



Indio Police Department

City of Indio

Crime Free Multi-Housing Program



The Indio Police Department in 1996 began to restructure its crime prevention programs to better service the community and we discovered a program that we felt would be a great benefit to our rental property community that specifically involves apartment complexes, condominiums complexes, storage facilities, RV parks and mobile housing. The program since that time has become successful with over 40 participating properties currently committed to the program standards and requirements. If you are interested in participating in the CFMHP please contacting the Community Outreach Unit by calling (760) 391-4057 / www.indiopd.org

The following information is the history and outline of the program:

The **Crime Free Multi-Housing Program** is a state-of-the-art crime prevention program designed to reduce crime, drugs, and gang activity on apartment properties. This program was first successfully developed at the Mesa, Arizona Police Department in 1992. The International Crime Free Programs have since spread to nearly 2,000 cities in 44 US states, 5 Canadian Provinces, Mexico, England, Finland, Japan, Russia, Malaysia, Nigeria, Afghanistan, and Puerto Rico. Australia has also expressed interest in adopting the Crime Free Programs in the future. The association holds an annual [training conference](#).

Three Certification Phases

The program consists of three phases that must be completed under the supervision of the local law enforcement agency. Property managers become individually certified after completing phase-one training. The property itself 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. The program begins with the training of police agency coordinators who will administer the program in their jurisdiction.

Each Crime Free Multi-Housing Coordinator receives 24-hours of intensive training and becomes certified as an instructor of the program. The Crime Free Program Coordinators return to their cities and begin the provide training and certify apartment managers and properties in their community. 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](#) and meeting the requirements of the program. All properties must not have a pending **City Code Violations** and must have a **full commitment** of participation by the **property owners, property managers and the tenants**.

Here is a brief outline of the program contents:

Phase I - Management Training (8-Hours) taught by the Police Dept.

- Crime Prevention Theory
- CPTED Theory
- New Resident Screening
- Lease Agreement Issues
- [Crime Free Lease Addendum](#)
- Key Control and Master Key Use
- On-Going Security Management
- Monitoring Criminal Activity
- Gangs, Drugs, and Crime Prevention
- Legal Warnings & Evictions
- Working With the Police
- Community Awareness



Phase II - CPTED - Survey by the Police

- Crime Prevention Through Environmental Design Survey (CPTED)
- Minimum door, window, and lock standards compliance
- 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 permits the right to post the Crime Free program sign and advertise membership in the Crime Free Multi-Housing Program in the print media using the official logo.

For more information see: www.crime-free-association.org or www.indiopd.org