



Citizen Advisory Committee (CAC) Meeting
Hemet Public Library- 2nd Floor
Thursday, May 24, 2012 - 3:30 PM

AGENDA RECAP

- 1. Call to Order-** *Chairman Dan Goodrich called the meeting to order at 3:40 p.m.*

Present:

Jim Connell	Gary Fowler	Eva Gifford
John Gifford	Daniel Goodrich	Frank Gorman
Eric Gosch	Mona Groff	Connie Hall
Linda Krupa	Mary Ann Mari	Robert Masson
Sharon McComb	Michael Ramirez	Larry Smith
Valerie Velez		

Absent:

Patti Drusky	Norm Kyriss	Stefany Nelson
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- 2. Comments or corrections to the April 23rd CAC Agenda Recap-** *Chairman Dan Goodrich and CAC members*

It was MOVED by Larry Smith, SECONDED by Jim Connell, and unanimously agreed to approve the April 23, 2012 Agenda Recap as presented.

- 3. Informational Presentations by CAC Members:** *(Intro. by CDD Deanna Elliano)*

a. Hemet Community Action Network & Drug Free Communities Grant-
Michael Ramirez of MFI recovery

CAC Member Michael Ramirez, also the Project Coordinator for the Hemet Community Action Network (CAN) Coalition gave a detailed presentation of the group's program.

The main goal of Hemet CAN is to reduce underage use of, and access to drugs and alcohol. Environmental strategies include focus on laws, ordinances and policy changes, as they look to create a population level change with the idea that over a period of time environmental factors influence behavior. Efforts are focused on these strategies because they are cost-effective, sustainable, and they target all demographics. Last August the coalition received a Drug Free Communities federal

grant, which was authorized by Congress. The Hemet CAN meets every 3rd Thursday of the month at City Hall in the Administration Conference Room.

A current project of the Hemet CAN is the Family Pledge – Social Host Ordinance. The pledge is for parents to not provide alcohol to minors in their homes, and is an educational component which begins the process for an environmental strategy that leads to an ordinance. Other tasks of the Hemet CAN include collaboration with other coalitions, data collection (including community assessment and the California Healthy Kids Survey, which should soon be received by the Hemet Unified School District); ordinance research, and support of Hemet ROCS!

Questions:

Mona Groff: Is there anything in place that would allow the imposition of fines on parents that provide alcohol to minors?

Michael Ramirez: Currently, no.

Police Chief Dave Brown: There are laws on the books that make it illegal to provide alcohol to minors.

Jim Connell: How are parents advised of this program?

Michael Ramirez: The program was only recently launched, and we will be working on community awareness.

Eric Gosch: How many people receive compensation from the grant?

Michael Ramirez: Compensation goes to one full-time person (himself), and one half-time meeting coordinator. The coalition works for the outcome that the City desires.

Discussion ensued regarding extending the program throughout the valley.

Gary Fowler: The main effect of a family agreement is to get education and momentum going, but it is not anything that is particularly enforceable.

Michael Ramirez: Reiterated that it is an educational component.

Larry Smith: What year are you in of your last grant?

Michael Ramirez: Year one.

Chair Goodrich: Do you have a lobbyist group?

Michael Ramirez: Every coalition that receives funds meets to collaborate and see what is effective.

Eric Gosch: Who exactly is MFI Recovery?

Michael Ramirez: My Family Incorporated, which is the fiscal agent for this grant.

Eric Gosch: Where are they located?

Michael Ramirez: One location includes La Vista, which is a residential home in San Jacinto, but they are spread throughout Riverside County.

Member of the Public: What does the \$625,000 grant cover?

Michael Ramirez: There are many different budgets built into the grant.

The CAC thanked Mr. Ramirez for his presentation.

b. Hemet USD Programs regarding Health Education and Substance Abuse
-Valerie Velez, HUSD Health Education Program Consultant

CAC Member Valerie Velez gave a brief presentation regarding the Hemet Unified School District's programs regarding Health Education and Substance Abuse, which she explained, allows the HUSD to extend the work they are able to do at a school based level into the community.

Ms. Velez advised that 28,000 homes would be receiving the Family Pledge in their registration packets, which will help get word out to the community, and discussed the tobacco use prevention program that is being implemented within the HUSD. She referred to the exciting "PLUS" (Peer Leader United Students) Program, which is a student-driven violence prevention program, and discussed the Healthy Kids chart that had been distributed to the CAC, which included trend data in percentage form. She briefly reviewed the chart data and explained how the survey worked, noting that all programs listed on the sheet were supported by grant funds, with no cost to the HUSD's general fund. She added that the survey was focused on 4th and 6th graders, and that she was looking forward to sharing current data upon receipt.

Dan Goodrich: Commented that it was alarming to see that more students were smoking marijuana than cigarettes, and that a large number of kids were not eating breakfast.

Connie Hall: Is gateway use of tobacco an aspect?

Valerie Velez: The survey identifies students that are at a higher risk of using tobacco, and the HUSD goes through a special program for those kids. The perception of younger students is that a large percentage of high school kids use tobacco, and perception tends to be very determinant of behavior.

Michael Ramirez: Noted that the dollar tax imposed with Proposition 28 would supplement grants that will assist not only with intervention, but also prevention. He added that this was a worthy proposition, and this community would benefit from those funds.

4. Main Presentation & CAC Discussion Topic: "Crime Free Multi-Family Housing Program (CFMHP)"- Brent Cain, City of Hemet Community Investment Department

Crime Free Multi-Family Housing Program Coordinator Brent Cain gave a Power Point presentation outlining the various aspects of the CFMHP that was first implemented in Hemet in 1997 under the direction of former Police Chief Lee Evans. He provided some background information on the program, which had commenced in Mesa, Arizona in 1992 and had since expanded across the United States and some other countries as well. He gave some statistics and provided handouts that he referred to throughout his presentation. He discussed the CFMHP Manual and the program phases, the under-utilized We-Tip line, and the "Safe Streets Now" program.

Mr. Cain ended his presentation by noting that the Police cannot solve all of the crime problems in the City without the assistance of the community, adding that the CAC could feel free to call him with any questions regarding the programs.

(Copy of Power Point presentation with related handouts is attached for reference.)

5. Public Outreach Groups - Assistant City Manager Mark Orme

Assistant City Manager Mark Orme addressed the CAC, noting that a great deal of interest had been expressed regarding the dissemination of information on the Hemet ROCS Program to the community. He reviewed various methods that had been presented to him, including:

1. Media – Press Enterprise, Valley Chronicle, the local radio station KATY FM, the local television station on Channel 3, KTLA Channel 5, FOX News.
2. Community Establishments – churches, Board of Realtors, community newsletters, Hemet Unified School District, Valley Wide, YMCA, Chamber of Commerce, the Community Action Group, and the Hemet Valley Medical Center
3. The City website
4. Utility bill inserts
5. The Hemet Library
6. Government Agency Liasons
7. Public & Town Hall Meetings
8. Block to block walks – which would be the most impactful.

Mr. Orme asked that any additional ideas be emailed to him.

6. Update on Hemet ROCS Ordinances and Priorities -Community Development
Director Deanna Elliano

Community Development Director Deanna Elliano distributed an updated ordinance list, and advised that of the 19 ordinances on the list, nine had been adopted. She noted that these ordinances would be of assistance to the CFMHP and Safe Streets Now programs by providing additional implementation tools.

7. CAC Roundtable - CAC Chair & Committee Members
CAC Roundtable stating topics of primary concern or interest to CAC members and suggested topics or speakers for future meetings.

Chair Dan Goodrich: Inquired regarding how a nuisance property that had been boarded up could be returned to a habitable state with board removal.

CDD Elliano: Responded by explaining how the current process works to secure a nuisance property that is either uninhabited or inhabitable due to health and safety reasons. Once a property has been secured, we cannot make an owner fix up their property in a given period of time; we can only insure it is not a "nuisance" and then charge any clean up or board up back to the owner.

Mary Ann Mari: What if the property is bank owned?

CDD Elliano: The property still must be abated, which incurs charges and fines that must be paid by the bank.

Chair Goodrich: Asked for clarification that a property owner could not be forced to bring their property back to a habitable condition.

CDD Elliano: Confirmed that this was technically correct. There is currently no overall mechanism in place to require a property owner to restore the property to a habitable condition in a given period of time, however, if a property is on the market, the City has been utilizing NSP program funds to acquire such properties, improve them, and then sell them to qualified buyers. The City is in the process of working with our prosecutor's office to strengthen our codes to compel more action in a timely manner by the property owner.

Sharon McComb: If a complaint is submitted to Code Enforcement, does the chronic nuisance ordinance kick in?

CDD Elliano: Most of what Code Enforcement is responding to is property abatement. The chronic nuisance abatement ordinance deals more with the behavior of the occupant...such as noise, public drinking, or crime, that is a result of the occupant's behavior. We are trying to pull together a Hemet ROCS task force to smoothly integrate all of the affiliated ordinances and departments.

Jim Connell: Referred to an article in the Press Enterprise regarding a teen center in Murrieta, and suggested that the City of Hemet needs to provide a safe place for kids to go that will help keep them out of trouble and prevent them from causing trouble. Perhaps the churches in the area could take turns hosting events to give the kids something to do.

Frank Gorman: Noted that the PAL Program works with Valley Wide to provide a safe place for kids to go, where they can engage in a variety of activities and work with the police.

Chair Goodrich: Added that PAL also offers an afterschool program.

Jim Connell: Asked how the problem kids were informed of this and any other similar programs.

Frank Gorman: Responded that Valley Wide spreads the word, and there is also word of mouth through other kids that attend the program.

Chair Goodrich: Noted that HUSD also shares the information.

Valerie Velez: Expressed curiosity about the status of the expiration of the Smoke Shop and Hookah Lounge urgency ordinance and if/how it related to the tobacco licensing ordinance.

CDD Elliano: Advised that the ordinance that is currently in place is more of a land use ordinance, but that tobacco licensing could also be considered. She added that it was a violation of the health and safety code for retailers to have glass pipes or other similar paraphernalia for sale.

Michael Ramirez: Inquired about businesses that are not really marketed as tobacco or smoke shops, but still offer related items for sale.

CDD Elliano: Noted that she had been receiving information that some of the general retail stores were carrying tobacco related products, and that further investigation into the practice was needed.

Council Member Smith: Asked for clarification regarding the time frame before an adopted ordinance takes effect.

CDD Elliano: Indicated that an ordinance would take effect 30 days after its adoption, or second reading.

Discussion ensued regarding public nuisances, followed by a discussion of panhandling and how it could be prevented.

Unidentified Member of the Public: Indicated that panhandling is more easily prohibited on property that is deemed "private."

Council Member Smith: Requested that a discussion regarding panhandling be added to the next agenda.

CDD Elliano: Stated that she would obtain feedback from the City of San Jacinto and the County of Riverside prior to the next meeting regarding their efforts on many of the issues that Hemet ROCS is addressing.

Eric Gosch: Regarding the updated program status list, he would like CDD Elliano and Chief Brown to let the CAC know which of the remaining, unadopted ordinances were considered a priority by the City. Also, what can be done to start holding landlords accountable for their problem tenants? He referred to the Rental Unit Registration and Inspection Ordinance and Crime Free Housing Requirements, noting that this would be very difficult and expensive to enforce, with a great deal of investment involved.

CFMHP Coordinator Cain: Explained that Code Enforcement has a system in place to resolve the issues of nuisances, and that some additional compliance would likely be seen with the Hemet ROCS ordinances. He noted that the crime free lease addendum is for complexes that have joined the CFMHP, and suggested that the Rental Unit Registration & Inspection ordinance would get some compliance through ordinance implementation, since compliance will then be required rather than optional. He added that those complexes that are part of the CFMHP volunteered to make their communities crime free, and this ordinance would hit those who are not volunteering to do so.

Eric Gosch: Stated that he remained confused regarding this issue, in spite of the many Power Points he had seen, and the explanations provided.

CDD Elliano: Advised that the rental registration ordinance was still a work in progress, which was why the review process had not been started yet. We are currently researching how other cities with similar ordinances are implementing the program and what its benefits and downfalls are. Either way, the City needs to send a message that if you are going to have rental property, you need to maintain it and keep it safe.

Discussion ensued regarding the Rental Unit Registration and Inspection Ordinance and the Crime Free Housing Requirements.

Mary Ann Mari: Suggested additional round table time be allocated for future agendas so that the CAC members could discuss the various ideas that they have, and share the thoughts of people that they have spoken with.

Chair Goodrich: Stated that he would like to know where the City of San Jacinto stands on all of this.

Eric Gosch: Noted that he had counted seven shopping carts this morning on Florida Avenue within the Hemet city limits from San Jacinto Street heading west.

CDD Elliano: Advised that staff was currently working on retailer compliance through a Shopping Cart Containment Plan. She explained that the current practice was for any unidentified carts that are retrieved by city crews to go to the scrap metal yard, while those retailers that are identified on their carts may be charged a fine for each occurrence that the city picks up and impounds their carts before they can retrieve it.

Mona Groff: Asked if the carts were required to have wheel locks.

CDD Elliano: Explained that any new retailers that utilize shopping carts are required to have wheel locks, but that while existing retailers are encouraged to put wheel locks on their carts, they could not be required to do so.

8. Comments from the Public –CAC Chair

(This is an optional portion of the agenda at the discretion of the Chair, and allowed as time permits. The Chair may also limit the number of comments and the length of time for each speaker)

Unidentified Member of the Public from Valle Del Sol: Inquired about foreclosed property and how a resident would acquire ownership information to contact the bank regarding problems with the property.

Chair Goodrich: Responded that a title search would provide current property ownership information.

Unidentified member of the public: Noted that there are 287 homes in their community that are in foreclosure.

Discussion ensued regarding how the City deals with vacant and foreclosed properties and what efforts they expend to get property owners and/or banks to abate these properties.

Discussion followed, initiated by Chair Goodrich, regarding homes that are boarded up by the City.

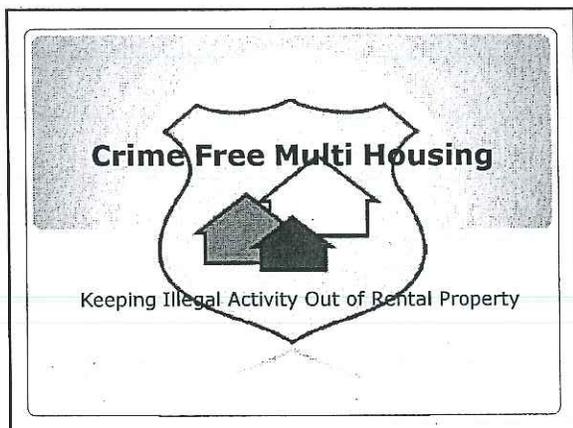
CDD Elliano: Explained that the city only boards up homes if there is a broken window or unsecured door and the property owner, or bank, has failed to secure the residence. Citations are issued to the property owners, and the City's abatement costs are placed as a pendency on the property. Usually we do not recoup these costs until the property is sold.

9. Identification of Action Items for Next Meeting- CAC Chair and City Staff

No items discussed.

10. Adjournment to the meeting of June 28th, 2012- CAC Chair

It was MOVED by Chair Goodrich, SECONDED by Mona Groff, and unanimously agreed to adjourn the meeting at 6:22 p.m. to the next regularly scheduled meeting of the Hemet ROCS Citizens Advisory Committee set for June 28, 2012 at 3:30 p.m. at the Hemet Library, 1st Floor meeting room.



**PHASE ONE
8 HOUR WORKSHOP**



- Effective Tenant Screening
- Use of Crime Free Lease & No Nuisance Addendum
- CPTED (Crime prevention via environmental design)
- Fair Housing issues
- Working with the Police – effective crime reporting
- Winning Eviction Process

**PHASE TWO
CPTED INSPECTION**



- A checklist that includes security lighting
- Deadbolts, peepholes
- Shrubbery trimmed to eliminate hiding places
- Smoke alarms and fire extinguishers
- Written assessment for safety and liability problems
- Gives proof of additional safety features to insurance companies – can help in lawsuits
- Annual Inspection is required
- **See handouts for the full checklist**



The Crime Free Multi-Housing Program

Keeping Illegal Activity Out of Rental Property

The Crime Free Multi-Housing Program is a state of the art crime prevention program designed to reduce crime, drugs and gangs from apartment and mobile home properties. This program was first successfully developed at the Mesa Arizona Police Department in 1992 and has since spread throughout the United States and Canada. It has been implemented in 43 US states, Japan, Finland, England, Puerto Rico and is growing rapidly.

The City of Hemet implemented the program in January 1997. The results were measured after the first year, showing a reduction in police calls for service in member properties by 30%. After the second year, the calls were further reduced by 60%. This program uses a unique three-part approach which includes:

- PHASE ONE - An eight hour seminar presented by the police and city officials
- PHASE TWO - Property inspection for safety, building code and liability issues
- PHASE THREE - A tenant meeting on site to introduce the program, teach crime prevention strategies and develop a relationship with tenants.

What will I learn?

- Benefits of applicant screening
- Professional management principles
- Crime Prevention through Environmental Design
- Warning signs of drug activity
- The role of the police (civil and criminal law)
- Crisis resolution and the eviction process
- Attorney instruction on serving notices and winning in court
- Fair Housing issues
- How to avoid liability

What are the benefits?

- A stable, more satisfied tenant base
- Lower maintenance and repair costs
- Increased property value
- Better working relationship with the police

What will it cost?

The Police Department and City of Hemet sponsors the program. It costs you nothing except the price of the Crime Free Logo signs. Classroom instruction is taught by local attorneys, police officers, fair housing experts and management professionals.

**FOR MORE INFORMATION, PLEASE CONTACT Brent Cain AT 951-537-4541
OR E-MAIL AT bcain@cityofhemet.org**

CRIME FREE LEASE ADDENDUM

In consideration of the execution or renewal of a lease for the identified property in the lease agreement, Owner and Resident agree as follows:

1. Resident, any members of the resident's household or a guest or other person under the resident's control shall not *engage in any criminal activity*, including drug-related activity, on or near the said premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use of a controlled substance as defined in Section 102 of the Controlled Substance Act [21 U.S.C. 802]. Medically prescribed marijuana (cannabis) use may be allowed, only if used in the prescribed manner (California residents only). See the lease agreement stipulations in regard to "no smoking" areas, or non-smoking buildings.
2. Resident, or members of the household *will not permit the dwelling unit to be used for, or to facilitate criminal activity of any kind*. This includes the unlawful manufacturing, selling, using, storing or giving of a controlled substance as defined in the Health & Safety Code, 11350, et seq., anywhere on or near the premises.
3. Criminal activity means *any activity that is subject to criminal prosecution*, either felony or misdemeanor. These include, but are not limited to: prostitution, criminal street gang activity, assault and battery, burglary, theft, unlawful possession and use of firearms, sexual offenses, and vandalism (See the No-Nuisance Lease Addendum for crimes that disturb the peace).
4. ***Violation of the above provisions shall be a material and irreparable violation of the lease, and good cause for immediate termination of the tenancy.*** A single violation of any of the provisions of this addendum shall be deemed as serious, and a material and irreparable non-compliance, subject to a three-day notice to quit. Unless otherwise provided by law, proof of a violation shall not require criminal conviction, but shall be by a preponderance of the evidence via witnesses, or by arrest information supplied by the arresting agency.
5. In case of conflict between the provisions of this addendum and any other provisions of the lease, the addendum shall govern.
6. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Owner and Resident.

Resident Signature

Date: _____

Resident Signature

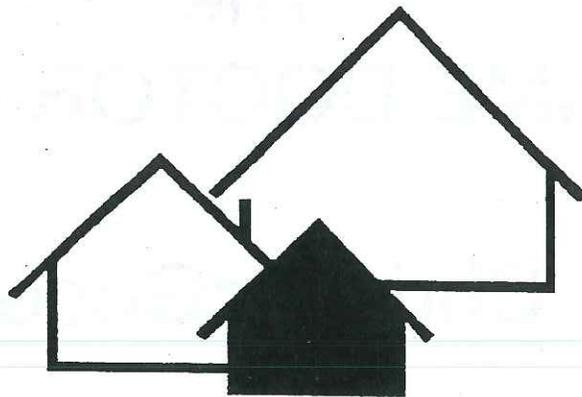
Date: _____

Resident Signature

Date: _____

Property Manager or Owner Signature

Date: _____



**ILLEGAL ACTIVITY IS NOT
TOLERATED HERE**

**MAKE A SAFE, ANONYMOUS CALL
ANYTIME, FROM ANYWHERE**

1-800-78-CRIME

1-800-782-7463

WeTiP[®]
inc.

www.wetip.com

SE HABLA ESPAÑOL

YOU COULD RECEIVE UP TO

\$1,000 REWARD

Hemet

www.cityofhemet.org

Non Emergency Numbers

Hemet Police.....951-765-2400
 Hemet Fire.....951-765-2450
 Riverside County Sheriff.....951-950-2444
 Neighborhood Watch.....951-765-2415

Graffiti

- Graffiti in Progress.....911
- \$2000 Reward!!
 - Turn in a Tagger.....951-765-2400
- Graffiti Clean Up "Hot Line"951-765-2309

Report a Crime Online www.cityofhemet.org/pd/reporting

Code enforcement www.cityofhemet.org/code/index.htm

Volunteer cityofhemet.org/pd/volunteers.htm
951-765-2474

Explorer Post 910 cityofhemet.org/pd/explorer.htm
Doug Klinzing 951-634-1221

Crime Free Housing....951-658-0691 (Brent Cain)
 Abandoned Shopping Cart HOTLINE 800-252-4613

Websites

www.stopvalleycrime.org

Information on crimes, crime safety, resources and networking.

www.valleywatch.com

Tips and Information on safety and sex offenders.

www.crimereports.com

National crime reports by zip code

Stop Valley Crime Facebook Page

Join the Stop Valley Crime Facebook group designed to encourage communication and action among San Jacinto Valley residents to get crime under control and improve the San Jacinto Valley.

Hemet Police Quarterly Newsletter

The Hemet Police post a newsletter that is updated quarterly. The information is 5 star, it deals with recent scams, tips for protection, emergency preparedness etc. www.cityofhemet.pd/pdfs/newsletter.

"All that is necessary for the triumph of evil is that good men do nothing." (Edmund Burke)

Join us in taking back our town. Get involved, Volunteer!

Phase Four – the Lawsuit

- Each person must individually file a claim, which will be collectively heard in court
- Visit small claims court and let them know what you are doing and pick up the forms
- Once all the forms are done, return them to the court. They will call you when the forms are ready

Legal Foundation for the case:

- Property owner is liable for:
- Maintaining a nuisance and
- Acting negligently/or refusing to mitigate
- To support this theory, you must prove:
 - 1. the owner owns the house
 - 2. Owner was notified of the problem
 - 3. Owner was given a reasonable time

SSN Success Stories

- Closed down over 30 known drug houses
- Closed down as many nuisances
- Never had to go to court on any of them
- Gained *compliance at mitigation meeting*
- Costs Nothing – except handouts
- **PROBLEM WITH THIS PLAN?**
- Few & far between – fear of retaliation!

A-8. Those who would argue that the eviction of criminals only displaces them to another part of the city are missing the point behind this strategy. This system sends a clear message to anyone involved in criminal activity, or allows criminal activity to continue on their property, that it will no longer be tolerated in the neighborhood. It will now cost them heavy fines to ignore warnings and pleas from the city to manage their business in a way that is conducive to the health and safety of the neighborhood. (COA Letter + Notices of Nuisance Violation)

Also, this ordinance strategy is not designed to cure the ills of society; or to rehabilitate criminals. There are many other programs and help for them. This tool is only one aspect of dealing with crime.

A-9. Citizens that have suffered for years at the hands of nuisance activity houses, or drug houses can now feel confident that their complaints and personal efforts to close down neighborhood drug houses will actually have an effect. Once they see an effective response to criminal nuisance behavior, citizens will become more motivated to report criminal activity because they actually have faith that something will be done.

Q-2. How will owners be notified?

A-1. When someone is arrested on the property, a COA (confirmation of arrest) Notice is sent to the owner. Included in the letter is the crime, person arrested, date & time etc. Information included with the letter contains the consequences of future violations, and invites the owner to receive property management training.

A-2. Due process should be incorporated into the ordinance, which is a Notice of Nuisance Violation Notice. On the third call within a one year time frame, the Nuisance Notice gives fair warning that the property is in danger of becoming a nuisance, and invites the owner to contact city/police staff to schedule a mitigation hearing.

This informal hearing should allow for the owner to receive information on property management, Crime Free Housing Program, and how to use the Crime Free Lease Addendum, among other possible remedies.

At a minimum, the owner should notify the tenant in writing that further nuisance activity that generates police responses may be grounds for eviction.

These notifications are designed to be "fair warning" to both tenants and owners of the consequences of continued nuisance activity. They also supply the city with the documentation to prove up their case, should the city be forced to file a lawsuit against the owner. (11550 H&S).

Past "mitigations" hearings such as these have been highly successful!

Q-6. If my tenants commit crimes off the property, can I still evict them?

A-1. No. the crime/nuisance activity must occur on or very near the property.

NOTES: fines can be reduced, and possibly forgiven in cases where the owner can show that he/she has made serious and documented efforts to remedy the problem on the property.

Police Officers will have to learn to “tie” nuisance activity to a specific property, and establish that the persons causing the nuisance are tenants or guests of a tenant. This will take additional time and work on their part.

Police computers must be fitted with the ability to “flag” problem properties, and generate notifications for excessive police calls.

Police officers will also need to hand out pamphlets or tri-folds with Hemet ROCS information as well. Maybe one designed for tenants.

SAFE STREETS NOW PROGRAM OVERVIEW

The *Safe Streets Now* Program is a community policing program that allows people to eliminate public nuisance/drug house activity by using the civil court process, rather than waiting for police and the justice system to resolve their problems.

The police cannot arrest persons for misdemeanor crimes not committed in their presence, and many citizens are not equipped or willing to make private citizen arrests. This leaves the need for a Plan of Action that bridges the gap between the police and citizen's, giving each of them the tools necessary to effectively deal with criminal nuisance behavior. The Safe Streets Now approach does just that!

When a citizen complains of a nuisance or drug/gang related problem in their community, we provide them with a Community Action Plan pamphlet that outlines the steps for them to take; namely (1) they hold a meeting with other neighbors affected by the problem; (2) they keep "Activity Logs" which includes calls for service; (3) send a demand letter to the owner of the property requesting that he take action to remedy the problem or evict the problem tenants. If the owner complies and works with the group, that's the end of it.

If the owner does not respond or refuses to help, the group then gathers all their materials; activity logs, incident reports, photographs/videos etc., and prepares to sue the owner in small claims court. Every person in the household can file an individual claim (up to \$7,500.00 in damages for each person). The court hearing takes place and documentation is presented that shows (1) the public nuisance has actually occurred, and (2) that the owner knew of the problem and did nothing about it. The legal foundation, or precedence of the lawsuit is; that the property owner is negligent in managing the property, allowing a public nuisance to continue - as described in Ca. Civil Code 3479/3480/3491; which describes public nuisances and their remedy. The group is suing to recover damages that the nuisance has caused them. Case law is abundant in this area.

This program goes directly to the person most responsible for the behavior of their tenants, the owner, and surpasses any confrontation with the criminal element. The community action group is allowed to be heard all at the same time in court, and to present their case together.

The program has been highly successful in California for over twenty years, and has been responsible for shutting down over one thousand drug houses. In Hemet, we have successfully *removed 30 drug houses* in the last five years, plus numerous other nuisance properties. Due to the process of mediation between the owners and these groups, we have not been required to go to court on any of our cases. Most of the owners have complied after they were presented with the evidence and given the opportunity to mitigate the problem at their properties.

FOR INFO: CONTACT BRENT CAIN AT 765-2381 OR CELL# 537-4541

SAMPLE

- LTR HD -

SAMPLE

NOTICE OF CONTROLLED SUBSTANCE (DRUG) VIOLATION

{Date}
CERTIFIED MAIL

Owner Name
Address
City State zip

Ref: Location of Violation/Address

Dear Mr. _____

On (date) , a controlled substance (drug) violation occurred at the above referenced property, or the property was utilized to facilitate controlled substance violations. Riverside County Tax Records/title search records indicate that you may be the owner of this property.

California Law provides that if controlled substance (drug) violations are, or continue to be committed or facilitated at a particular property, a civil *public nuisance lawsuit* (Chapter 11570 et. al. of the California Health & Safety Code) may be initiated against the landlord and the occupants in order to end this unlawful activity. Federal law (Title 21 United States Code 881(a)(7) authorizes the forfeiture of real property or household interests in property utilized in violation of the *Controlled Substances Act*.

This letter is placing you on notice that if any additional controlled substance (drug) violations occur at (street number, street), or if the property is used to facilitate any more controlled substance (drug) violations, the process of civil action at the state or federal level may be initiated. In addition, you could be criminally prosecuted for maintaining a dwelling for the purpose of keeping or selling controlled substances (Ca. Penal Code 373(a)).

←
FINES
VIA
H-ROGS
====

I urge you to contact the Nuisance Abatement coordinator identified below to learn what you can do in order to avoid any future legal action pertaining to this issue. Our Public Nuisance Abatement staff are well trained and qualified to educate you on the necessary steps to comply with California Landlord/Tenant Law.

Sincerely,

David Brown
Acting Chief of Police

SAMPLE
NOTIFICATION
LETTER

Brent Cain, Crime Free Multi Housing
Nuisance Abatement Coordinator
Telephone: 951-658-0691
E-mail - bcain@cityofhemet.org

SEE ATTACHMENT:
"Public Nuisance Abatement Programs"

NUISANCE ABATEMENT
MEDIATION TEAM

CODE -
COPS -
STAFF -

**Confirmation of Arrest Notice
Hemet Police Department**

SAMPLE

Notice to: Management; 2770 W. Devonshire, Hemet, Ca. 92545
Date Sent: May 23, 2012
From: Hemet Crime Free Multi Housing Unit

Date of Arrest: 5/8/2012 at 9:45am

Person Arrested: Corrales, Rosemary Sanecz, or aka (Saenz)

Identifiers: DOB: 3/16/80, Fem, 5-6, 170, Bro eyes, Blk hair

Charges: 11350(A) H&S – Possession Illegal Drugs
11364 H&S - Possess Drug paraphernalia
Warrants for Suspended License

Manner of Release: Transferred to RSO Jail System 5/8/12 at 1:48pm

Case Number: **12-103924**

In keeping with the *Crime Free Lease Addendum* and it's authority via your residential lease agreement, you are hereby supplied with the arrest information necessary to proceed with an eviction of the above named person from the property, and/or the resident responsible for their presence on the property.

This is not a demand for action, but a reminder that any violation of the Crime Free Lease Addendum can be used as a material breach of contract, and good cause for eviction, should you choose to do so.

ATTACHMENT: Hemet Police Department Arrest/Booking Page for 5/8/12 - 5/14/12

Respectfully,

Brent Cain
Crime Free Housing Coordinator
951-537-4541

Cc: file copy