

Keeping Illegal Activity Out of Rental Housing

Overview

There are three phases to the program that landlords and property managers must achieve to have their property certified as a CFRH member. A certificate is awarded at the successful completion of each phase:

Phase I Property Management Training

This is a 12 hour training program offered (free of charge) by the Walla Walla Police Department. *Topics include:*

- Rental Agreements
- Identifying and reporting illegal activity
- Working with police, fire department, and other agencies
- Eviction process
- Applicant screening
- Ongoing management
- Available resources
- WA Landlord/Tenant Law

Phase II Security Assessments

A proven philosophy of Crime Prevention Through Environmental Design (C.P.T.E.D.) is taught as it relates to allowing residents to naturally keep an eye on the property, controlling access onto the property, creating a sense of ownership by tenants, and supporting activities. *The following minimum standards are required:*

- 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

The final phase of the program involves training the tenants/residents to be the eyes and ears of the rental property. A meeting is organized with the assistance of the Walla Walla

Crime Prevention Unit and topics are discussed that will help reduce crime. *Topics include:*

- Drug recognition and elimination
- Auto theft prevention
- Burglary and theft prevention
- Neighborhood watch principles
- Sexual assault prevention
- General safety and crime prevention

Upon Successful Completion of all three phases

- At graduation each manager/property owner in attendance will receive a certificate
- The certificate property will receive and may post CFRH signs
- Owners/managers will receive permission to use CFRH logos to market their property as a certified member of CFRH
- Participating owners/managers will receive notices for continuing education opportunities properties
- A “Monthly Calls for Service” report will be provided on request

Annual Compliance Reviews

To maintain certified status CFRH member properties must complete an annual compliance check. This includes seeing that an associated manager is current with the completion of the CFRH training, a CPTED survey update, and that at least two resident crime prevention meetings have taken place with the Walla Walla Police Crime Prevention unit.

Cost of Illegal Activity in Rentals

- Decline in property value, particularly when the activity begins affecting the reputation of the neighborhood
- Property damage arising from abuse, retaliation, and neglect
- Toxic contamination and/or fire resulting from manufacturing or grow operations
- Loss of rent during eviction and repair periods
- Fear and frustration in dealing with dangerous tenants
- Increased resentment and anger between neighbors and property manager
- Civil penalties, including loss of property use for up to one year, and property damage resulting from police raids
- Loss of valued tenants

Summary

The Walla Walla Crime Free Rental Housing Program is a partnership between the Walla

Walla Police Department, local landlords, and tenants working together to foster a safer and healthier community in rental housing.

The program is based on a very successful program called Crime Free Multi-Housing, which has been directly attributed with decreasing crime at rental properties in hundreds of cities throughout the United States. Through education and support, CFRH addresses rental based illegal activities and special needs with the goal of reducing calls for police service and creating a safer and more stable living environment for residents.

Who Should Attend

Property owners, managers, leasing staff, real estate agents, maintenance personnel and others in the management team should attend the entire twelve-hour training program. It is also recommended that police officers attend the training to understand the civil nature of rental communities, and to establish a rapport with managers of rental properties.

Benefits of Active Property Management

- Stable, more satisfied tenant base
- Lower maintenance and repair costs
- Increased demand for rental units, particularly for properties that have a reputation for active management
- Improve property values
- Improved personal safety for tenants, landlords, and managers
- Less time spent on crisis control and more time spent on routine management
- Appreciative neighbors

Get Involved Now!

The initial 12-hour training and any additional special training is FREE along with an extensive CFRH Training Resource Manual and related support materials. Interested landlords, property managers, tenants, law enforcement, security personnel, maintenance, real estate agents, insurance agents, mortgage holders and other interested parties are invited to have their names placed on an interest list for notification of upcoming trainings. Space is limited to a first come – first serve basis.

For more information contact:

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