

Operation Stronghold



Keeping
"The City Beautiful"

HOUSEKEEPING

- PLEASE TURN CELL PHONES TO VIBRATE OR OFF
- BATHROOM FACILITIES
- WEB PAGE/FACEBOOK
- SIGN IN SHEET/CAN WE SHARE YOUR INFORMATION
- QUESTIONS

Goals and Objectives

- Create a stable, satisfied tenant base
- Lower maintenance and repair costs
- Increase property values
- Improve personal safety for tenants, landlords, and managers
- Decrease civil liability of the landlord
- Inform landlords of available resources
- Make contacts

DRUGS



Picture from case where over 13 pounds of marijuana was seized from an apartment.

Signs of Abuse and Sales

- May cover windows
- Won't let you in the home
- May add or change locks
- Will often pay rent in cash
- Frequent foot and vehicle traffic
- All night activity
- No job, expensive possessions



METH LABS

- Can look similar to chemistry set or experiment/tubing, filters, jars, household chemicals
- Ingredients are very dangerous and flammable and have been known to explode and kill people
- **DO NOT** touch anything, exit, and call 911 immediately

GANGS

- Gang members will vandalize and destroy property especially if it doesn't belong to them
- Known for picking up and leaving without notice leaving YOU with unpaid bills
- Are a target for other gang members or rivals



GANG ACTIVITIES

- Drug selling and use
- Burglaries
- Robberies
- Assaults
- Vandalism
- Rape
- Weapons Trafficking
- Murder



GANSTER MENTALITY

- Try to rule by intimidation victimize others including other tenants
- Graffiti to show territory
- Possess weapons, guns, and home made weapons



GANG GRAFFITI

Gang problems start small and get bigger quickly especially with graffiti. This started small and came to what you see now in less than two weeks.



GUNS



Seizure from a known drug user who was renting.

Hornetize AR 475, a seized rifle shotgun, a SKS assault rifle, a vintage assault rifle, high capacity magazines, and over 2000 rounds of ammo

GUNS CONTINUED

- If you know your tenant is a criminal or has contacts with police and owns guns please help keep your community safe and share the information with us.
- Federal and state laws prohibit any person convicted of a felony to possess a gun or ammunition.
- Federal law prohibits any drug users from owning a gun.

Reporting Criminal Activities

- Avoid taking risks. Stay away from the crime scene so your not part of it.
- When you call, you will be asked for your name, address and phone number. This is used in case additional information is needed from you. You CAN remain anonymous, if you wish.
- Remain on the telephone until you are certain Police have all of the necessary information

Be prepared to answer the following questions

- What happened
- Time and location
- Was anyone injured
- Description of suspect(s)
- Description of vehicle(s)
- License plate numbers
- Time and direction of escape
- Weapons
- Additional details and circumstances
- * If you do not have the answers to all of the above still call, It's not often callers can answer all of the questions.

What to expect from police

- The nature of the crime dictates how Police will respond.
- Drug dealing cases often take time.
- Cases that pose a threat to others or property will be acted upon immediately.
- It may be necessary to evacuate tenants if they could potentially be in danger.

Benefits of Reporting

- When tenants see police acting on criminal activity it sends a message that crime will not be tolerated in or around the complex. Some tenants may even move and seek out landlords that will allow the conduct to continue.



LOWER REPAIR AND MAINTAINANCE COSTS

- Proactive Enforcement from Police and Landlords through arrests, Citations, violation of lease agreements as well as other violations can lead to Evictions.
- Careful Tenant screening helps ensure quality residents remain in place and enhance the quality of living. It also raises property values.



WHAT NOT TO DO

DO NOT ever...

- Search tenants residence
- Question the tenants about their illegal activity
- Intervene in the crime
- Tell them your calling police or threaten to call police

LANDLORD/TENANT RIGHTS

- 1. The tenant shall not unreasonably withhold consent to the landlord to enter into the dwelling unit in order to inspect the premises, make necessary or agreed repairs, decorations, alterations, or improvements, supply necessary or agreed services, or exhibit the dwelling unit to prospective or actual purchasers, mortgagees, tenants, workers, or contractors.
- 2. The landlord may enter the dwelling unit without consent of the tenant in case of emergency.
- 3. The landlord shall not abuse the right of access or use it to harass the tenant. Except in case of emergency or if it is impracticable to do so, the landlord shall give the tenant at least twenty-four hours' notice of the landlord's intent to enter and enter only at reasonable times.
- 4. The landlord does not have another right of access except by court order, and as permitted by sections 562A.28 and 562A.29, or if the tenant has abandoned or surrendered the premises.

IOWA CODE 562A.19

YOUR DUTIES

- The Landlord must:
- Comply with building and housing codes materially affecting health and safety
- Make all repairs necessary to keep the premises habitable
- Keep common areas clean and safe (The Landlord is not liable for injury caused by objects belonging to or placed by tenant in common areas)

DUTIES CONT.

- Maintain in safe condition all electrical, plumbing, etc., facilities, and other facilities supplied or required to be supplied by Landlord.
- Maintain receptacles for central collection of ashes, garbage, etc and arrange for removal unless it is specified in writing that the tenant is responsible.

YOUR RIGHTS

- A landlord, from time to time, may adopt rules, however described, concerning the tenant's use and occupancy of the premises. A rule is enforceable against the tenant only if it is written and if:
 - 1. Its purpose is to promote the convenience, safety, or welfare of the tenants in the premises, preserve the landlord's property from abusive use, or make a fair distribution of services and facilities held out for the tenants generally.
 - 2. It is reasonably related to the purpose for which it is adopted.
 - 3. It applies to all tenants in the premises in a fair manner.
 - 4. It is sufficiently explicit in its prohibition, direction, or limitation of the tenant's conduct to fairly inform the tenant of what the tenant must or must not do to comply.
 - 5. It is not for the purpose of evading the obligations of the landlord.
 - 6. The tenant has notice of it at the time the tenant enters into the rental agreement.
- A rule adopted after the tenant enters into the rental agreement is enforceable against the tenant if reasonable notice of its adoption is given to the tenant and it does not work a substantial modification of the rental agreement.

IOWA CODE 562A.18

TENANTS DUTIES

- A Tenant must:
 - Comply with obligations primarily imposed on tenants by building codes materially affecting health and safety
 - Keep that part of the premises used and occupied by tenant as safe and clean as the condition thereof permits
 - Dispose of tenant's garbage, etc., in a clean manner
 - Not deliberately or negligently destroy, deface, etc., or remove a part of the premises or knowingly permit a person to do so
 - Conduct himself/herself in a manner as not to disturb a neighbor's peaceful enjoyment

ABONDONED PROPERTY

- The Landlord or owner of the realty may remove any motor vehicle or other personal property unlawfully placed on the realty and may place the said personal property into storage until reimbursed for towing, storage and other expenses.
- The Landlord or owner shall notify the Sheriff of the removal, if the owner of the personal property can be determined the Sheriff shall attempt to notify him; otherwise one publication thereof in the local newspaper is sufficient notice.

ABANDONED PROPERTY CONT.

- If the personalty is not reclaimed within six months, then it may be sold and the proceeds used to pay expenses with any excess paid over to the County Treasurer.
- If the personalty is worthless, the Landlord still must incur the expense of storage which may never be reimbursed.
- Iowa Code 321.89 authorized Police authorities to take into custody any abandoned vehicle whether on public or private property. Notice must be given to the owner and lien holders within ten days. If not reclaimed within 21 days, the owner and lien holders lose all claim to the vehicle, which may then be sold or demolished.

STAY INFORMED ON CITY UPDATES

You can get updates at www.stormlake.org

OR

Sign up for up to mintue updates sent to your phone and e-mail at www.nixle.com

QUESTIONS?