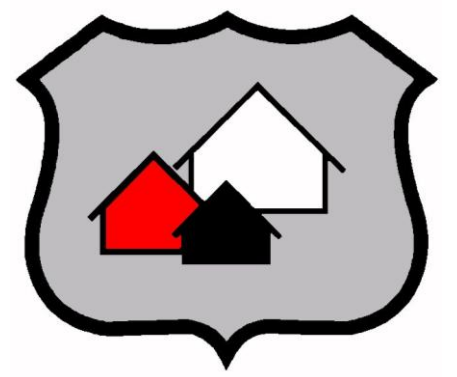


# CRIME FREE MULTI-HOUSING PROGRAM

Keeping Illegal Activity Out of Rental Property



**HAYWARD POLICE DEPARTMENT**  
 300 West Winton Avenue  
 Hayward, CA 94544-1137  
 Phone: (510) 293-7272  
 FAX: (510) 293-7183  
 TDD: (510) 783-8884



**Crime Free Multi-Housing Programs** were developed in the Mesa, Arizona Police Department in 1992 and have since spread throughout the United States and Canada. The program has been implemented in 40 U.S. States, 4 Canadian Provinces, Japan, Finland and Puerto Rico.



## Crime Free Program Coordinators:

Mary Fabian – North  
 (510) 293-1043

Gale Bleth – South  
 (510) 293-7151

## Why Crime Free?

When criminals and other destructive tenants operate out of rental property, neighborhoods suffer and landlords can face serious consequences, including:

- Loss of valued residents
- Decline in property values
- Property damage from abuse, retaliation and neglect
- Civil penalties including forfeiture or temporary closure of property
- Fear and frustration when dealing with dangerous and threatening residents
- Resentment and anger between neighbors, residents and property managers



**Crime Free Multi-Housing** is a Partnership between the City of Hayward, Law Enforcement, Fire, Public Works, Planning & Development, and Rental Property Management and Owners, and Residents.

Yes, I would like to attend the FREE eight hour CFMH Training Seminar, hosted by the Hayward Police Department at 300 West Winton Avenue, Hayward

Please register interested parties for the next quarterly Training Seminar

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Vested Interest:  Rental Owner  Property Manager  Maintenance  Other: \_\_\_\_\_

Rental Information:  Duplex (2 Units)  Triplex (3 Units)  Multi-Family (No. of Units) \_\_\_\_\_

Complex Name: \_\_\_\_\_ Attendee: \_\_\_\_\_

Rental Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_

How did you hear about this program? \_\_\_\_\_

You may FAX the registration to (510) 886-2179 or drop this form in the mail.  
 Confirmation letter will be sent prior to the training date.

## The Hayward Crime Free Multi-Housing Program

is designed to help residents, owners, and managers of rental property to keep drugs and other illegal activity off their property.

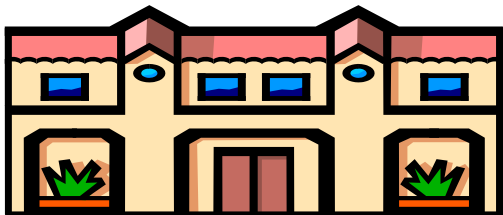
The program is solution-oriented and designed to be easy, yet very effective in reducing the incidence of crime on rental property.

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

**Phase One** is an 8-hour training seminar for property managers presented by the Police Department. Topics include Resident screening, Crime Prevention, Evictions and Drug/Gang recognition. Attendees receive a certificate upon completion.

**Phase Two** is a security assessment of the rental property to certify that minimum safety requirements have been met.

**Phase Three**, a resident crime prevention meeting is conducted and the property then receives full certification.



## Member Benefits

Certified members of the Hayward Crime Free Multi-Housing Program experience many benefits:

- A more stable and satisfied resident base;
- Lower maintenance and repair cost;
- Improved safety for residents, managers;
- Use of the Crime Free logo in advertising and marketing materials;
- Membership in the Hayward Crime Manager's Association, a networking group of local managers;
- A direct link to the Police Department through the Crime Free Multi-Housing Program for assistance and support.

## Get Certified!

Certification is easy!



1. Attend the Crime Free Multi-Housing Manager/Owner Training Seminar;
2. Meet the CPTED minimum security requirements;
3. Host a resident "Safety Social" where Police and Fire Department staff present crime prevention and fire safety tips to residents.

## Crime Prevention Through Environmental Design (CPTED)

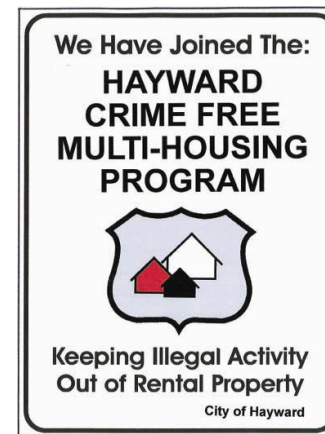
CPTED is the use of design to eliminate or reduce criminal behavior while at the same time encouraging people to "keep an eye out" for each other.

The key principles are:

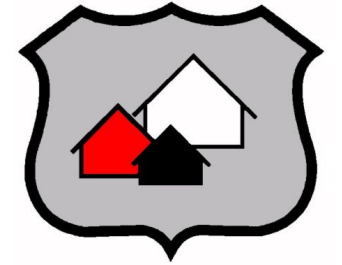
- Natural Surveillance
- Maintenance
- Access Control
- Activity Support

Minimum CPTED requirements for Crime Free Certification:

- 180-degree eye viewers in front doors,
- Deadbolts and 3 screws in strike plates,
- Secondary locks on windows and sliding glass doors,
- Adequate security lighting,
- Proper landscaping



**The Crime Free Multi-Housing Program Training, Certification and Membership is Free!**



This program can help you fight crime in Hayward