



Spokane's Approach to Crime Free Multi-Housing



By Maurece Vulcano, Spokane C.O.P.S.

The purpose of our Crime Free Multi-Housing Program is to assist landlords in developing effective partnerships in a neighborhood environment, and fostering a safe, healthy, family-oriented place to live.

Our Crime Free Multi-Housing program (CFMH) is for anyone that owns or manages multiple single-family homes or buildings with 2 or more units. The program offers:

- structured and common rules of compliance
- a communication network
- a valuable marketing tool for property owners

We are encouraging all responsible landlords who desire a crime-free environment to take part in this program. In addition, the CFMH program is designed to prevent tenants from abusing rental housing and disrupting neighborhoods in Spokane.

Our purpose in training landlords and tenants is to help you develop more effective partners in our effort to keep our neighborhoods safe – free from chronic drug dealing and illegal activity.

Landlords want to provide a clean, safe place to live. Most tenants want to be good neighbors and citizens. The premise of this program can bring about a better partnership between local government and community, and ultimately produce safer, more stable neighborhoods.

Drug abuse, antisocial behavior, defacing and destruction of property, theft and acts of violence are all symptoms of non-functional, deteriorating neighborhoods.

The Spokane Crime Free Multi-Housing program can be the vehicle for citizens working toward an improved quality of life.

How the Program Works

Originally developed for the City of Portland, Oregon, and later adapted by the Mesa, Arizona Police Department, this program has a proven track record. Personnel from Spokane C.O.P.S., Spokane Police Department, Spokane County Sheriff, Spokane Fire Department, various city and public services, and active members of Crime Free Multi-Housing have teamed up to tailor this innovative program for the citizens of Spokane and to assist in training.

This program calls on managers to make creative steps toward providing a clean and safe environment for citizens of Spokane.

The program uses a 4-level approach to eliminate crime in single and multi-family communities, to reduce calls for police service and to foster a clean, healthier, more stable living environment.

1. A comprehensive training program for property owners/managers
2. CPTED (Crime Prevention Through Environmental Design) security requirements for participating properties
3. Meetings with residents (minimum of 2 meetings per year)
4. Designation of a manager/resident liaison to the nearest C.O.P.S. or S.C.O.P.E. Substation

Who Benefits from Crime Free Multi-Housing?

Most **owners/managers want to rent to non-disruptive tenants**. Further, renting to criminals can lead to dramatic

declines in property values, severe property damage, drug raids, toxic contamination from drug labs and loss of rent during evictions and repairs and ultimately animosity between residents and owners/managers and the community at large.

In contrast, **participating owners/managers reap numerous benefits** from this program. Benefits may include:

- A stabilized, more satisfied tenant base, with increased demand for rentals.
- Improved property values, lower maintenance and repair costs.
- Improved level of personal safety for both tenants and neighbors.
- Peace of mind from spending less time on crisis control.

Landlords tell us the course provided them with screening tips they hadn't heard before, or helped them deal successfully with tenants involved in illegal activity.



Program evaluations indicate a high percentage of property managers who attend the training program plan to make changes in the way they manage their property. To date, we have conducted numerous voluntary property inspections and approved properties as "Crime Free Multi-Housing" locations.

Marketing Benefits

Participating owners/ managers also benefit from the favorable publicity generated by the program.

The Spokane County Chamber of Commerce, City Hall, C.O.P.S. Substations and the Spokane Police Department makes available a list of participating members, which is available to prospective tenants upon request.

Here are some of our current members:

- Bernadette Place
- Alexandria
- Armstrong
- Avondale
- Belamy
- Brookside
- Catherine Johnson Ct
- Cedar North
- Cedar West
- Collins
- Courtview
- El Estero
- Friendship Gardens
- Green Court
- Hart Terrace
- Heritage/Westfall
- Hifumi En
- Keystone
- McDonald Manor
- Newark
- Northcliff Terrace
- Opportunity Manor
- Parsons
- Phoenix
- Resident Court
- Riverwalk Point
- Rosewood Club
- Sal. Army Trans. Housing
- Sharon Lord
- St. Andrews Ct
- St. Anne
- Summit View
- Trent Terrace
- Valley Place
- Winchester Ct

Fully approved properties are authorized to post "Crime Free" signs and plaque, and use the program logo in advertising. This program is a proven, effective Community Policing tool.

Property owners/managers may use the Spokane Crime Free Multi-Housing program logo in all of their advertising, including the telephone

directory, apartment guides and newspaper ads.

- This alerts potential applicants of the partnership between the police department and the apartment community.
- It attracts honest renters, who want to live in a "crime-free" area.
- Owners/managers sign an agreement not to advertise that the property is, in fact crime-free, only that they have joined Spokane's Crime-Free program.
- This removes the appearance of false advertising should illegal activity occur on the premise.

Bottom Line...Protect Yourself and Your Tenants

The Spokane program is one that has been **carefully developed and reviewed by police, human services, community and legal advisors.**

It is a program that will effectively deal with illegal activity on rental property, while providing the tenants with the best protection against crime and violent criminals. It will require managers to spend time and money to benefit the citizens and the City of Spokane.

Call now to schedule for the next available training

835-4572



**Landlords & Managers...
come one...come all!**



Spokane C.O.P.S.
Crime Free Multi-Housing Program
KEEPING ILLEGAL ACTIVITY OUT OF RENTAL PROPERTY!

16-Hour Management Training Seminars:

**June 18-19, 2009
8:00 a.m. – 5:00 p.m.**

CLASSES INCLUDE:

- Applicant Screening
- Rental Agreements
- RCW Landlord/Tenant Laws
- Ongoing Management
- Section 8 Program Youth Opportunities
- Crisis Resolution (Eviction)
- Preparing the Property (CPTED)
- Warning Signs of Drugs/Gangs
- Discovering Clandestine Drug Lab
- Working with Police
- Domestic / Intimate Partner Violence
- Apartment Watch
- Human / Social Service Resources
- Seniors / Disabled Victimization
- Mental Health Decompensation
- Developmental Disabilities

An enrollment fee of \$75.00 for the initial training session includes an extensive CFMH Training Resource Manual and related support materials. Space is limited on a first-come, first-served basis. All training sessions are held at Monroe Court, 901 North Monroe, Suite 300, Spokane, WA.

Call (509) 835-4572 to register.

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