

Albert Lea Police Department

Safe & Crime Free Rental Housing Program

The Safe & Crime Free Rental Housing Program is a multi-phase program for all rental property owners and managers to work with their local police in screening tenant applications and improving security issues at their rental properties. The program is a voluntary certification program for all rental properties of every size, including single family homes. The program is proven to be effective in reducing criminal activity in rental properties, thus making safer neighborhoods where rental properties reside. The Safe & Crime Free Rental Housing Program contains four components.

The Albert Lea Police Department will host classes once a year for rental property owners and managers to attend and receive training and guidelines for the owners/managers to become more proactive in their screening of tenants with the assistance of background checks done by the police department. To obtain and maintain certification from the Albert Lea Police Department a member of the Safe & Crime Free Rental Housing Program, a rental property owner or property manager must successfully complete and implement the four components of the program within two years from the date of application to the program.

The first phase of the program involves the training of property owners and managers in how to keep criminals out through good tenant screening and how to remove criminal tenants with the use of a Safe & Crime Free Rental Housing Lease Addendum. This addendum to the lease agreement lists specific criminal acts, which if committed on the rental property, will result in the termination of the resident's lease. Also included in the eight hour training are topics covering; rental applications and housing discrimination, manager/owner policies and roles, unlawful detainer and eviction, to name a few. The training hosted by the police department consists of eight hours of classes, which will be divided up into four hour blocks of classes. Attendance is mandatory for all participating property owners and managers to both four hours of training.

The second phase of the program requires that rental properties meet the 8 basic safety requirements that comply with the Crime Prevention Through Environment Design (CPTED). Which include the implementation; of single cylinder deadbolts locks with 1 inch throws installed in each entry and dwelling door, the use of high security strike plates with 3 inch screws installed in each entry and dwelling door, installation of a 180 degree door viewer in the primary door of each dwelling unit, and the use of anti-lift/slide devices installed on all windows and sliding glass doors, adequate security lighting to illuminate exterior grounds, the use of landscaping that allows for clear visual sight lines on the exterior, all address numbers shall be

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visible from the street with the use of 4 inch minimum numbering of contrasting color, and finally the compliance with all the Minimum Housing Code requirements.

The third phase of the program involves both the tenants and property owners and managers working together. At least once every 12 months, property owners and managers must make available, in cooperation with the police department, training for their tenants in respect to; crime concerns and crime prevention, with the introduction of Safe & Crime Free Rental Housing promote partnerships and sharing responsibilities of being a good neighbor, and finally application of Neighborhood Watch program/principles.

The fourth phase of the program utilizes the implementation and enforcement of all written leases to include the Safe & Crime Free Rental Lease Addendum. Following the successful completion of the listed four program components, rental property owners and managers shall attend the annual retraining classes hosted by the police department, and maintain compliance with all program components.

With the addition of rental properties by property owners, who have successfully completed the program, must bring the new property into compliance within two years from the date of acquiring the property. Rental property managers who add additional properties, for which they are responsible for, following the successful completion of the program, will have two years to bring the properties into compliance from the date of assumption of management.

Property owners and managers who do not maintain compliance with the certification requirements set forth by the Safe & Crime Free Rental Housing Program will lose their certification and participation in the program.