



*The Tinley Park Crime Free Multi-Unit Housing Program was designed to help residents, owners and the managers of rental property keep drugs and other illegal activity off their property. This honest, direct, solution-oriented and easy program is an effective way to reduce crime in residential rental properties.*

The program utilizes a unique, three-part approach which ensures the crime prevention goal while maintaining a resident-friendly approach.

### **Phase One**

This involves a *mandatory* eight-hour seminar presented to landlords and property managers by the Tinley Park Police and Fire Departments.

### **Phase Two**

This *optional* phase certifies that rental property has met the security requirements for the residents' safety.

### **Phase Three**

An *optional* resident crime prevention meeting will be conducted for full certification. A "safety social" is also offered, where all residents are invited to meet with the police and discuss the program. Managers will be granted the use of large metal signs for display on the property which announce this achievement to residents and prospective residents. Management will also be allowed use of the program logo (above) in all property advertisements.



The Tinley Park Crime Free Multi-Unit Housing Program's **free** training will teach you:

#### **► Prevention and Applicant Screening**

1. How code compliance (preparing the property) can protect your rights as a landlord;
2. Benefits of applicant screening;
3. Tips to strengthen rental agreements;
4. How to become a proactive manager;
5. Maintaining a fire safe environment; and
6. Developing life and safety awareness.

#### **► Drug Nuisance Awareness**

1. Warning signs of drug activity;
2. Actions you must take if you discover your resident or resident's guests are conducting illegal activities at your property;
3. Role of the police; and
4. Crisis resolution and the eviction process.

#### **► Resource Materials**

1. 100-page manual with additional community resources for residents, landlords and property managers;
2. A manual addressing fire and life safety awareness for residents, landlords and property managers; and
3. Many other free materials.

#### **Remember that . . .**

When drug criminals and other destructive residents operate out of rental property, neighborhoods suffer and landlords pay a high price. That price may include:

- ◆ Decline in property values, particularly when the activity begins affecting the reputation of the neighborhood;
- ◆ Property damage arising from abuse, retaliation, neglect and police raids;
- ◆ Fire resulting from manufacturing or growing operations;
- ◆ Civil penalties, including temporary closure of the property or even property seizure;
- ◆ Loss of rent during eviction and repair periods;
- ◆ Fear and frustration when dealing with dangerous and threatening residents;
- ◆ Increased resentment and anger between neighbors and property managers; and
- ◆ The loss of other valued residents.





## Comments on the Program from Property Managers & Owners

*This appears to be the only program I know about which will work in rental property.*

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*It will give me more self-confidence in dealing with residents and enhance my belief we can have a choice in trying to live crime and drug free.*

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*Of particular value was support for concepts that in the past I wasn't sure were correct. It's great to hear that we don't have to put up with any drug and crime-related activity. I've been in multi-housing for eight to nine years and have taken several classes and seminars. I learned more valuable information in the first four hours of this class than in several other classes combined!*

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*The levels of energy and presentation are the best I have ever been exposed to in at least 20 years of corporate seminars, a credit to the force and to our community.*

**For more information and a complete list of training dates and locations, please contact Tinley Park Crime Free Multi-Unit Housing Program Coordinator Doug Alba at 708-444-5342 or [dalba@tinleypark.org](mailto:dalba@tinleypark.org).**



**Tinley Park Police Department**  
7850 W. 183rd Street  
Tinley Park, IL 60477  
708-444-5300  
Emergency 911

### Mission Statement

*We, the members of the Tinley Park Police Department, in partnership with the community, are dedicated to providing professional police services. We are committed to serve with integrity and compassion, and strive to improve the quality of life within the community of Tinley Park.*

### STAY IN TOUCH

- **Online:** [www.tinleypark.org](http://www.tinleypark.org) hosts information on the latest news and events.
- **Community Email:** Information delivered weekly to your email inbox. Subscribe by visiting the Village website and clicking on the "Stay Informed" tab on the lower left.
- **Facebook:** "Like" us at [www.facebook.com/VillageofTinleyPark](http://www.facebook.com/VillageofTinleyPark) for information in your news feed.
- **Twitter:** Follow Tinley Park at [www.twitter.com/tinleypark\\_IL](http://www.twitter.com/tinleypark_IL).
- **Tinley TV:** Airs constantly on Comcast Channel 4 and U-verse Channel 99, as well as on the Village's YouTube channel. Visit [www.tinleypark.org/TPTV](http://www.tinleypark.org/TPTV) for information.



## CRIME FREE MULTI-UNIT HOUSING PROGRAM



## Preventing Illegal Activity in Residential

**Mandatory for Locations with  
Three or More Rental Units**