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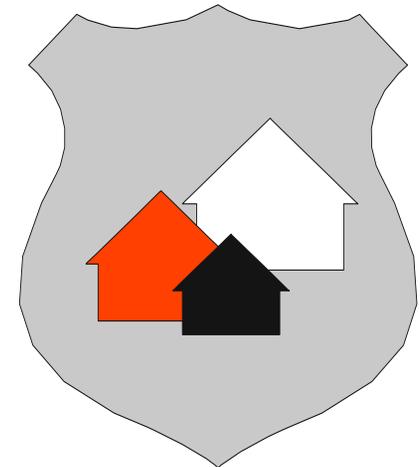
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Village of Mount Prospect

CRIME FREE



HOUSING PROGRAM

***Keeping Illegal Activity Out of
Rental Property***



What is Crime Free Housing?

The Mount Prospect Crime Free Housing Program was designed to help residents, owners, and managers of rental property keep drugs and other illegal activity off their property.

This program is honest and direct. It is solution oriented. It is designed to be easy, yet very effective in reducing the incident of crime in rental properties.

The program utilizes a unique three-part approach, which ensures the crime prevention goal, while maintaining a very resident friendly approach.

Phase One: Crime Free Housing Manager Training

A free eight-hour seminar presented by the police department.

Phase Two: Crime Prevention Through Environmental Design (CPTED) Audit

Will certify that the rental property has met minimum-security requirements for the residents' safety.

Phase Three: Residential Safety Social Meeting

A resident crime prevention meeting will be conducted for full certification. Managers will be granted the use of large metal logo signs for the property and use of the program logo in all advertisements.

** Properties who successfully complete all three phases are eligible for a 10% reduction in license fees.*

Why Crime Free?

When criminals and other destructive residents 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.**
- **Increased problems arising from drug manufacturing and distribution.**
- **Civil and criminal abatement of nuisance properties, civil penalties, (small claims court), sanctions 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 residents.**
- **Increased resentment and anger between neighbors and property managers which may lead to civil remedies/abatement.**
- **The loss of other valued residents.**

Who Benefits?

When crime is decreased EVERYONE benefits.

Other Benefits:

- **A stable satisfied resident base.**
- **Increased demand for rental units with a reputation for active management.**
- **Lower maintenance and repair costs.**
- **Increased property values.**
- **Improved personal safety for residents, landlords, and managers.**
- **Peace of mind that comes from spending more time on routine management and less on crisis control.**
- **Increased communication and better relationships between the landlord, resident and police.**
- **Reduced police calls for service.**
- **More appreciative neighbors.**

Since the inception of the program in 2007 calls for service at rental properties have dropped by 20%

