

FULLY CERTIFIED RENTAL PROPERTIES

City of Walla Walla

What is a Fully Certified Rental Property?

The criteria for a rental property to reach Full Certification is not easy to meet. It requires not only a commitment of time from the landlord or property manager in attending training and conducting Block Watch meetings but also a financial investment for proper tenant screening and improvements to the safety-related physical aspects of the rental property. Landlords and property managers must complete all **three** phases of the Crime Free Rental Housing program *listed below*. A Rental property may then apply for Fully Certified status.

There are currently 2 fully certified properties in Walla Walla. They are 30 E. Birch and the Lion's Gate Apartments at 2222 Isaacs Ave.

Phase I: Property Management Training

Phase one consists of a 12 hour training program offered by the Walla Walla Police Department. Some of the topics covered include: Rental agreements, identifying and reporting illegal activity, working with police, fire department, and other agencies, applicant screening, ongoing management, as well as how to use other available resources.

Phase II: Security Assessments

Landlords/managers of a Fully Certified rental property have received instruction on proven philosophies of Crime Prevention through Environmental Design (C.P.T.E.D.), and at a minimum have implemented the following security measures for the safety and security of their tenants:

- Single cylinder deadbolts on exterior door
- High security strike plates (2-3 inch screws)
- 180 degree eye viewers installed on front door
- Proper trimming of foliage
- Anti-lift/slide devices on windows and sliding doors
- Visible address numbering

Phase III: Tenant/Resident Training

Phase III requires landlords/property managers to arrange a meeting with tenants to receive instruction from police experts in: Drug recognition, auto theft prevention, burglary and theft prevention, neighborhood watch principles, sexual assault prevention, and general safety and crime prevention. These meetings are also a great way for tenants to get to know each other and build a positive relationship with the police and their landlord.

If you have any questions regarding Full Certification of rental properties in Walla Walla please call the Crime Free Rental Housing Coordinator, Officer Tim Bennett at 524-4381.