



City of Hemet



COMMUNITY DEVELOPMENT DEPARTMENT • CRIME-FREE HOUSING PROGRAM • 445 EAST FLORIDA AVENUE • HEMET, CALIFORNIA 92543

CRIME-FREE RENTAL HOUSING PROGRAM

The City of Hemet's *Crime-Free Rental Housing Program* is currently scheduling rental property owners and managers for new certification and recertification classes. Attending the class and being certified is a requirement of Ordinance No. 1873, which added Chapter 18, Article XIV Residential Rental Registration and Crime-Free Rental Housing Program to the Hemet Municipal Code.

The Crime-Free Rental Housing Program consists of three phases: an 8-hour training class, inspection of the properties to verify implementation of Crime Prevention through Environmental Design (CPTED) elements, maintenance of CPTED standards and active participation in the Neighborhood Watch Program.

The basic premise of the Crime – Free Rental Housing Program is designed to develop partnerships and share the responsibility of preventing crime in our community. By doing so, the city will be able to address the root causes of crime in rental properties. This will result in less crime, fewer calls for police service, less code enforcement notices and citations, and more available time for police officers to be proactive in fighting crime in the rest of the city.

PHASE I-TRAINING

Property owners and managers will receive training from various city departments on crime prevention techniques. During the training, participants will be required to schedule an initial CPTED property assessment (inspection) date and will be scheduled for an annual CPTED property assessment (inspection) date each year.

PHASE II: CRIME PREVENTION SURVEY/ CONTACT INFORMATION/ LEASE ADDENDUM

After completion of phase one, the property owners will have (30) thirty days to implement a Crime-Free Lease Addendum for all new tenants. The property owner shall provide the Program Coordinator with direct and immediate contact information for themselves, property owner, managers, and/or a local responsible party. The property owners will be required to have the property assessed (inspected) to confirm the implementation of CPTED standards.

PHASE III: ACTIVE PARTICIPATION AND PROPERTY CERTIFICATION

Certification requires a commitment from the property owner and management to maintain the rental property to CPTED criteria and to maintain annual re-certification in the program. It is also required that property owners participate or host an in-house community event by gathering their tenants annually to further educate and strengthen the community and help foster a safer community.

At the completion of all three phases, the property will qualify to receive a certificate and certification signage provided by the Program. Signs must be maintained to remain in good standing with program. Upon completion, property will be added to the Hemet CFMH website property list provided online to highlight the property being crime-free certified.

At any time a property owner fails to maintain compliance, the property shall have the certification status revoked. Failing to comply will also include any rental property that has ten (10) or more calls for service from the Police Department, Fire Prevention, or The Code Enforcement Division. Service calls may be based on individual departments or accumulative within a one-year period. As an eventual mandatory program, the City will enforce ordinances for property owners who fail to participate in the program with administrative citations, civil penalties, or any other legal remedy.

CLASS AND WORKSHOP LOCATION:

**Southwest Riverside County Association of REALTORS®
2355 East Florida Avenue
Hemet, CA 92544**

2017 CLASS SCHEDULE:

New Certifications - Phase 1 Class
8:00 a.m. – 5:00 p.m. (lunch included)

January 19, 2017	July 20, 2017
February 16, 2017	August 17, 2017
March 16, 2017	September 21, 2017
April 20, 2017	October 19, 2017
May 18, 2017	November 16, 2017
June 15, 2017	December 21, 2017 ****

**** Pending Only

Please call **John Start**, the City of Hemet Crime-Free Housing Coordinator, at **(909) 437-2256** to schedule your training date.

Sincerely,

John Start
Crime-Free Housing Coordinator
City of Hemet