

## *Benefits of the Crime Free Rental-Housing Program*

### **Management Benefits:**

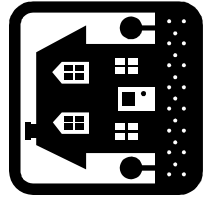
- ◇ A stable, more Satisfied resident base
- ◇ Warning signs of drug activities
- ◇ More time for routine management and less time on crisis control
- ◇ More appreciative neighbors

### **Law Enforcement Benefits:**

- ◇ Reduced calls for service
- ◇ Working relationship with rental property owners/ managers

**For more information,  
Call**

**Crime Prevention Unit  
651-552-4235**



West Saint Paul Police Department  
Crime Prevention Unit  
1616 Humboldt Ave.  
West St. Paul, MN 55118

# Crime Free Rental- Housing Program



- \* Property Owners/Managers \*
- \* Residents \*
- \* Law Enforcement \*

**WORKING TOGETHER TO  
KEEP CRIMINAL ACTIVITY  
OUT OF RENTAL PROPERTY**



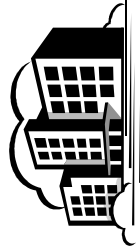
**City of West St. Paul  
Police Department**

# Crime Free Rental- Housing

## *What is the Crime Free Rental-Housing Program?*

Crime Free Rental Housing is a program designed to make rental properties safe and desirable places to live. Crime Free Rental Housing is a pro-management, pro-tenant, and anti-crime.

The programs consists of three phases that must be completed under the supervision of the local police department. Property managers can become individually certified after completing training in each phase and the property becomes certified upon successful completion of all three phases.



## *The Three Phases of the Program*

### *Phase One— Management Training*

Resident owners and/or managers attend an eight-hour seminar presented by police, fire, public housing and other.

- ◆ Crime Prevention Theory
- ◆ CPTED Theory (Physical Security)
- ◆ Benefits of Residents Screening
- ◆ Tips to Strengthen Rental Agreements
- ◆ Key Control and Master Key Use
- ◆ How to Maintain a Fire Safe Environment
- ◆ Gangs, Drugs Activity, and Crime Prevention

- ◆ Landscape maintenance standards compliance

### *Phase Three— Resident Training*

A meeting is held for the residents where crime watch and crime prevention techniques are discussed.

Topics discussed include:

- ◆ Personal Safety Tips

### *Phase Two— Security Assessment*

This phase will certify that the rental property has met the security requirements for the tenant's safety.

- ◆ Crime Prevention Through Environmental Design Survey (CPTED)
- ◆ Minimum door, window, and lock standard compliance inspection
- ◆ Minimum exterior lighting standards evaluation

