted for full certification, and the managers will be granted use of large metal signs for display on the property. The management will also be granted the use of the program logo in all advertisements.

*For further information regarding
the Crescent City Police
Department Crime Free Multi-
Housing Program or to inquire
about upcoming classes, please call
(707)464-2133*

