



Frequently asked questions about Crime Free Housing and the Mount Prospect Residential Rental Ordinance



1. I only have one unit. Why does the ordinance apply to me?

Laws regarding rental properties and eviction proceedings can be complicated. Most small property owners operate their rental unit as an investment and may not have the background, information, or experience that would assist them in preventing or dealing with problems on their property. The Village has had several cases related to rental condos or rental single-family homes where drug sales, criminal gang activity and severe nuisance problems that adversely impacted the quality of life in the neighborhood and the property owner was unaware or unable to quickly or effectively resolve the matter. The Crime Free Housing program will help you be prepared to prevent problems or be ready to quickly and effectively deal with problems should they occur.

2. What will I learn at the seminar?

The Crime Free Housing program was developed in 1992 by the Mesa, Arizona, Police Department. Over 1700 communities in 44 states and 4 Canadian provinces have been trained in CFH. 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:

- Community Development, inspection process for landlords and property managers
- Overview all community policing and village resources available to assist you
- Explanation of the Crime Free Lease Addendum with samples provided
- Crime Prevention and Risk Management CPTED (Crime Prevention Through Environmental Design) overview
- Applicant Screening, Cook County Just Housing Ordinance, Mount Prospect Landlord/Tenant Ordinance
- Active Property Management and Working with the Police
- Legal resources, links and references addressing leases
- Village of Mount Prospect rental issues/inspections/miscellaneous ordinances
- Special Investigations Officers with gang and drug awareness information

3. Is it difficult for me to schedule a seminar.

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 are offering the following options:

Date	Time	Location
Wednesday, January 31, 2024	6:00PM to 10:00PM	Police Station, 911 E. Kensington Road
Wednesday, March 20, 2024	6:00PM to 10:00PM	Police Station, 911 E. Kensington Road
Wednesday, May 22, 2024	6:00PM to 10:00PM	Police Station, 911 E. Kensington Road
Wednesday, July 10, 2024	6:00PM to 10:00PM	Police Station, 911 E. Kensington Road
Wednesday, September 4, 2024	6:00PM to 10:00PM	Police Station, 911 E. Kensington Road
Saturday, October 26, 2024	8:00AM to 12:00PM	Police Station, 911 E. Kensington Road
Wednesday, December 11, 2024	6:00PM to 10:00PM	Police Station, 911 E. Kensington Road

*There will be virtual seminars offered for out of state residents or special circumstances.

4. I live out of state. Do I have to attend?

Not necessarily. If you live out of state, you undoubtedly have a local individual that handles matters for you related to the rental property. With this in mind, the ordinance does state the rental property owner **OR** agent (manager), **OR** the owner's designee shall attend a CFH seminar. Contact the Crime Free Coordinator for future virtual seminars.

5. I own more than one unit in the village. How many seminars do I need to attend?

You (or your agent or designee) need to attend only one seminar regardless of the number of rental units that you own or operate in the village.

6. Does the ordinance require a criminal background check for rental applicants?

No. Thorough applicant screening is recommended and discussed in the seminar; the ordinance does not require criminal background checks. The police department will **NOT** do any criminal background checks. Background checks must comply with the Cook County Just Housing Ordinance.

7. Does the ordinance require me to abate for one criminal incident?

No. The ordinance does not require the abatement based on criminal activity. It simply provides the rental property owner the tools and ability to deal with a situation 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. Abatements 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*).

8. Doesn't the ordinance promote discrimination or profiling?

No. The Federal Fair Housing Act, which is discussed during the seminar, 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 ordinance is intended to deal with a tenant's or tenants' friends and associate's criminal behavior that is impacting the health, safety, or the quality of life of a neighborhood regardless of the tenant's race, ethnic background, or income status.

9. 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 Village has the power to declare certain businesses a nuisance, it has the right and responsibility to do the same for troublesome rental properties. The ordinance 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 problem tenants. This will not only assist the Village and local neighborhoods, but may also protect the rental property owner, from potential loss of rent during a protracted abatement and costly repairs to damaged units.

10. Will my rental dwelling license be suspended or revoked any time a crime happens?

No. With over 6,400 rental units requiring licenses, it is not possible to track every single incident. However, the units that become excessive in nature by virtue of the type or criminal activity (as noted in the ordinance) that impacts the quality of life of a neighborhood will be notified. The owners that actively work with the police department in an attempt to resolve the problem should have no concern. The Village will not automatically suspend or revoke a rental license for a property that meets the nuisance standard. Through a collaborative partnership with property managers and property owners there has been no suspensions or revocations of rental licenses for failure to comply with this ordinance.

11. Does Crime Free Housing really work?

YES!!! Crime and drug infested properties around the country have seen dramatic decreases in calls for police service after CFH was implemented. Since the beginning of the program in Mount Prospect in 2007 there has been a decrease in calls for police service at rental properties. It is apparent that the CFH program, working with rental property owners/managers along with code enforcement, regular patrol officers and specialty units, has been effective.



**For additional information, contact the Crime Free Program Coordinator,
Mark McGuffin at (847) 818-5251 or email at mmcguffin@mountprospect.org**