



THE CITY OF SAN DIEGO
REPORT TO THE CITY COUNCIL

DATE ISSUED: October 5, 2011 REPORT NO. 11-131

ATTENTION: Public Safety and Neighborhood Services Committee
Agenda of October 12, 2011

SUBJECT: Informational Report from the San Diego Police Department
Regarding the Crime Free Multi-Housing Program

SUMMARY

THIS IS AN INFORMATION ITEM ONLY. NO ACTION IS REQUIRED ON THE PART OF THE COMMITTEE OR THE CITY COUNCIL.

BACKGROUND

In July of 1992, Mesa, Arizona, introduced the CRIME FREE MULTI-HOUSING PROGRAM (CFMH). The program's concept embraced a multi-faceted approach to crime prevention. CFMH is comprised of a unique partnership of law enforcement agencies, rental property owners, managers, and tenants. It is a voluntary, solution oriented, training and certification program that is widely used to keep illegal activity out of rental property. This can be accomplished through implementation of its three-phase approach to address the opportunities for crime in rental property.

The program's design includes a process by law enforcement agencies. With the local law enforcement agency providing signs, certificates, and advertising privileges, the program has drawn interest nationally and internationally.

The development of the Crime Free Lease Addendum proved to be the backbone of the CRIME FREE MULTI-HOUSING PROGRAM. This addendum to the lease agreement lists specific criminal acts that, if committed on, or about, the property, will result in the immediate termination of the resident's lease.

The CRIME FREE MULTI-HOUSING PROGRAM achieved almost instant success. In the Mesa Arizona program, rental properties with the highest crime rates, the immediate results showed up to a 90% reduction in police calls for service. Although results vary, even the best properties saw reductions of 15% to 20% in calls for service and criminal activity.

The CRIME FREE MULTI-HOUSING PROGRAM began to spread nationally in its first year, and internationally after the second year. The CRIME FREE MULTI-HOUSING PROGRAM has been successful across the United States and Canada.

In San Diego we have developed a CRIME FREE MULTI-HOUSING pilot program at three apartment complexes within the Police Department's Southeastern Division. The pilot has shown success in the areas of reduced calls for police services and a reduction in reported crimes. The most significant outcome thus far has been the overwhelming acceptance by the property owners and managers.

CONCLUSION

The CRIME FREE MULTI-HOUSING PROGRAM (CFMH) is successful because it approaches crime on many fronts. Law enforcement cannot solve crime problems alone. Neither can the management or residents of rental properties. However, by working together, the end result has been the most successful approach to crimes in rental communities.

There are three ways criminal activity comes into a rental community:

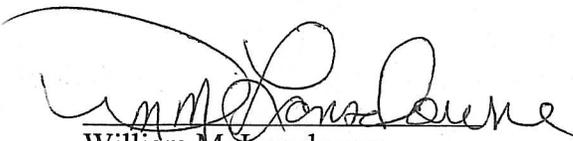
- 1) The criminal lives there.
- 2) They visit friends there.
- 3) They come to the property to commit crimes.

The CRIME FREE MULTI-HOUSING PROGRAM addresses all three of these possibilities. By implementing the principles of the program, property owners and managers not only reduce the likelihood of crime in the community, they also reduce the number of visitors who come to the property with criminal intent (i.e., to purchase or sell drugs).

For the opportunistic criminal, the use of C.P.T.E.D. (Crime Prevention Through Environmental Design) has been used to combat crimes that might occur in the parking lots or common areas. This includes assaults, robberies, drive-by shootings, and auto thefts.

If law enforcement, property managers and residents will make a dedicated effort to crime prevention and the CRIME FREE MULTI-HOUSING PROGRAM, the outlook for success is high.

Respectfully submitted,



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Chief of Police

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