

Crime Free Multi- Housing Program

The CRIME FREE MULTI-HOUSING PROGRAM is successful because it approaches crime on many fronts. The police cannot solve crime problems alone. Neither can the management or residents of rental properties. But by working together, the end result has been the most successful approach to crimes in rental communities.

There are three (3) ways criminal activity comes into a rental community. The criminal lives there, they visit friends there, or they come to the property to commit crimes. The CRIME FREE MULTI-HOUSING PROGRAM addresses all three of these possibilities. By not renting to people with criminal intent, they 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 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.

If the police, 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. . This program has consistently delivered a reduction in call volume when applied. It is multifaceted in terms of implementation:

PHASE ONE: TRAINING

Property owners, managers, leasing staff, maintenance personnel and others in the management team should attend the entire 8-hour training program.

After completion of the eight-hour training program, each participant will receive a green certificate which has been signed by the Chief of Baylor University Police Department. The certificate is also signed by the program coordinator of the CRIME FREE MULTI-HOUSING PROGRAM.

This green certificate is to be immediately framed and displayed in the leasing office or in a prominent place where applicants are sure to see it. **Prospective residents should be told as soon as possible that the property management is working with the police** to keep the community healthy. If there is not a leasing office, a certificate can be displayed in a 3-ring notebook with other materials used in the CRIME FREE MULTI-HOUSING PROGRAM. The manager or owner should show the notebook to prospective residents.

Participating managers should also begin immediate implementation of the Crime Free Lease Addendum, which is the backbone of the CRIME FREE MULTI-HOUSING PROGRAM. This addendum to the lease cites specific actions that will be taken by management if a resident, or somebody under the resident's control, is involved in illegal or dangerous activity on or near the rental property.

The management is to conduct a background check that includes credit and criminal information; the applicant should be informed before they turn in the application or pay any fees or deposits. Every prospective resident must be treated exactly the same as the others.

PHASE TWO: C.P.T.E.D. INSPECTION

In the second phase of the program the Crime Prevention Coordinator will inspect the rental property to assess physical security and general appearance of the property. If the property meets the Baylor University Police Department's requirements, they will be given a red certificate signed by the Chief of Baylor University Police Department.

This red certificate will certify the property has met the minimum-security requirements of the **CRIME FREE MULTI-HOUSING PROGRAM**. The minimum-security requirements are:

- 1. The exterior and interior of all units must be in compliance with applicable Texas Property Code and Waco Code of Ordinances.**
- 2. Building addresses are clearly visible from the street with a minimum of 4 inches in height and are reflective or well lighted at night. Apartment numbers posted conspicuously, contrasting with background, at least 3 inches in height.**
- 3. Adequate and uniform security lighting.**
- 4. Proper trimming of bushes and trees.**
- 5. 180-190 degree eye viewers in all front doors.**
- 6. Single cylinder deadbolt locks with one inch throws on all exterior doors.**
- 7. Strike plates with two 3 inch screws.**
- 8. Anti-lift/slide devices on sliding windows and doors.**
- 9. Windows on ground level have secondary locking devices.**

PHASE THREE: SAFETY SOCIAL

In the third and final phase of the program, Baylor University Police Department will conduct a Safety Social for residents at the rental property. This will include information about general safety principles and crime prevention. This will also give law enforcement the opportunity to explain the CRIME FREE MULTI-HOUSING PROGRAM to the residents of the rental community.

Management is responsible for providing food, non-alcoholic drinks and entertainment for this event. It is also recommended that property managers raffle door prizes as an added incentive to draw residents to the meeting. **It is necessary to conduct at least one (1) meeting per year to maintain membership** in the CRIME FREE MULTI-HOUSING PROGRAM.

A blue certificate will be issued at the Safety Social to demonstrate to the residents that management is committed, and has completed all three (3) phases of the program.

In return for the property's commitment to the Crime Free Multi-housing program, the Baylor Police Department will notify managers of every call for police service on the property. The Crime Prevention Coordinator will act as a liaison between the property managers and the Baylor Police Department, opening up communication to ensure both parties are informed of what is happening in and around the property. Benefits include but are not limited to:

- 1. Improved safety for owners, managers, renters and neighbors**
- 2. Increased demand for rental units**
- 3. Decreased civil liability**