



office of
neighborhood
involvement

Promoting a culture of civic engagement by connecting and supporting all Portlanders working together and with government to build inclusive, safe, and livable neighborhoods and communities.

1221 SW 4th Avenue, Suite 110
Portland, Oregon 97204

tel 503-823-4000
fax 503-823-3050
tty 503-823-6969

Charlie Hales
Mayor

Amalia Alarcón de Morris
Bureau Director



City/County
Information & Referral Line
503-823-4000



This document is available at the
ONI website:

www.portlandoregon.gov/oni/cp

Enhanced Safety Properties

Keeping Residential Rental Property Safe & Livable

Office of Neighborhood Involvement Crime Prevention Program
Fall 2014

The Enhanced Safety Properties (ESP) Program is a partnership between landlords, tenants, crime prevention staff, and police. The program is designed to encourage and support landlords and property managers to take measures to keep their properties safe and livable. ESP properties see a dramatic decrease in crime and disorder. Residents feel safer and more secure, and property managers report a decrease in problem activities on the property.

The program has three “components” or “phases.” Property owners and their managers certified in all three may display the ESP signs and use the ESP logo in their for-rent advertising, and receive notification when police activity occurs on the property.

The three components are:

I. Landlord Training

All people involved in the day-to-day management of a property must complete the free, day-long Landlord Training Program offered by the City of Portland. This program has been proven to be effective in educating landlords and property managers in techniques to keep criminal activity off their property.



Residents of an ESP property enjoy a party with a police officer.

II. CPTED (Crime Prevention Through Environmental Design)

ESP requires participants to meet minimum management and CPTED standards. Employees are screened for criminal history as are rental applicants, who will also have their credit and rental history checked. Landlords must also use a Criminal Activity Lease Addendum or equivalent and sign a trespass agreement with the Portland Police Bureau. CPTED standards include proper lighting, landscaping, locks, and door and window security devices.

III. Resident Crime Prevention Training

Landlords are required to share the concepts of crime prevention



The ESP logo is shown above. Upon certification, properties may use the logo in signage and advertising, communicating to prospective tenants that management takes safety seriously.

strategies with the residents. Complexes with three or more units hold a resident meeting with a representative from the Crime Prevention Program and the Portland Police Bureau to provide Neighborhood/Apartment Watch training. For single family homes and duplexes, the owners provide tenants with crime prevention information packets and work with Crime Prevention to establish a Neighborhood Watch. The residents also benefit from learning how to recognize and report crime, and reduce their risk of becoming crime victims.

Once the three components have been completed, the property can be certified as an Enhanced Safety Property. Completion of the three components is usually done within 12 months.

Membership in the program is maintained by ensuring that all new managers attend the City's Landlord Training within six months of hiring and every other year thereafter, keeping the property in good condition, and holding the required resident gatherings annually.

Member properties benefit from their close working relationships with the police and crime prevention staff, and enjoy low crime rates and low tenant turnover.

To find out more about the Enhanced Safety Properties Program contact your Crime Prevention Coordinator.

Crime Prevention Program Numbers

All numbers are area code 503

Main Line	823-4064
Central Precinct area.....	823-5852, 823-4257, 823-0540
East Precinct area	823-3432, 823-5532, 823-3505
North Precinct area.....	823-4098, 823-4094, 823-4764
Neighborhood Watch and Foot Patrol	823-2781
Enhanced Safety Properties.....	823-4763
Training and Education.....	823-3131
Program Manager.....	823-2030

Related services

Liquor license notification	823-4520
Graffiti abatement.....	823-4824
Noise control.....	823-7350
Code enforcement hotline (<i>nuisances, zoning, etc.</i>).....	823-2633
City/County information & referral	823-4000
Neighborhood mediation	595-4890