

Compelling reasons to join the Crime Free Multi-Housing Program

- Communities that are certified in the Crime Free Multi-Housing Program (CFMHP) have shown a reduction in crime and improved the quality of life for its residents.
- You can advertise your CFMHP certification as proof positive that your community is committed to your residents having an apartment they are proud to call home.
- CFMHP communities gain access to a Crime Free Addendum that is incorporated into lease/renewal packets that clearly define the property manager's expectations to the tenant and the requirements of the crime free program.
- Participation will enable you to establish a closer relationship with law enforcement with more access to data about crime incidents in your community, police actions, etc.



Tampa Police Department

411 North Franklin Street
Tampa, Florida 33602

**District 1
Crime Prevention Team**
(813) 354-6623

**District 2
Crime Prevention Team**
(813) 931-6565

**District 3
Crime Prevention Team**
(813) 242-3859



tampagov.net/Police

Crime Free Multi-Housing Program

Keeping illegal activity out
of our rental communities



Potential Benefits:

- A stable, more satisfied tenant base.
- Increased demand for rental units with a reputation for active management.
- Lower maintenance and repair costs.
- Increased property values.
- Improved personal safety for tenants, landlords, and managers.

The costs of drug activity in rental communities

When criminals and other destructive tenants operate out of rental communities, 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, neglect, and criminal activity.
- Fire resulting from manufacturing or growing operations.
- Civil penalties, including temporary closure of the property – or even property seizure.
- Loss of rent during the eviction and repairs periods.
- Fear and frustration when dealing with dangerous and threatening tenants.
- Increased resentment and anger between neighbors and property managers.
- The loss of other valued residents.

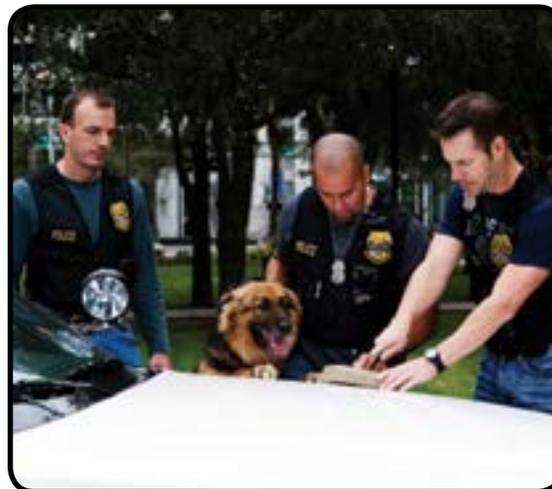
What the Crime Free Multi-Housing Program will teach you

I. Crime Prevention and Application Screening

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

II. Drug Nuisance Abatement

- Warning signs of drug activity.
- Actions you must take if you discover your tenant or tenant's guests are conducting illegal activities at your property.
- The role of your local police department.
- Crisis resolution and the eviction process.



Certification Process



The Tampa Crime Free Multi-Housing Program was designed to help tenants, owners, and the managers of rental property keep drugs and other illegal activity off their property.

This program is honest and direct. It is solution oriented. It is designed to be easy, yet very effective in reducing crime in rental communities.

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

PHASE ONE

An eight-hour seminar presented by the police and partners of the program.

PHASE TWO

Certification that the rental property meets the security requirements for the tenant's safety.

PHASE THREE

A tenant crime prevention meeting will be conducted for full certification. The management will be granted the use of large metal signs for display on the property and the use of the program logo in all advertisements.

For additional information, please contact Lead Coordinator, Lieutenant Bryan Hill at Bryan.Hill@tampagov.net or by calling (813) 931-6594