



Remediation Agreements

CCPP encourages the use of remediation agreements. The property owner and SBPD will develop pro-active ways for property owners to *identify and address* problems in creative and sustainable ways.

Any business required to be licensed in the City, multi-unit apartment complexes with more than 50 apartments; places which are licensed to sell alcoholic beverages who become designated as a *chronic problem property* have an opportunity to decrease the time this designation exit, by entering into a Remediation Agreement.

By meeting performance thresholds established in a remediation agreement time can be decrease. Each such Agreement would be specially tailored to address all concerns in a positive and sustainable manner. By working together our public safety services can be better used throughout our great city. *Be proactive and join us in curbing chronic problem properties!!!!!!!!!!*



**Building a Safer South Bend
By Working Together**

Contact: 574-235-5941



Curbing Chronic Problem Properties

Working Together
to Reduce Excess Calls
for Public Safety Services



City of South Bend

City of South Bend

South Bend Police Crime Prevention
Officer Keenan Lane 574.235.5941

Curbing Chronic Problem Properties CCPP

On October 15, 2013, the City of South Bend will launch a new program aimed at curbing chronic problem properties (CCPP).

CCPP is aimed to bring together:

- Residents
- Tenants
- Apartment Management/Owners
- Police Officers
- Code Enforcement & Legal

To collaborate together in reducing repeat calls for service to chronic problem properties

CCPP incorporates the “best practices” used successfully in other communities and fine-tunes them to best serve South Bend.

CCPP uses the OSCAR and SARA Problem-Solving Models which focuses on:

- **Scanning:** Identify problems & develop goals
- **Analysis:** Collect data & develop why the problems are occurring
- **Response:** Develop a plan & carry out
- **Assessment:** Conduct ongoing reviews on effectiveness

Working Together

The residents of the South Bend community will be the eyes and ears in pro-actively addressing problem properties with *solutions oriented* policies.



If a property receives in a 60-day period:

- × 5 valid complaints involving state law criminal violations, or
- × 5 letters from Code and/or Legal, or
- × Combination of 5 valid complaints, letters, or ordinance citations.

IF the property has more than 50 dwelling units at an address, when 12 of the above are reached in 90 days, the City will designate the address as a “chronic problem property”. Such action will only be taken after a warning notice letter of such action has been sent to the property owner when three (3) such actions have been reached, along with a copy of the ordinance.

All properties designated as a chronic problem property will be posted on the City’s website so that progress at this location can be tracked by the public.

Once designated as a chronic problem property the City has the authority to charge for additional calls for service to that property based on “reasonable and just” fees for police and/or code services provided.

Residents are encouraged to call if anyone is threatened not to report crime, as well as call when emergency medical services are needed,

with these calls NOT being used when determining violations. Any person who believes they have been intimidated or threatened from making a complaint or violation is encouraged to contact the County Prosecutor.

Goals and Benefits of CCPP



By engaging the entire South Bend Community to work together to prevent crime and disorder, the City will be a better place to live, work & enjoy the activities and events in a safe environment.

Fewer calls for service to one location will provide more services to other parts of the City.

Key partners working with residents and property owners :

→ Police, Code, Legal, Council ←

Article 12 of Chapter 13 of the *South Bend Municipal Code* sets forth Ordinance No. 10232-13 which was passed on June 10, 2013 and established the CCPP Program.



City of South Bend

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