

# Points to Consider...

## *Costs of Illegal Activity*

- When criminals and other destructive residents operate on rental property, communities suffer
- When illegal activity occurs, it affects the safety and reputation of the neighborhood
- Property damage can occur from abuse, retaliation, or neglect
- Fear and frustration when dealing with dangerous and threatening situations
- Loss of other valued residents



CFMH trainings are posted on the MCPA website: [www.mncpa.net](http://www.mncpa.net) !

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The Minnesota Crime Free Multi-Housing Program is sponsored by the: **Minnesota Crime Prevention Association**  
[www.mncpa.net](http://www.mncpa.net)



Endorsed by:

Minnesota Multi-Housing Association  
Minnesota Office of the Attorney General  
Minnesota Chief's of Police Association  
Minnesota State Sheriff's Association

# Minnesota Crime Free Multi-Housing Program



"Keeping Illegal Activity Out of Rental Property"

***Working Together to  
Provide a Safe and Quality  
Living Environment for  
Everyone***

## What is CFMH?

The Minnesota Crime Free Multi-Housing (CFMH) program is designed as a partnership between law enforcement, rental property owners and managers, and residents to reduce crime, drugs, illegal, and nuisance activity in rental communities. Developed in 1992, CFMH can be found throughout the United States, Canada, and other countries around the globe.

### CFMH is a three-phase program:

#### PHASE I: Management/Owner Training

An 8 hour training class designed to provide rental owners and managers with information on how to keep criminal activity out of their property. (For training information, go to [www.mncpa.net](http://www.mncpa.net).)

#### PHASE II: Crime Prevention Through Environmental Design (CPTED)

Certification that the rental property has met minimum safety requirements for resident safety.

#### PHASE III: Resident Safety Training

Teaching residents how to prevent crime.

Once all three phases are completed, the property is fully certified. This allows use of the CFMH sign and use of the CFMH logo in advertising. Certification must be renewed annually.

## Law Enforcement Benefits

### Crime Prevention Emphasis

- Proven drop in calls for service
- Community Oriented Policing approach
- State and Nation-wide collaboration between cities and law enforcement agencies
- Support through the Minnesota Crime Prevention Association
- Improved quality of life for the whole community by teaching rental property owners, managers, and residents how to work with police and keep illegal activity out of rental property

## Property Management Benefits

### Management Training

- Applicant Screening and Tips
- Property Security information
- Holding Resident Meetings
- Leases, Evictions, & Legal Issues
- Working with the Police
- Recognizing Illegal Activity

### Leading to:

- A stable, more satisfied resident base
- Increased demand for rental units
- A reputation for active management
- Lower maintenance and repair costs
- Increased property values
- Improved personal safety for residents, landlords, and managers

## Resident Benefits

### Crime Prevention Training

- Personal Safety Information
- Recognizing Suspicious Activity
- Calling Police
- Addressing Personal Concerns
- Getting Residents Involved in their Community



The CFMH program is nationally recognized as a symbol of the partnerships formed to improve the quality of life in the community by reducing crime and nuisance problems in rental properties.

***Crime Free Multi-Housing is pro-property manager, pro-resident, and anti-crime.***