

BOROUGH OF GLASSBORO CRIME FREE MULTI-HOUSING PROGRAM

Keeping Illegal Activity Out of Rental Property



A Community Policing project, sponsored by the Borough of Glassboro Police Department, along with the assistance of the Fire Department, Code Enforcement, and Public Works Department

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Crime Free Multi-Housing

Keep Illegal Activity Off Rental Property

Crime Free Multi-Housing Program

The Crime Free Multi-Housing Program is a, state-of-the-art, crime prevention program designed to reduce crime, drugs, and gangs on apartment properties. This program was successfully developed at the Mesa Arizona Police Department in 1992. The International Crime Free Multi-Housing Program have spread to nearly 2,000 cities in 44 U.S. states, 5 Canadian Provinces, Mexico, England, Finland, Japan, Russia, Malaysia, Nigeria, Afghanistan, and Puerto Rico. Australia has expressed interest in adopting the program.

The program consists of three phases that must be completed under the supervision of the local police department. Property managers can become individually certified after completing training in each phase and the property becomes certified upon successful completion of all three phases.

The anticipated benefits are reduced police calls for service, a more stable resident base, and reduced exposure to civil liability. Fully certified properties have reported reductions in police calls for service up to 70% over previous years. The heart and soul of the program is in the correct implementation and use of the [Crime Free Lease Addendum](#) – refer to attached Crime Free Addendum).

Crime Free Multi-Housing Program Benefits:

- A stable, more satisfied tenant base. Increased demand for rental units with a reputation for active management
- Lower maintenance and repair costs. Increased property values
- Improved personal safety for tenants, landlords, and managers

Costs of Drug Activity In Rental Property

When drug criminals and other destructive tenants 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; property damage from 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 tenants
- Increased resentment and anger between neighbors and property managers
- The loss of other valued tenants

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

Full certification (gold certificate) permits the right to post the Crime Free Multi-Housing Program sign and advertise membership in the Crime Free Multi-Housing Program in the print media using the official logo.

CRIME FREE LEASE ADDENDUM

In consideration for the execution or renewal of the lease of the dwelling unit identified in the Lease (hereinafter referred to as “the Lease”) between Landlord and Tenant, the parties agree to this Lease Addendum (hereinafter referred to as “the Addendum”) as follows:

1. Tenant, any member(s) of the Tenant’s household and any guest or any other person affiliated with the Tenant, are prohibited from:
 - a. Engaging in criminal activity, including drug-related criminal activity, on or near the Landlord’s premises. “Drug related criminal activity” means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell distributed, or use an illegal or controlled substance (as defined in N.J.S.A. 2C:35-2);
 - b. Engaging in any act intended to facilitate criminal activity on or near the Landlord’s premises;
 - c. Permitting the dwelling unit to be used for, or to facilitate, criminal activity;
 - d. Engaging in the unlawful manufacturing, selling, using, storing, keeping or giving of an illegal or controlled substance as defined in N.J.S.A. 2C:35-1 *et. seq.* at any locations, whether on or near the dwelling unit premises;
 - e. Engaging in any illegal activity, including, but not limited to the following:
 - i. Prostitution as defined in N.J.S.A. 2C34-1 *et. seq.*;
 - ii. Criminal street gang activity as defined in N.J.S.A. 2C:1-1 *et. seq.*;
 - iii. Threatening or intimidating as prohibited in N.J.S.A. 2C:12-1 *et. seq.*
 - iv. Assault as prohibited in N.J.S.A. 2C:12-1 *et. seq.*, including but not limited to the unlawful discharge of a weapon, on or near the dwelling unit premises;
 - v. Any breach of the Lease that otherwise jeopardizes the health, safety welfare of the landlord, his agent, or other tenant, or involving imminent or actual serious property damage, as defined in N.J.S.A. 2A:61.1.

