

## Crime Free Multi-Housing Ordinance

### San Diego County Sheriff's Department- Unincorporated Areas

The Crime-Free Multi-Housing Ordinance was adopted by the San Diego County Board of Supervisors in July 2010 to ensure safe, crime free, livable communities for those residing in rental communities throughout the unincorporated areas of the County.

The overall intent of the ordinance is to **encourage** owners and operators of designated multi-family residential community in the unincorporated area of the County to obtain a crime-free certification for the property. The crime free certifications requires: passing a security inspection of the grounds and building(s); attendance at an 8-hour manager training offered by the Crime Prevention Unit; a lease addendum signed by each tenant agreeing not to commit, or allow the commission of, illegal activity on the leased premises.

The Sheriff's Department encourages every multi-housing property manager and/or owner to **voluntarily** participate in the CFMH program. The Sheriff's Department goal is to encourage voluntary compliance. The Sheriff's Department, along with County Counsel, will utilize the mandatory provisions of the ordinance when the property owner and manager demonstrate an unwillingness or inability to voluntarily participate in the program.

The Ordinance is mandated only when it is deemed that a property owner is operating an unsafe community, and will be implemented as a last resort when all other communication and attempts to resolve the problem(s) have failed. A property is considered a "Nuisance Property" if there is an inordinate number of

calls for service by law enforcement related to drugs, violence, vehicle break-ins, theft, etc. Excluded categories are medical aid/assists, domestic violence and non-violent/drug-related calls. The ordinance applies only to residential housing facilities that have 25% higher calls for service when compared to two similar residential rental housing communities in any given 90-day period.

Remember our philosophy: **Everyone**-property owners, tenants and public safety-benefits from voluntary compliance.



# Crime Free Multi- Housing



**Keeping Illegal Activity  
Out of Rental Property**



The San Diego County  
Sheriff's Department

# WHAT IS CRIME FREE MULTI-HOUSING?

Crime Free Multi-Housing (CFMH) is a proven technique for keeping illegal activity out of rental property. CFMH is a unique coalition comprising law enforcement agencies, rental property owners, property managers, and tenants. The CFMH program is a solution-oriented, certification program with three key elements that move participants toward the crime free goal.

## 1. **Enhanced Physical Security.**

Security enhancements apply recognized principles of crime prevention and environmental design.

2. **Tenant Involvement.** Tenants become "eyes and ears" of the police in their community.

3. **Management Training.** Qualified experts teach the CFMH seminars and equip managers and owners to identify and avoid problems before they occur, and deal with them more effectively.



## WHY PARTICIPATE IN THE CFMH PROGRAM?



### **BENEFITS to PROPERTY OWNERS and MANAGERS**

- Higher demand for units.
- Increase occupancy rates.
- Attract stable, better quality tenants.
- Reduce maintenance and repair costs.
- Increase property values.



### **BENEFITS to TENANTS**

- Better neighbors in a safer environment.
- Interested and involved property management.
- Increased knowledge about safety & security techniques.
- Heightened sense of community.



### **BENEFITS to LAW ENFORCEMENT**

- Reduced calls for service.
- Positive interactions with the community.
- Successful problem-solving.
- Enhances patrol by freeing deputies' time.

## HOW TO PARTICIPATE

Enroll now in a CFMH seminar. This training is a FREE service provided in the public's interest.

You will learn about crime prevention, applicant screening, drug nuisance abatement, strengthening rental agreements, becoming a pro-active manager, how to avoid expensive discrimination penalties, and much more! Your training includes a 100-page manual with community resources.

## FOR MORE INFORMATION

For additional information about the Crime Free Multi-Housing program or to enroll in a training session, contact your local Crime Prevention Unit.

Alpine Substation	619-659-2600
Encinitas Station	760-966-3500
Fallbrook Substation	760-451-3100
4-S Ranch	858-521-5200
Imperial Beach Station	619-498-2400
Lemon Grove Station	619-337-2000
Poway Station	858-513-2800
Ramona Substation	760-789-9157
Rancho San Diego	619-660-7090
San Marcos Station	760-510-5200
Santee Station	619-956-4000
Valley Center	760-751-4400
Vista Station	760-940-4551