

Phase II—CPTED Survey by the Police

- Crime Prevention Through Environmental Design Survey (CPTED)
- Minimum door, window, and lock standards compliance inspection
- Minimum exterior lighting standards evaluation
- Key Control procedures evaluation
- Landscape maintenance standards compliance

Phase III— Community Awareness Training

- Annual crime prevention social taught by property management and police
- Community awareness and continuous participation is encouraged



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**RAYTOWN P.D.
CRIME FREE &
CRIME PREVENTION
THROUGH
ENVIRONMENTAL
DESIGN
(CPTED)**

Crime Free Multi-Housing Program

The Crime Free Multi-Housing Program is a, state-of-the-art, crime prevention program designed to reduce crime, drugs, and gangs on apartment properties. This program was successfully developed at the Mesa Arizona Police Department in 1992. The International Crime Free Multi-Housing Program have spread to nearly 2,000 cities in 44 U.S. states, 5 Canadian provinces, Mexico, England, Finland, Japan, Russia, Malaysia, Nigeria, Afghanistan, and Puerto Rico. Australia has expressed interest in adopting the program as well.

The program 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 anticipated benefits are reduced police calls for service, a more stable resident base, and reduced exposure to civil liability.

Crime Free Multi-Housing Program Benefits:

- A stable, more satisfied tenant base. Increased demand for rental units with a reputation for active management
- Lower maintenance and repair costs. Increased property values
- Improved personal safety for tenants, landlords, and managers

Costs of Drug Activity In Rental Property

When drug criminals and other destructive tenants 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, or neglect; property damage from 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 tenants. Increased resentment and anger between neighbors and property managers
- The loss of other valued tenants

Here is a brief outline of the program contents: CPTED

PHASE I—Management Training (8 hours) Taught by the Police

- Crime Prevention Theory
- CPTED Theory (Physical Security)
- Benefits of Resident Screening
- Lease Agreements and Eviction Issues
- Crime Free Lease Addendum
- Key control and Master Key Use
- On-Going Security management Monitoring and Responding to Criminal Activity
- Gangs, Drugs Activity, and Crime Prevention
- Legal Warnings, Notices & Evictions Working Smarter With the Police Fire and Life Safety Training Community Awareness