

A Quick History of CFMH:

- Developed in Mesa, AZ in 1992
- Developed by Mesa, AZ police officer Tim Zehring
- Currently used in nearly all 50 states and nearly a dozen foreign countries
- Offers nine Crime Free programs, including Multi-Housing, Condominiums, Storage Units, RV Parks, Hotel-Motel, and more

Have a topic or story we should cover?

- If there is a specific topic or story related to Crime Free Multi-Housing or its principles, such as C.P.T.E.D., landlord/tenant law, or other, contact us using the information listed to the right.
- **Reminder: The next CFMH Phase I Seminar will take place on August 26th, 2014 at Old National Bank at One Main St.**



Crime Free Multi-Housing

Contact Us

Want more information about the Evansville Police Department's Crime Free Multi-Housing Program?

Contact Officers Kevin Corbin & Eric Krogman

401 E. Columbia
Evansville, IN 47711
(812) 435-6135

Visit us on the web at <https://www.facebook.com/EPDCrimeFreeProgram>

Thanks to our sponsor Kincaid Insurance (877) 888-5506
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Evansville Police Department
Crime Free Multi-Housing Unit
401 E. Columbia St.
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CRIME FREE EVANSVILLE

Evansville Police Department Crime Free Multi-Housing Quarterly Newsletter Vol 1 Issue 2

Summer 2014

Eclipsing the Century Mark

Think about it: There are *thousands* of rental properties in Evansville. Of all the occupied homes in the city, more than 22,000 of those are filled with renters. Now imagine even a small percentage of those renters wreaking havoc within their community. That can quickly become a major problem. A goal of the Evansville Police Department is to partner with concerned property owners/managers to address this incidence of crime on rental properties. And to date, many rental communities have joined EPD in this mission. At last count, more 100 participating properties have moved on to Phase 2 of the Crime Free Multi-Housing (CFMH) program, representing nearly 9,000 rental units. This means the properties have sent a manager or owner through the 8-hour training class and have (or are near to having) their CPTED and lighting surveys completed. In short, the CFMH program participation levels have exceeded even our expectations, and has the potential to grow even more in the years to come. We appreciate all our CFMH properties!

Getting It Done

CFMH isn't for multi-family sites alone. The program extends to single-family homes as well, and many property representatives are taking advantage of this point. Homes of Evansville is a case in point. (Continued on inside flap).



Homes of Evansville

What others are saying:

"Never been to an all day training class that has kept my attention the whole day. Learned a lot!"

"Very informative class. Brought things to my attention I was unaware that occurs in Evansville."

"I greatly appreciate your time and dedication to educating the Multi-family industry."

"Great presentation! Thank you for the opportunity to take part in your programs!"

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- What's in Store for the Future
- Tree Canopies: Light Killers
- Spotlight on Management: Kari Stoner of Moynahan Williams

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The 2014 International Crime Free Conference in Kansas City, MO

What's in store for the future?

An obvious focus of the Crime Free Multi-Housing program here in Evansville has been on rental housing units: large apartment communities, duplexes, single-family homes, and so forth. But the program applies to so much more. In July, Evansville's CFMH program will move forward by looking at recruiting other aspects of "rental" properties into the fold. This includes motels and hotels, self-storage units, and mobile homes. But it doesn't end there. The Crime Free Multi-Housing program has been adopted for home ownership as well, what is referred to as "Lifestyle" education. Like other CFMH programs, the Lifestyle program has specific Phase training and requirements; more specifically, Lifestyle includes a Crime Free Commitment focusing on tenets similar to those in the Crime Free Lease Addendum, along with points on locking doors and such. The goal is to offer the benefits of the CFMH program to as many properties as would like to join in the effort at reducing calls for service while improving the quality of life for residents and guests.

Spotlight on Management: Kari Stoner

"After 15-years in the multi-family housing industry I could not be more excited to participate in the Crime Free Multi-Housing program. I am the Area Manager for Moynahan Williams, Inc., which includes Dalehaven Estates, Shannon Glenn, Jacobsville, Cedar Trace and Cedar Trace Senior Apartments. All of my properties are currently participating with pride in this new program. The daily reports from the police department listing all of the activity on the property is a true asset. I would recommend this program with the education and support from the police department that it provides to all management agents as well as individual landlords. I am confident that the CFMHP will have great significance in our neighborhoods and community as a whole."



Kari Stoner

Legal Corner

WRITTEN LEASING CRITERIA

By Jeffrey A. Wilhite, Attorney



Deciding who to rent to is the first step in trying to be crime-free. Those variables that you use to decide whether to lease to someone (there could/should be dozens) are called your leasing criteria. It is important that your leasing criteria be in writing – for both offensive and defensive reasons:

Better Analysis. Offensively, putting leasing criteria in writing greatly increases the quality of the criteria. The exercise forces you to think out loud and analyze what is or isn't important. If you just instead make the decisions "on the fly" with an application in front of you your analysis will not be nearly as thoughtful.

If your applicant had a conviction for possession of marijuana ten years ago would that cause you to want to accept or reject the application? If there was a Protective Order against your applicant five years ago would that be relevant, or not? If the applicant had a bad check case three years ago would that be relevant to you? Not including some prohibitions could allow applicants to lease that should have been rejected. The other side of that coin is that including some other prohibitions might unnecessarily exclude applicants who you should have accepted and who could have been good residents.

You should involve others you trust and respect to help your project of analyzing what variables to include in written leasing criteria. But don't just copy and paste others' ideas. Instead, discuss and consider how particular variables are important, or not important in your situation.

Consistency. Defensively, having leasing criteria in writing documents and demonstrates your consistency to help defend claims that your leasing decisions could have instead been based on some other variable such as the color of someone's skin or their nationality. Fair Housing discrimination claims are very expensive to defend. By putting your leasing criteria in writing you will help insure that you actually follow what you had previously decided should be the variables in the decision to lease or not. Having leasing criteria in writing is a substantial help in defending claims of inconsistent discrimination.

Homes of Evansville continued: Getting It Done

With more than 40 properties in Evansville, Homes of Evansville has established a base of newly built rental houses throughout the south side of the city. As the photos to the right illustrate, the homes were designed with CPTED concepts in mind: trees and shrubbery trimmed with the 2'/6" rule in mind (enabling for clearer sight lines and natural surveillance); elevated porches (encouraging outdoor seating, which promotes increased surveillance of surrounding area). These attributes have been complimented by additional measures following the Phase II CPTED survey of each home. For instance, property maintenance staff have worked on installing 3" screws in all deadbolt strike plates, and decisions on fencing at certain locations will be based on how those barriers promote both transparency and natural surveillance (noting that solid fences, such as wooden privacy fences, tend to promote privacy for bad behavior). All in all, Homes of Evansville and manager Brittany Baum are making great strides towards safety.



Homes of Evansville

Tree Canopies: Light Killers

In the last newsletter we discussed how the effectiveness of lights can be diminished as trees and bushes fill in during warmer months. Well, Summer is here, and so are the leaves. The photo to the right shows the importance of keeping tree canopies peeled back from light fixtures. The ball of light in the upper left portion is the fixture; you can see how the light disperses into the leaves above and to the right of the fixture, but diminishes to near blackness at the ground level (where that light is needed most!). This raises two important points: First, as we just mentioned, keeping the canopies trimmed allows light to reach more area; Second, light fixtures need to be capped, or what is referred to as "shoe-boxed." This means the light is directed, or channeled, to a specific, desired area. Doing so helps to enhance the effectiveness of the light source by eliminating-in large part-both light trespass (your neighbors thank you) and light pollution (the stars do not need help, so don't waste your energy and money trying to illuminate them). Use your lights the way they were intended. Illuminate the parking lots, dumpsters, walkways, and not upper tree branches. Let the squirrels sleep in peace.

