

## **The program known as Crime Free Multi-Housing, but I own a single-family home or individual unit. Can I still attend a seminar and adopt a lease addendum?**

The term Crime Free Multi-Housing is a copywriter term and used universally throughout the United States and abroad for this type of program. The City of Rochester now requires **ALL** owners of rental property to attend, whether it is a house, townhouse, condominium, or apartment.

### **When will the seminars be held?**

In an effort to provide the rental property owner, agent (manager), or the owner's designee, an opportunity to attend the seminar with the least amount of difficulty, we will offer several seminars scheduled on weekdays, weekends to accommodate a variety of work schedules. We encourage you to register early or contact Mr. Darrell Hildebrant, 328-6890, [dhildebrant@rochestermn.gov](mailto:dhildebrant@rochestermn.gov)

#### **Scheduled class dates:**

**July 16, 2011** – site to be determined in June

**October 15, 2011**- site to be determined

### **What other options are available for a property owner to fulfill this requirement?**

**We are developing an on line class and a DVD as options for property owners fulfill the requirement by October 31, 2011. The details and cost of this option is yet to be determined. We anticipate the DVD and on-line class versions available on June 1<sup>st</sup>. Check back with Ms. Susan LeGare-Gulden, Manager of Housing Inspection Services at office phone # (507) 328-2620 or [slegare@rochestermn.gov](mailto:slegare@rochestermn.gov) when these options will be released.**

### **If I have attended a seminar in another city, will I be required to attend a seminar to participate in the Rochester Crime Free Program?**

If you have attended a seminar in another city, you may be exempt from attending a Rochester seminar with a few exceptions. You still must provide a copy of the lease addendum you will be using in Rochester and provide the Crime Free Coordinator with a signed copy of the certificate in the city you attended the seminar.

### **What is a Lease Addendum and how do I get one?**

A Crime Free Lease Addendum is a form that you are required to add to your existing lease (similar to a lease rider). Your resident will sign this form when they renew their lease. A copy of the lease addendum you will be using needs to be provided to the Crime Free Coordinator. Sample lease addendums are provided at the seminar.

## ***Why is the seminar 8 hours and what will I learn?***

The information contained in the seminar is a compilation of experience and proven methods from professional rental property managers, lawyers, and police officers. Seminar topics include:

- Crime Prevention C.P.T.E.D. (Safe By Design) Applicant Screening
- Community Rules and Leases
- Dealing With Non-Compliance Partnership With The Police Combating Illegal Activity Gangs and Drugs

## **Does the program require me to evict a tenant for one criminal incident?**

No. The program does require the use of a Crime Free Lease Addendum or similar wording in the body of the lease that makes criminal activity a cause for eviction. It simply provides the rental property owner the tool and ability to deal with a problem if they choose or need to. The Crime Free Lease Addendum was developed by HUD and is used in section 8 leases utilized by housing authorities. Evictions based on this concept were upheld by the U.S. Supreme Court in 2002 (see Oakland Housing Authority v. Rucker and Department of Housing and Urban Development v. Rucker).

## **Doesn't the program promote discrimination or profiling?**

No. The Federal Fair Housing Act, which is discussed during the seminar and contained in the workbook, has seven protected classes. The seven protected classes relate to a person's race, color, national origin, religion, sex, familial status or handicap (disability). A person's behavior is not a protected class. The program is intended to deal with a tenant's or tenant's friends and associates criminal or excessive nuisance behavior that is affecting the health, safety, or quality of life of a neighborhood regardless of the tenant's race, ethnic background, or income status. Would you like to live next to a drug dealer, gang member, or renter that has loud and drunken parties every weekend?

## **How can I be held responsible for the actions of my tenant?**

A rental property, regardless of size, is in fact a business operation. While the city has powers to declare certain businesses a nuisance, it has the right and responsibility to do the same for troublesome rental properties. The program is designed to provide education and tools to rental property owners that will assist them and empower them to reduce the chances of problems and be prepared to quickly and effectively deal with the problem tenants. This will not only assist the city and local neighborhoods, but may also protect the rental property owner from potential loss of rent during a protracted eviction and costly repairs to damaged units.