

TO: City Manager Bill Nicklas
FROM: Director Bob Redel
DATE: December 20, 2022
RE: Crime Free Housing Bureau

On November 28, 2022, I began as the Director of the Crime Free Housing Bureau. My first goal/project was to immediately send out the crime free housing invoices. During the first week of December, with the assistance of Finance and the Police departments, over 1,300 invoices were printed and delivered by mail. Many of the invoices were returned as non-deliverable due to incorrect addresses listed in our business license module. I was able to contact many of those landlords that had their invoices returned as undeliverable, by phone or by email, and updated their billing information. New invoices were then emailed to those landlords. Our process of printing, stuffing envelopes, and mailing invoices is time consuming and expensive. The goal for the next billing cycle is to have the Crime Free Housing invoices emailed instead of mailed. This year is the first time we've asked the landlords to pay their Crime Free Housing invoices online. This was made simple by adding a Crime Free Housing button when making a payment online.

The new Crime Free Housing ordinance mandates every landlord to fill out a registration form and security form for each of their rental building(s). With the assistance from Scott Zak, online forms were created and added to the City of DeKalb's Crime Free Housing website. These online forms, once filled in by the landlord and sent, come directly to me. This allows for landlords to quickly fill out and send their forms without printing and mailing to City Hall.

Over the last couple weeks, I have met with many of the larger apartment complexes and spoke with their landlords or managers to discuss expectations. I have met with DARA, The Terraces of DeKalb, The University Village Apartments, Gideon Court Apartments, Mason Properties, Riverside Properties, 815 Properties, Garden Prairie, Huskie Ridge, and others. I have spoken with many other landlords by phone. During these meetings/conversations it is made clear to the landlords that we need to work together to ensure that their complexes stay crime free. I encourage them to use the Police Department's Police to Citizen website to further stay informed. All the landlords I have spoken with share the same goal as the Crime Free ordinance, to promote the safety and welfare of their tenants.

When I took over as the Director of the Crime Free Housing Bureau, the previous coordinator was documenting his work via a spreadsheet. I have met with different vendors in attempts to find a program/software that will allow me to document the work completed and software that allows for the easy extraction of information. This is still a work in progress, and I hope to have software in place in the next week or two.

The City Attorney and I have been working together to create new forms and a new Crime Free addendum that incorporates the changes made to our Chapter 10 – Landlord-Tenant Regulations. I have taken the Schaumburg Crime Free Online class and test.

I have issued the first Notice for a Nuisance Property on a police investigation that has not resulted in an arrest at this time. In this case, officers searched a residence, located, and seized drugs and two guns. The tenant, who has a valid FOID card, took ownership of one gun but not the other. Arrests are expected to occur at a later date. Even without an arrest, I contacted the landlord by phone and made him aware of the investigation. A formal letter was sent to the landlord for this nuisance property, and I am waiting his response.

The last month allowed me to start building the foundation to our future success. I am/have updated our billing information, began building relationships with landlords, and soon will have software to document our hard work. Over the next several months, I will continue to meet with landlords and hold them accountable pursuant to our ordinance. I will attend the next trainer crime free housing class (expected to be in April), attend crime prevention through environmental design training, and create our own online crime free housing training.



TO: City Manager Bill Nicklas
FROM: Director Bob Redel
DATE: February 1, 2023
RE: Crime Free Housing Bureau

In January of 2023, I continued to meet with landlords and management firms to build a better relationship with crime free housing. Each time I met with a new landlord/management firm, I could see and feel their apprehension. Some of them stated they are “compliant” with crime free housing but felt as if they were being “policed” and not supported. By the end of our meetings, we agreed to work together in attempt to change the criminal behaviors of bad tenants and to act against those tenants that continue to compromise the safety and welfare of others. My commitment to the landlords is to keep them informed on issues that may or may not arise to a violation of our nuisance property. This constant communication will continue to build our relationship.

Examples of keeping landlords notified on non-nuisance property violations are notifying landlords that an individual may be living in their rental unit that are not on the lease, notifying landlords of certain crimes that occurred on their property even when the offender(s) are unknown, assisting landlords on questions and directing them in the right direction, working as an liaison between landlords and the police department when needed, and when a case warrants, notifying landlords of a tenant who is wanted on a warrant, etc.

At the end of the meeting, everyone commented on how this is going to be a good thing for landlords. Some of the landlords/management firms I met with over the last month are: Pittsley Realty, West Ridge Apartments, Waterman Development, Cynthia and Richard Schutlz, S & E Properties, and Signature Properties.

I continue to push for property owners to pay their crime free housing invoice(s). On January 6, 2023, the City had \$56,370 of unpaid invoices. As of today’s date, that number has decreased to \$22,347. Out of that \$22,347, approximately \$12,000 is owed by three businesses. In comparison, the City was unable to collect \$45,000 before those invoices were sent to collections for payment in 2022.

There have been many nuisance property violation forms sent to landlords to notify them of a crime that occurred on their property by a tenant or guest. In many cases, the landlords have discussed the case/incident with me and/or were given a copy of the police report so they could make an educated decision on how they want to proceed. In summary, here are some of the types of cases the Crime Free Housing Bureau has investigated and its outcome:

- Fleeting or attempted to elude a police officer/reckless driving – Landlord issued eviction paperwork.

- Animal cruelty – Landlord issued eviction paperwork.
- Possession of drug paraphernalia – Landlord issued eviction paperwork because of other problems with the tenant(s).
- Unlawful possession and delivery of a controlled substance – Landlord issued eviction paperwork.
- Obstructing identification – Landlord issued a banning notice for the guest of the tenant that was arrested.
- Criminal trespass to land – Landlord issued a banning notice.
- Drug arrest – Landlord issued a banning notice.
- Unlawful possession of a weapon by a felon – Landlord issued eviction paperwork.
- Resisting arrest and harboring a fugitive – Landlord issued eviction paperwork.
- Endangering the life of a child – Landlord met with tenant and the tenant signed a zero-tolerance agreement.
- Criminal trespass to land – Landlord met with tenant and the tenant signed a zero-tolerance agreement.

Here are some of the cases that are still pending an outcome:

- Armed Habitual Criminal and possession of a weapon by a felon
- Unlawful possession of a controlled substance
- Disorderly house
- Disorderly conduct
- Theft
- Resisting arrest and criminal damage to property

All the above outcomes were decided by the landlord and supported by me.

On February 20, 2023, I will be meeting with DARA and look forward to any ideas, suggestions, or comments the group has regarding how the Crime Free Housing Bureau can better assist them and or their tenants.



TO: City Manager Bill Nicklas
FROM: Director Bob Redel
DATE: March 1, 2023
RE: Crime Free Housing Bureau

In February of 2023, I have been updating the city's crime free housings business licensing module. This includes updating contacts, phone numbers, and emails. This is a work in progress and will continue over the next several months. It is imperative that this module is up to date prior to next years invoices being sent out. This is the module that will be used to email the invoices instead of the invoices being mailed out.

I attended a DeKalb Area Rental Association meeting on February 23, 2023. Many of the landlords expressed their support for the crime free housing program. Those in attendance were notified of several house bills being considered that could have an impact to the rental landlords. I will keep you updated on those house bills that will negatively affect our landlords or the crime free housing program.

There were numerous crimes in February on rental properties that resulted in a nuisance property investigation. Those investigations are still open but the crimes that initiated the investigations are:

- Armed habitual, possession of weapon by felon, possession of a controlled substance, unlawful delivery of cannabis, and other cannabis related offenses.
- Unlawful possession of a controlled substance.
- Resisting arrest and reckless driving.
- A couple disorderly house violations.
- Concealing/Aiding a fugitive.

On February 25, 2023, a gun arrest was made at the Hampton Inn. This arrest was made after officers investigated a party at the hotel that had members/associates of a local street gang in attendance. Next week, I will be meeting with the owner of the Hampton Inn to discuss how we can work together to keep the hotel, its guests, and our community safe.

TO: City Manager Bill Nicklas

FROM: Director Bob Redel

DATE: April 3, 2023

RE: Crime Free Housing Bureau

As Director of the Crime Free Housing Bureau, it has become evident to me that it is not uncommon for renters to have other tenants/associates move in with them after signing their lease without their landlord's knowledge. Pursuant to the City of DeKalb's Chapter 10.10 ordinance, tenant(s) and landlords, will sign a lease that includes the crime free lease provisions. A violation of this section under Chapter 10 can be punishable up to \$1,000 dollars per day.

In February of 2023, the City of DeKalb's Police Department investigated a homicide in which the offender was evicted from an apartment of Ridge Drive and then moved in with his girlfriend at her apartment on Spiros Court. The landlord of that property was unaware that the homicide offender was a resident of their property.

In March of 2023, a tenant moved into an apartment on Russell Road. The landlord was under the false impression that the tenant was to live there alone with her young child. A few weeks later, the tenant's boyfriend killed another just outside her apartment. Again, investigators learned that the offender moved in with the tenant and was not on the lease. I spoke with the landlord who advised that they were unaware that the homicide offender was living at that residence.

These are two examples of many in which unauthorized tenants were living at a rental unit without the landlord having the knowledge or the ability to vet the tenant through their application process. If these tenants/offenders were unable to meet the landlord's tenant requirements, they may have been residing elsewhere.

In order to keep landlords informed and compliant with Chapter 10, I met with the City Attorney regarding individuals moving into a rental unit without having a signed lease that included the crime free lease provisions. The City Attorney advised that this would be a violation of Chapter 10.10 and that notification should be made to the landlords so they could become compliant. These notifications will keep landlords apprised that they may have tenant(s) living in their rental units that have not signed a lease that included the crime free lease provisions.

Notifications of the lease/crime free lease provision violations began on March 16th, since then, eight notifications were issued to landlords.

In March, a total of 21 nuisance property investigations were started. The criminal offenses that initiated the nuisance property investigations are: attempt obstruction of a peace officer, concealment/aiding a fugitive, possession of a controlled substance, unlawful use of a weapon, aggravated battery to a peace officer, resisting arrest, criminal damage to property, disorderly

conduct, first degree murder, resisting/obstructing a peace officer, criminal trespass to land, violations of owner duties for animals, obstruction of justice, possession of cannabis, criminal trespass to land, violation of bail bond/conditions of release, delivery/possession of a controlled substance, delivery/possession of cannabis, criminal damage to property, resisting a peace officer, fleeing from police, delivery/possession of cannabis, armed habitual criminal, possession of a weapon, and possession of a controlled substance.

Lastly, the final push to have the crime free housing invoices paid has concluded. As of March 31, 2023, there is an outstanding balance of \$8,912 compared to last year's outstanding balance of \$45,000. Unpaid invoices will be sent to collections.





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TO: City Manager Bill Nicklas
FROM: Director Bob Redel
DATE: May 2, 2023
RE: Crime Free Housing Bureau

In April, there were seven nuisance property investigations started and seven notifications for possible tenants without a lease and signed crime free lease addendum. The criminal offenses that initiated the nuisance property investigations are battery, criminal trespass to property, possession of cannabis, battery, unlawful use of a weapon, possession of stolen property, child endangerment, disorderly house, resisting a peace officer, and possession of cannabis.

I continue to see the dedication of our landlords to make the City of DeKalb and their properties safer. For example, I worked with a landlord and the police department to have a public safety camera installed on a landlord's property. This camera location was strategically identified by the police department because it was a blind spot for surveillance cameras in the area. The camera was installed on the outside of a building facing the streets. This public safety camera will assist the police department in solving crime when it occurs in that area.

As the weather continues to warm up, landlords will continue to see more and more people visit their properties. We will continue to work together to keep each other informed on crime trends and enforcement.

In May, I will be taking a Crime Free Certification Course. In June, I will be attending the Crime Prevention through Environmental Design Course.