

What others have said about the program...

This appears to be the ONLY program I know about which will work in rental property.

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It will give me more self-confidence in dealing with residents, and enhance my belief we can have a choice in trying to live crime and drug free.

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Of particular value, was support for concepts that in the past I wasn't sure were correct. Its great to hear that we don't have to put up with any drug and crime-related activity. I've been in multi-housing for 8-9 years and have taken several classes & seminars. I learned more valuable information in the first four hours of this class than in several other classes combined!

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The levels of energy and presentation are the best I have ever been exposed to in at least 20 years of corporate seminars...a credit to the force and to our community.

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It was presented in a manner that certainly kept my attention. The information on drugs and gangs was also very valuable.

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I think you have a wonderful concept here. I would think the goals are in the right place. The presentation was very easy to follow. I am looking forward to completing the whole course.



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**THE VILLAGE OF
GLENDALE HEIGHTS
CRIME FREE
RENTAL/MULTI-HOUSING
PROGRAM**



**Keeping Illegal/Nuisance
Activity Out
Of Rental Property**

Benefits:

- A stable, more satisfied resident base.
- Increased demand for rental units with a reputation for active management.
- Lower maintenance and repair costs.
- Increased property values.
- Improved personal safety for owners, residents, landlords and managers.
- Peace of mind that comes from spending more time on routine management less time on crisis control.

Points To Consider

Costs of Drug Activity In Rental Property

When drug criminals and other destructive residents 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, neglect and police raids.
- ! 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 repair periods.
- ! Fear and frustration when dealing with dangerous and threatening residents.
- ! Increased resentment and anger between neighbors and property managers.
- ! The loss of other valued residents.

THE CRIME FREE RENTAL HOUSING PROGRAM WILL TEACH YOU...

I. Prevention and Applicant 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 resident or resident's guests are conducting illegal activities at your property.
- ! Role of the Police.
- ! Crisis resolution and the eviction process.

III. Resource Materials

- ! Manual with additional community resources for owners, residents, landlords, and property managers.
- ! A manual addressing fire and life safety awareness for residents, landlords, and property managers.
- ! Many other free materials will be available at class time.

The *Glendale Heights CRIME FREE RENTAL HOUSING PROGRAM* was designed to help residents, 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 the incident 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 resident-friendly.

Phase One involves a seminar presented by the Department of Community Development and the Police department. **Phase Two** will certify that the rental property has met the security requirements for the residents' safety. In **Phase Three**, a resident crime prevention meeting will be conducted for full certification, and the managers will be granted the 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.

All rental properties must pass an annual inspection for compliance as part of licensing each year per Village ordinance.