

Points To Consider

Costs of Drug Activity In Rental Property

When drug 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, neglect and 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 residents.
- Increased resentment and anger between neighbors and property managers.
- The loss of other valued residents.

THE OXNARD CRIME FREE MULTI-HOUSING PROGRAM WILL TEACH YOU...

I. Prevention and Applicant Screening

- Benefits of applicant screening.
- Tips to strengthen rental agreements.
- How to become a proactive property manager.
- CPTED (Crime Prevention Through Environmental Design)
- Maintaining a fire safe environment.
- Developing life & safety awareness.

II. Drug Nuisance Abatement

- Warning signs of drug activity.
- Actions you must take if you discover your resident or resident's guests are conducting illegal activities at your property.
- Role of the Police.
- Crisis resolution and the eviction process.

III. Resource Materials

- 100-page workbook with additional community resources for residents, landlords, and property managers.
- A manual addressing fire and life safety awareness for residents, landlords, and property managers.
- Many other free materials will be available at class time.

**AND BEST OF ALL...
THE TRAINING IS FREE!!!**

The **OXNARD CRIME FREE MULTI-HOUSING PROGRAM** was designed to help residents, owners, and the 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 property.

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

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

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

Call for the next training date and location.

-- ATTENDEES COMMENTS --

What others have said about the program...

Just a quick note to thank you for leading the housing seminar. It was both interesting and informative. I'm impressed with the OPD leadership that is making the program a success. Thank you for not only your leadership but also for your service.

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Outstanding!!!



OXNARD POLICE DEPARTMENT

Jeri Williams, Chief of Police

251 South "C" Street, Oxnard, CA 93030

**OFFICE (805) 385-7600
NON-EMERGENCY (805) 385-7740
EMERGENCY 9-1-1 or (805) 486-1663**

**Crime Free Coordinator
Detective Crystal Walker
(805) 385-7668 or
crystal.walker@oxnardpd.org**

OXNARD CRIME FREE MULTI-HOUSING PROGRAM



Keeping Illegal Activity Out Of Rental Property

Benefits:

- A stable, more 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 less time on crisis control.