

CRIME-FREE MULTI-HOUSING PROGRAM IN THE CITY OF WASECA

The Program:

Crime Free Multi-Housing Program is a three-phase certification program for rental properties of all sizes, including single family rental homes. The program is available to owners and property managers of rental properties located within the City of Waseca. Crime Free Multi-Housing is known to be effective in reducing criminal activity in rental properties. The program is a partnership between local law enforcement, rental property owners, managers, and tenants to reduce crime, drugs, and gang activity.

Certification:

To obtain and maintain certification from the Waseca Police Department as a member of the Crime Free Multi Housing Program, a rental property owner or property manager must:

1. Successfully complete and implement all of the components of the Crime Free Multi-Housing Program within two years from the date of application to the program. Components of the program are:
 - a. Attendance at and successful completion of the Management Training component which shall be shown by demonstrating and understanding each of the following:
 - (i) Crime Free Multi Housing Program and Ordinance
 - (ii) Rental Applications and Housing Discrimination
 - (iii) Screening and Background Checks
 - (iv) Lease and Lease Addendums
 - (v) Unlawful Detainer and Eviction
 - (vi) Manager/Owner Policies and Roles
 - (vii) Data Privacy
 - (viii) Narcotics and Gangs
 - (ix) Section 8 Housing
 - (x) Rental Licensing.
 - b. Compliance with environmental crime prevention requirements by owners for the rental properties that are located within the City of Waseca, or in the case of a property manager, for all rental properties located within the City of Waseca that are managed by that property manager. Compliance shall be indicated by completion of the following requirements:
 - (i) Single cylinder deadbolt locks installed in each entry door for the dwelling unit. All egress doors shall be readily openable from the side from which egress is to be made without the use of a key or special knowledge or effort,
 - (ii) High security strike plate with 3-inch screws installed on each entry door for the dwelling unit,
 - (iii) 180 Degree door viewer installed in primary entry door for each dwelling unit,
 - (iv) Anti-lift/slide (Charlie bar) device installed on sliding glass doors
And adequate locks on all windows,
 - (v) At least one wall-switch-controlled lighting outlet shall be installed
To provide illumination on the exterior side of each outdoor egress door having grade level access.
 - (vi) Landscaping in a manner that provides for visual sight lines to the outside.
 - (vii) Premises Identification: Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property, (viii) Compliance with all Fire and Building Code requirements.

- c. The Inspector for the City of Waseca may review to verify and ensure compliance with environmental crime prevention requirements. The Inspector may conduct these compliance checks as part of the rental housing ordinance.
 - d. At least once every 12 months make available, in cooperation with City of Waseca Police Department training for tenants in respect to the following subject areas:
 - (i) Crime Free Multi-Housing Program together with the concept of partnerships and sharing responsibility,
 - (ii) Crime concerns and prevention awareness techniques.
 - e. Include, implement and enforce, as part of all written leases, the Lease Addendum for Crime Free/Drug Free Housing provided by the City of Waseca Police Department.
2. Following successful completion of the program components described in subdivision 1 above, attend annual retraining/recertification sessions and maintain compliance with all program components.
 3. Rental property owners or rental property managers who acquire additional rental properties following the successful completion of the program described in Subd. 1 above must bring those properties into compliance within one year from the date of acquisition or within one year of the date of assumption of management responsibilities. The Inspector for the City of Waseca may inspect the property for compliance during the issuance of an initial rental housing license described in the Rental Housing Ordinance.
 4. Rental property owners and managers must comply with all Rental Housing Regulations as specified in City of Waseca Ordinance, Chapter 116: Rental Housing.

Decertification:

Rental property owners or property managers, who do not maintain compliance with the certification requirements as set for above, will lose their certification. Violations of Rental Housing Regulations as set forth in Chapter 116: Rental Housing, resulting in suspension/revocation will result in decertification.

1. An owner or property manager who is decertified shall not be eligible to reapply for Crime Free Multi-Housing certification for a period of (1) year following decertification.