



COMMUNITY POLICE
PARTNERING CENTER

Supporting communities in problem solving...

Dear Madam or Sir:

Our records indicate that you own or manage rental property in Cincinnati, Ohio. Because of the problems associated with chronic nuisance and drug activity in rental housing, we are writing to you and other rental owners to invite you to a seminar, the Landlord Training Program, on how landlords and property managers can keep illegal activity out of their units. To date, thousands of landlords and property managers have attended the Landlord Training Program in other areas of the country. Now that the program is being offered for landlords in your neighborhood, we urge you to take advantage of it.

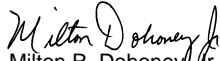
This program is part of an effort to stop chronic nuisance and drug activity in residential neighborhoods. While we use the Chronic Nuisance Ordinance (Chapter 761 – Cincinnati Municipal Code) and Permitting Drug Abuse (Chapter 911.5 – Cincinnati Municipal Code) to fine owners and close property in cases where the landlord has allowed nuisance activity to occur and drug dealing, distribution, or manufacturing on the property, we would prefer to work with landlords to ensure that problems never reach this level. Landlords who use techniques from the Landlord Training Program tell us the rewards outweigh the costs, and include the following:

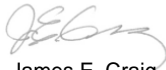
- A stabilized, more satisfied tenant base, with increased demand for rentals.
- Lower maintenance and repair costs.
- Improved property values.
- Improved level of personal safety for both tenants and neighbors.
- Peace of mind from spending less time on crisis control.

Reactions from people who have taken this course have been very positive. Landlords tell us that the course provided them with new screening techniques and helped them deal successfully with tenants involved in illegal activity. A recent survey indicates that more than 90 percent of landlords who attend the training make changes in the way they manage their property as a result of the program. The program is also an effective community policing tool.

Your attendance is encouraged.

Thank you,


Milton R. Dohoney Jr.
City Manager, City of Cincinnati


James E. Craig
Police Chief, City of Cincinnati



City of Cincinnati Landlord Training Seminar

"I would recommend this course to all landlords."

"The quality of neighborhoods in Cincinnati would greatly improve if everyone took this class."

Written comments from recent trainees



The training delivers two important messages:

1. Effective property management and maintenance can have a positive impact on the health and safety of communities.
2. There are accessible, legitimate techniques that can be used to stop the spread of illegal activity and property damage on rental property.

Program Content

This all day Training is presented in two parts:

Morning:

Introduction—the impact of property management on the health of a community.

Applicant Screening—how to screen out dishonest applicants while ensuring that honest applicants are encouraged to apply.

Signs of Dishonest Applicants—tips about what to look for.

Rental Agreements—approaches that will strengthen your ability to manage problem tenant behavior.

Ongoing Management— how to manage property in a way that discourages illegal behavior and/or property destruction.

Partnerships with Residents—how to work with your tenants and neighbors to keep illegal activity out of the neighborhood.

Afternoon:

Property Maintenance—how to make sure your rental(s) is safe and in compliance with City Buildings and Inspections regulations.

CPTED—how to use the concepts of *Crime Prevention Through Environmental Design* to reduce the likelihood of crime occurring on or near your rentals.

Warning Signs of Illegal Activity— how to recognize drug activity and other problems.

Crisis Resolution/Eviction— options, the process, and the practical application in various situations.

Working with Police and Housing Maintenance Inspectors—what to expect, what not to expect, how to get maximum cooperation.

2011 Fall Schedule

Registration at 8:00 am followed by the class from 8:30 am to 5:00 pm.

Date	Location	Parking
Friday, October 7 or Saturday, October 8	Community Action Agency 1740 Langdon Farm Rd Cincinnati, OH 45237	Free

Training Fee	There is no charge for the Landlord training sessions.
Manual	The manual will be available at the door for \$15 each and is recommended as a valuable resource.
Lunch	There will be a one-hour break in the middle of the training session. Lunch is on your own.
Registration	Complete the form, separate it from this mailer and either mail it in an envelope or FAX it to (513) 352-1422.
Credit	You will be issued a certificate upon completing the full-day training.
Questions?	Or to request additional registration materials call (513) 352-2972.



Landlord Training Program Registration Form

To register: go to www.cincinnati-oh.gov and choose the quick link to the Landlord Training Program, or complete this form and mail or FAX to:

Mail: Landlord Training Registration
City of Cincinnati, Police Department
310 Ezzard Charles Drive
Cincinnati, Ohio 45214

FAX: 513-352-1422

List the name of each person attending, if the address is the same, just write same.

Name _____
Mailing Address _____
City _____ State _____ Zip Code _____ Phone _____

Name _____
Mailing Address _____
City _____ State _____ Zip Code _____ Phone _____

Name _____
Mailing Address _____
City _____ State _____ Zip Code _____ Phone _____

Prior to coming to the training, how did you hear about the training? (check all that apply)

- By receiving a letter from the City of Cincinnati
- Through the news media
- Through a rental housing association
- From friends, colleagues or acquaintances

Please answer the following three questions (for statistical purposes only) (enter number in box):

- 1. Number of rental units you currently own
- 2. Of those units, how many are currently rented?
- 3. Number of those units located in the City of Cincinnati

