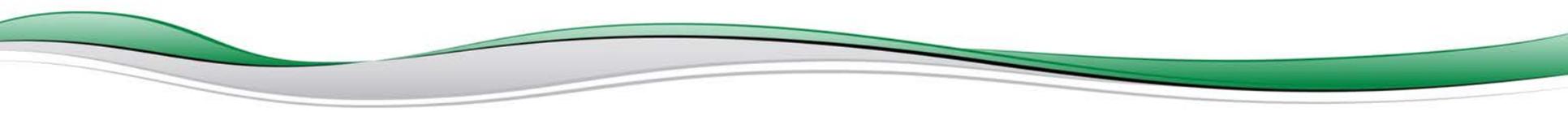


**RENTAL BUSINESS TRAINING**

**RESPONSE TO DRUG/GANG  
ACTIVITY**

**CEDAR RAPIDS IA PD**



## **REASONS YOU DON'T WANT DRUG & GANG ACTIVITY AT YOUR RENTAL PROPERTY?**

- 1. DECREASES YOUR PROPERTY VALUE AND NEGATIVELY AFFECTS NEIGHBORHOOD'S REPUTATION.**
- 2. LESS STABLE AND LESS SATISFIED RENTER BASE.**
- 3. REDUCES DEMAND FOR QUALITY RENTAL TENANTS WITH A REPUTATION FOR WEAK MANAGEMENT.**
- 4. HIGHER MAINTENANCE AND REPAIR COSTS. PROPERTY DAMAGE ARISING FROM ABUSE, RETALIATION, OR NEGLECT.**

- 5. DECREASES PERSONAL SAFETY FOR TENANTS, LANDLORDS, AND MANAGERS. MAKES IT HARDER TO ATTRACT & RETAIN VALUED TENANTS.**
- 6. REDUCES QUALITY OF LIFE IN & AROUND PROPERTY.**
- 7. ATTRACTS FUTURE CRIMINAL ACTIVITY.**
- 8. CIVIL PENALTIES INCLUDING LOSS OF PROPERTY USE/PROPERTY DAMAGE.**
- 9. LOSS OF RENT DURING THE EVICTION AND REPAIR PERIODS.**
- 10. FEAR & FRUSTRATION OF DEALING WITH DANGEROUS TENANTS.**

## **TIPS FOR PREVENTING CRIMINAL ACTIVITY FROM MOVING IN**

- 1. Rent to QUALITY people!**
- 2. Do Financial, Rental & Criminal History Background Checks (DCI, Iowa Courts Online, CRPD Police Blotter, Website for Landlords, Social Media, contact CRPD District Lieutenants,etc. (Do YOUR homework)!**
- 3. Have a thorough & complete application/lease agreement. Enforce content of Rental Agreement with Crime Free Housing, Clear & Present Danger, Nonpayment issues, etc.**
- 4. Inform applicant you as a landlord work closely with the police!**
- 5. Take time to contact applicant's last 2-3 landlords to get a complete report of tenant history, Employer history, etc.!**
- 6. Remind applicant that friends and family are NOT welcome to move in!**
- 7. Prospective renters are responsible for not only their own behavior, but also the renters' friends/visitors.**

# **How do you know drug/gang activity is present?**

- 1. Drug houses typically have a high volume of traffic with people coming and going during various time of day and night. High volume can include in car or foot, often staying for short time durations.**
- 2. Large abundance of electronic or valuable property at residence. Items often traded for drugs or from other criminal activity.**
- 3. Lookouts usually in area. Lookouts alert dealers when police in area.**
- 4. Frequent claims of break-ins or damage to door (often from police or people ripping off dealers). Verify info with police!**

- 5. People hanging around property outside despite weather conditions.**
- 6. Presence of drug packaging, paraphernalia, or drugs, and money. Examples are syringes, crack baggy corners, pipes, etc.**
- 7. A tenant who pays cash in rent. Does not have a job or 'legal' source of income.**
- 8. When you collect rent, you observe cars, stereos, televisions, etc., and tenant has no source of 'legal' income!**
- 9. Rental house is a 'stash' house. Drugs/weapons/criminals occupy with no one living on property, no furniture, etc.**
- 10. Fortification to residence/security camera systems installed. Refusal to have landlord do inspections.**

**11. Unusual smells-marijuana and meth labs?**

**12. Increased crime activity in area.**

**13. Lack of tenants and visitors maintaining your property.**

# Cocaine





# Marijuana





# Marijuana



# Heroin



# Methamphetamine



Crystal methamphetamine



# Meth Lab set up in a kitchen



# What should you do if you discover a lab?

- **Do not touch anything and leave the premises.**
- **Contact the police and report your findings.**
- **Due to the toxic chemicals, cleaning of the unit should be contracted out to a professional.**

## **What to do if activity is present at your property?**

- 1. Keep good notes/logs on your observations/discussions with your renter about crime activity (can be valuable later in court).**
- 2. Alert police if problems arise. Problem will not improve by itself!**
- 3. Enforce rental agreement contents and evict when applicable.**
- 4. Actively work with police and CITY to solve problem! Better to work TOGETHER with police and CITY to solve problems than ignore the problems at your property!**
- 5. Enlist help (eyes/ears) of fellow tenants and neighbors.**
- 6. Perform scheduled inspections of property, and report criminal activity when it is observed.**

# HOW TO ASSIST CRPD?

- 1. KEEP IN CONTACT WITH POLICE ON REGULAR BASIS ABOUT CURRENT PROBLEM.**
- 2. PROVIDE PASSKEY FOR OFFICER WALK THROUGHS IN MULTI UNIT DWELLINGS.**
- 3. MEET WITH PATROL OFFICER ON BEAT OR CONTACT DISTRICT LIEUTENANTS TO DISCUSS CRIMINAL ACTIVITY AT YOUR PROPERTY.**
- 4. OFFICERS WILL APPLY DIFFERENT TYPES OF POLICE TACTICS TO ADDRESS CRIME PROBLEMS. BE PATIENT!**
- 5. EVICT PROBLEM TENANTS WHENEVER POSSIBLE.**
- 6.KEEP YOUR PROPERTY IN GOOD CONDITION. (Broken Window Theory)**

# Eviction Letter For Landlords

- 1. Notifies landlord of police action/criminal activity at your property.**
- 2. Helps deter future criminal activity.**
- 3. Helps assist landlord with eviction decisions.**
- 4. Encourages communications with City and Police.**
- 5. Assistance from PD for court for evictions.**
- 6. Goal is to deter future criminal activity!**



September 17, 2013  
Landlord Jones  
123 Rental House  
Cedar Rapids, IA. 52404

Dear Landlord / Manager,

The Cedar Rapids Police Department received information that criminal conduct has occurred at YOUR RENTAL ADDRESS, Cedar Rapids, Iowa. Through investigation, members of the Cedar Rapids Police Department have verified this information. On September 16, 2013, officers were at the residence of 'Joe Tenant' and located Marijuana and Drug Paraphernalia. According to Cedar Rapids and Linn County records, you are the landlord/manager of the property, YOUR RENTAL ADDRESS, Cedar Rapids, Iowa.

If such activities are allowed to continue at this residence, it may be presumed that these activities occur with your implied consent. The property might then be subject to seizure and forfeiture under Chapter 809A of the Iowa Code, and/or Title 21 USC Section 853 and 881 of the Federal Code.

The Uniform Residential Landlord and Tenant Law, Chapter 562A of the Code of Iowa, provides for a number of remedies you can use to eliminate these problems from your property. Your private attorney can advise you further about these. Feel free to call me, the District Lieutenant for your area. For more information about the facts surrounding your particular case you may acquire a copy of the report (CRPD Case #201314096). Should your efforts result in an eviction hearing, the officers to subpoena are: Officer Jones.

Sincerely,

YOUR District Lieutenant,  
Cedar Rapids Police Department  
505 1<sup>st</sup> St. SW  
Cedar Rapids, Iowa 52404  
Work: 319-286-5542

## Crimes Committed by gangs

- Ranges from A-Z...you name it!
- ‘National Gang Intelligence Center 2011 Threat Assessment: ‘Gangs responsible for an average of 48 % of violent crime in most jurisdictions.’
- Large percent of calls for service, crime are committed by gang members.
- Increase in crime, increase police services, **negatively** affects schools, businesses, hospitals, LANDLORDS, social services, neighborhoods, and overall QUALITY OF LIFE CR is used to!

# REMEMBER...

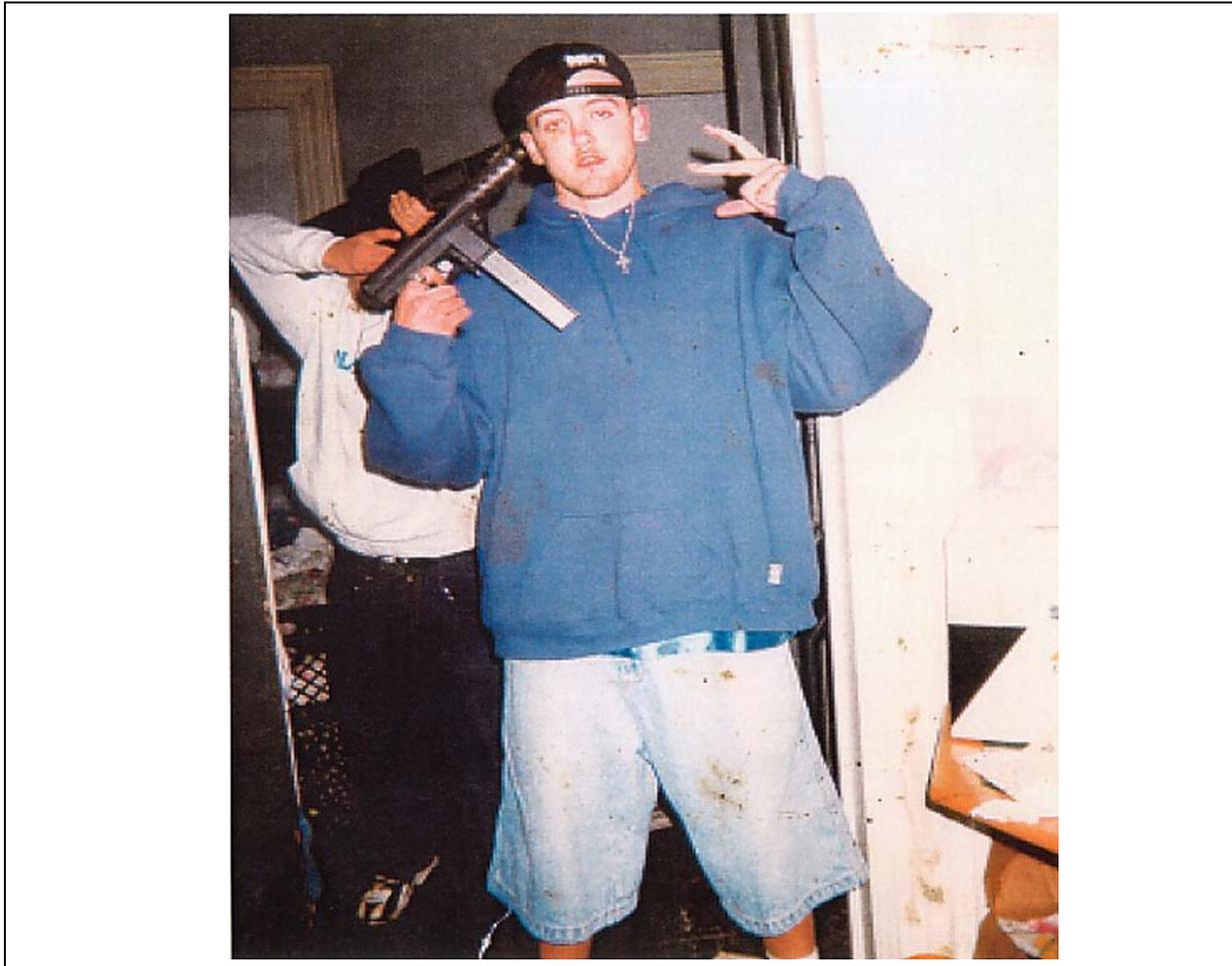
- **Even if you don't think gangs affect your life, they always affect someone else's life!**



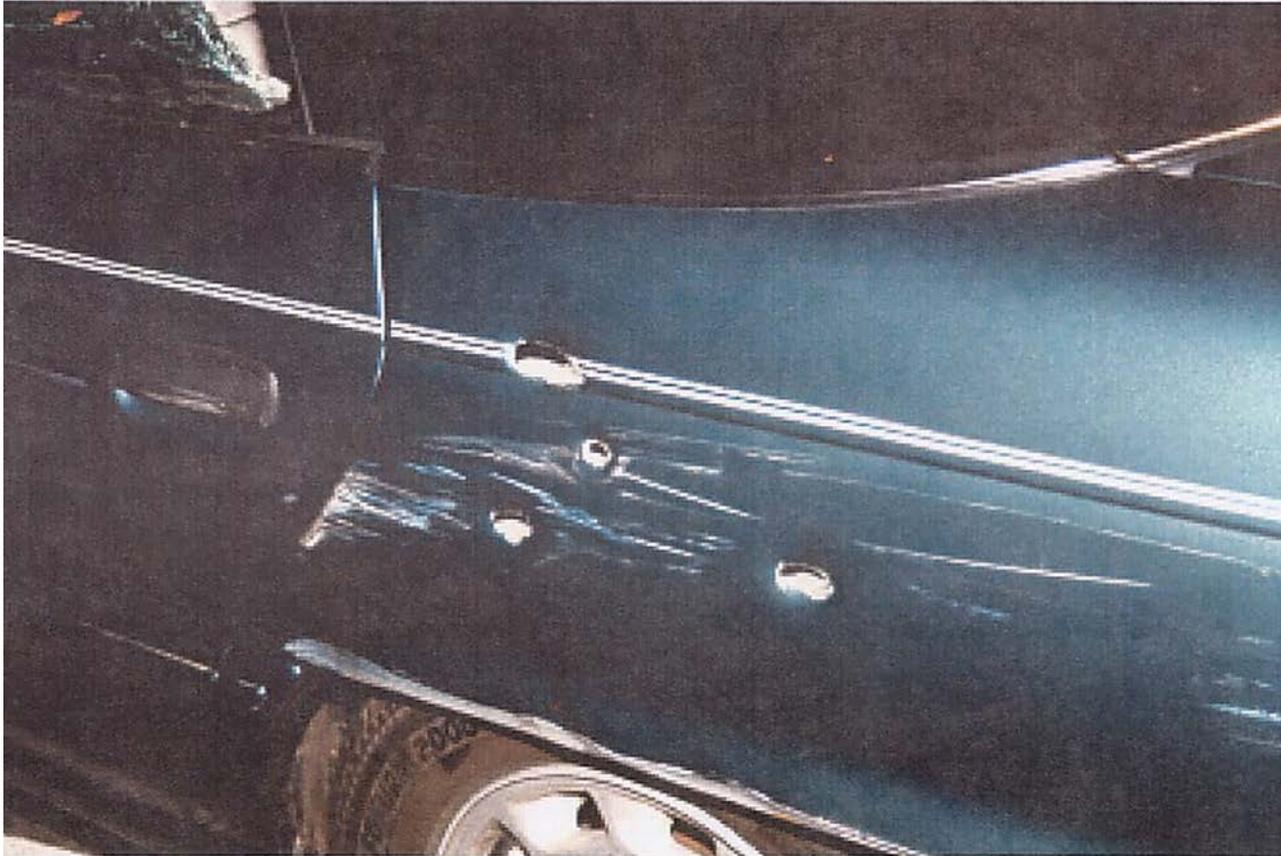
**Be firm, fair, professional,  
and respectful with your  
tenants!**











# **GRAFFITI**

**“THE NEWSPAPER OF  
THE STREET”**

- **Cedar Rapids City Code**
  
- **64.14 - GRAFFITI PROHIBITED.**
- **(a)**
- **No person shall write, paint, draw, scratch or scribble, any inscription, figure or mark of any type on any public or private building, structure, street, sidewalk or any other real or personal property without the permission and consent of the owner and/or operator/lessee of said property.**
- **(b)**
- **In the absence of expressed permission by the owner, operator or lessee of any public or private property, it shall be unlawful for any person to enter upon such property while possessing a spray paint container, liquid paint in a container, felt tipped indelible marker, or other instrument capable and designed to deface, mark, or mar in any public building or upon any public facility or private property with the intent to use the same to deface said building, facility or property. Any person who possesses any of the above with no legitimate or lawful purpose therefore shall, prima facie be presumed to have possessed the same with the intent to use the same to deface said building, facility or property.**

- **Cedar Rapids City Code**
- **64.15 - REMOVAL OF GRAFFITI.**
- **(a)**
- **The City Council finds and determines that graffiti in public and private property is a blighting factor which not only depreciates the value of that property, but also the adjacent and surrounding properties and in so doing, negatively impacts on the entire community. The owner of said property shall remove or cause to be removed any graffiti from any of his/her property as soon as possible after finding the same or being notified it is there.**
- **(b)**
- **If the owner cannot or will not remove the graffiti, the City may do so billing the costs of such removal to the owner**
- **(Police encouraged to work with property owner to avoid them being victim twice. Work together to gain compliance and cooperation)!**

# Graffiti

- **Form of gang's communication.**
- **Used to mark territory.**
- **Lets other gangs and community know their existence.**
- **Graffiti is prolific, feeds on itself.**
- **Creates fear in the community.**
- **Impacts economic harm to community.**

# Police Graffiti Response

- **Locate and photograph.**
- **Document with report.**
- **Analyze and decipher.**
- **Catalog for intelligence.**
- **Arrest/prosecute if possible.**
- **Removal as soon as possible.**

# Graffiti



# Graffiti



# Graffiti







# Costs of Crime

- **The money a landlord spends today on effective crime-prevention measures/efforts will pale in comparison to the costs that may result from crime on the premises.**

# Taking Action

- **If a resident is conducting illegal activity at the rental property, a criminal conviction may not be as expedient as taking civil action. If a resident is suspected of selling drugs or involved in gang activity, you SHOULD contact the police. Also YOU should be prepared to become involved and take responsibility for YOUR property.**

**AS A LANDLORD, ALWAYS  
REMEMBER TRY TO**

**‘BE A GOOD NEIGHBOR’!**

**CRPD *Contact* Numbers:**

**Emergency: Dial 911**

**Dispatch: 319-286-5491**

**DISTRICT LIEUTENANTS:**

**CENTRAL: LT. C. McGARVEY 319-286-5548**

**WEST: LT. TOBEY HARRISON 319-286-5542**

**EAST: LT. TIM DAILY 319-286-5340**

**Thank you for being a responsible landlord! I wish you all of you success. The CRPD and CITY OF CEDAR RAPIDS look forward to working with you in the future!**

**Thank you for attending this training!**