

For more information regarding this program, or to schedule a seminar, please contact one of the following department representatives:

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Village of Mount Prospect

**CRIME
FREE**

**HOUSING
PROGRAM**

*Maintaining Quality of Life
Standards at
Rental Properties*



Information also available on the Village Website

www.mountprospect.org



What is Crime Free Housing?

The Mount Prospect Crime Free Housing Program is designed to help residents, owners, and managers of rental property maintain the highest quality of life standard possible.

The program's main goal is to establish and maintain a partnership between the rental community and Village resources by maximizing training, communication and cooperation

This program is honest and direct. It is solution oriented. It is designed to be easy, yet very effective in improving quality of life, in part, by reducing the incident of crime in rental properties.

Crime Free Rental Housing Landlord Training

A seminar presented by the police department.

The owner or operator of a rental unit applying for registration must successfully complete the Village Residential Rental Property Landlord Seminar. These free maximum five-hour information/ training seminars started in June 2007. The seminars are held at the Mount Prospect Police Department on weekdays, evenings and Saturday mornings. Information on seminar dates, times, and registration processes are available on the Village's website.

Why a Crime Free Housing Program?

When criminals and other destructive residents operate out of rental property, neighborhoods suffer and property owners 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, or neglect.
- Increased problems arising from drug manufacturing and distribution.
- Civil and criminal abatement of nuisance properties, civil penalties, (small claims court), sanctions including temporary closure of the property or even property seizure.
- Loss of rent during the eviction and repair periods.
- Fear and frustration when dealing with dangerous and threatening residents.
- Increased resentment and anger between neighbors and property managers, which may lead to civil remedies/abatement.
- The loss of other valued residents.

Who Benefits?

EVERYONE benefits!

Other Benefits:

- A stable satisfied resident base.
- Increased demand for rental units with a reputation for active management.
- Lower maintenance and repair costs.
- Increased property values.
- Improved personal safety for residents, property owners, and managers.
- Peace of mind that comes from spending more time on routine management and less on crisis control.
- Increased communication and better relationships between the landlord, resident and police.
- Reduced police calls for service.
- More appreciative neighbors.

Since the inception of the program in 2007 there has been a 30% decrease in calls for service at rental properties.