

Chapter 2

CRIME PREVENTION

DOES IT WORK?

Many people feel helpless against crime, because too often crime is seen as an inevitable part of our society. It has been said, "If a criminal WANTS to get you, he'll get you!" This belief leads to helplessness, fear and apathy. Apathy is one of the most dangerous elements in society today. When law-abiding citizens refuse to go outside after dark, they have voluntarily turned over their neighborhoods to the ones perpetrating crimes.

Criminals Are Like Weeds

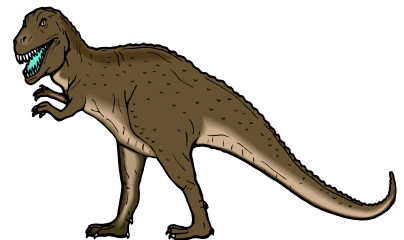
Many times a community will not battle crime because they feel they cannot be successful. Often, people view dangerous criminals like a large rock that cannot be moved, or even be budged. Dangerous criminals are NOT like rocks; they are more like plants. Unlike an



inanimate rock, a plant will grow. A weed can best illustrate this. As a weed grows, it roots, it sprouts and it chokes out healthy plants. A single weed quickly overtakes an entire garden. When criminal activity is allowed to flourish, the effect is the same.

The typical police approach to crime is **REACTIVE**. Once a crime has been committed, the police officer responds, writes a police report and begins the preliminary investigation. It is certainly more humane and cost effective to prevent a crime from even occurring. Crime Prevention is the **PROACTIVE** side of law enforcement. Crime **Prevention** is more desirable because it addresses the potential for crime before it becomes a serious problem.

Unfortunately, many people don't address crime situations until it is too late. (A good example is the victim of a burglary that suddenly becomes interested in home security systems.)



Once a crime problem has gotten too large, it is often easier to run away than face it. Equate the crime problem to killing a dinosaur. The easiest way to kill a dinosaur is while it is in the egg. Once the dinosaur is given the opportunity to grow, it will progressively become bigger, stronger and harder to defeat. The same is true regarding criminal activity.

UNDERSTANDING CRIME PREVENTION

To prevent crime, you need to understand crime, and you need to understand the criminal mind. When you think of criminals, think of predators. Most criminals are like predators, looking for easy victims.

When you think of predators you might think of the lion. When the lion is hungry, she will go out to stalk her prey. The lion knows the watering hole is a good place to find food, as this is where all the animals come to get water. The lion is a skilled hunter. She knows the best approach is from downwind. This way she can smell the herd, but they cannot smell her. The lion is also careful to approach slowly, staying low in the tall grass to avoid detection.



3% - 5% OF SERIOUS HABITUAL OFFENDERS ARE RESPONSIBLE FOR A MAJORITY OF VIOLENT OFFENSES.



tall grass to avoid detection.

At just the right moment, the lion pounces into the herd. The lion does not run past the injured, the diseased or slowest ones in favor of the strongest one at the lead of the pack. In fact, it usually is the one that is injured, sick or simply NOT PAYING ATTENTION that gets attacked. This is called *survival of the fittest* or *thinning the herd*.

The two-legged urban breed of predator, the criminal, works the same way. They stalk their victims, looking for the easy prey. To be successful against an attack, you don't necessarily have to be the strongest one, but you don't want to be the weakest!

Lions only hunt when hungry; but criminals are always a danger. This is why crime prevention is so important. Crime prevention is a shared responsibility. It cannot be imposed upon a community. Crime is a community problem -- crime prevention must be a community effort.

RISK (LOSS) MANAGEMENT

When assessing the potential for crime, it is important to decide whether to accept the risk (risk acceptance), without investing in counter measures, or to take sometimes costly steps to reduce the risk (risk transference). Transferring the risk may involve spending a little money now to save much more later on.

There are other less expensive ways to prevent crime. This includes the removal of the elements necessary for a crime to occur (risk avoidance). There are also ways to reduce the risk, or spread the risk to reduce losses. The following page demonstrates the types of risk management.

MANAGING YOUR RISKS

SEVERAL TYPES OF RISK MANAGEMENT:

- 1. RISK AVOIDANCE:** avoiding risks through...
 - Active property management
 - Written rules/leases
 - Written policies/procedures
 - Tenant screening policies
 - Written eviction policies
 - Maintenance/repair policies

- 2. RISK REDUCTION:** reducing loss by...
 - Engraving valuables
 - Securing interior rooms
 - Emptying coin boxes regularly
 - Limiting petty cash boxes
 - Conducting frequent bank deposits
 - Having a “no cash” policy

- 3. RISK TRANSFERENCE:** spending money to save money...
 - Insurance
 - Money safes
 - Surveillance equipment
 - Alarms
 - Security/courtesy patrols
 - Good locks/security devices

- 4. RISK SPREADING:** spreading valuable around...
 - Multi-cash locations/stashes
 - Reduce likelihood of large losses

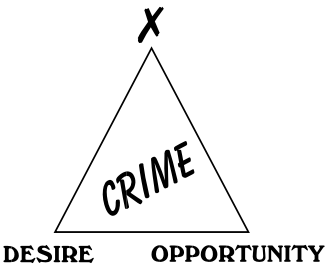
- 5. RISK ACCEPTANCE:** accepting risk (not good business sense)...
 - Accept all risks
 - Accept remaining risks you can't minimize

THERE ARE 3 NECESSARY ELEMENTS TO ANY CRIME. TARGET, DESIRE AND OPPORTUNITY.

IF YOU ELIMINATE JUST ONE OF THE 3 ELEMENTS, YOU CAN AVERT A CRIME.



SCENARIO ONE
(Eliminate TARGET)



If a car thief comes to an apartment community to steal a Corvette, the **DESIRE** is there. If all of the residents are inside their rental units, now the **OPPORTUNITY** is there. But if there is not a Corvette on the property, you will not have a crime because there is no **TARGET**.

SCENARIO TWO
(Eliminate DESIRE)



If a person sees a Corvette, the **TARGET**, and all of the residents are in their apartments, allowing the **OPPORTUNITY** for crime, but the person who sees the Corvette has no **DESIRE** to steal the car, again, you will have no crime.

SCENARIO THREE
(Eliminate OPPORTUNITY)



If a person comes to the property with the **DESIRE** to steal the Corvette, and sees the perfect **TARGET**, but the residents of the apartment community are out in the recreation and common areas, this will reduce or eliminate the **OPPORTUNITY**.

The CRIME FREE MULTI-HOUSING PROGRAM is effective because it addresses all three (3) elements: TARGET, DESIRE **AND** OPPORTUNITY. To eliminate the TARGET, we teach how to “target harden”. To eliminate OPPORTUNITY, we train residents to be the “eyes and ears” of the community, and to eliminate the DESIRE, a concerted effort is made to keep those with criminal intent from trespassing, visiting or living at the property.

SET RULES

If a person knows that rules are clearly stated and enforced, they are less likely to move into a community to commit criminal activity. Have a back-up plan to discourage the more determined individuals.

By careful screening and active management principles addressed in the CRIME FREE MULTI-HOUSING PROGRAM, the criminal activity among residents and visitors can be greatly reduced if not virtually eliminated.

Safety Socials, which incorporate the principles of Neighborhood Watch, will encourage residents to become an organized group of eyes and ears for the property. Although safety socials (Phase 3) are utilized when an entire apartment community or condo association moves toward full certification, the small property can also support this concept. You can foster good will and show your care for the community by assisting with organizing a Neighborhood Watch program in the neighborhood where your rental property is located. Is this a waste of time or a **smart investment** of your time? Why not protect your property (your investment)? Sounds like a wise idea!

It is not uncommon to see once distressed properties show a 70% - 90% **decrease** in police calls for service, as a result of the CRIME FREE MULTI-HOUSING PROGRAM.

In the City of Aurora there are many rental properties. The managers of these rental properties all have one thing in common...they all want **more** police patrol.

Even if Aurora Police officers turned off their police radios and never answered a single 911 call for help, we would not have enough patrol cars to provide adequate security patrols for every rental property. Now consider that even a greater number of residents live in single-family homes.

They also want more police patrols up and down their streets and alleyways. Then there are the grocery store managers that want more police patrol because a customer got a purse stolen, or an automobile in the parking lot was stolen. Consider all the strip malls, flower shops, and the mall.

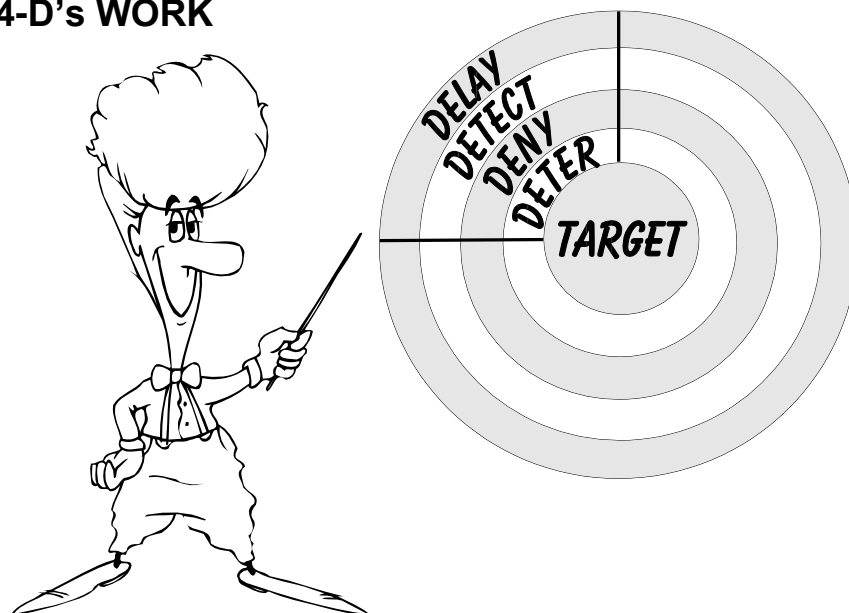
Everybody wants more police patrol, but there just aren't enough officers. Therefore, managers must take their own precautions. Residents of rental properties must also be aware of their role in Crime Prevention.

TARGET HARDENING

Sometimes you cannot remove a target. However, you can harden the target. Target hardening involves the use of locks, electronic devices, or other hardware that will **DETECT, DENY, DELAY** or **DETER** the criminal (away from the intended target). Target hardening is directed to all structures, vehicles and personal property within the rental community.

- **DETECT:**
By utilizing good security techniques, you can cause the person to make more noise, which will **increase the risk of detection**. This may also persuade the person not to commit the crime.
- **DENY:**
By engraving valuables, using security electronic equipment, or by moving other valuables out of view, you can **remove the rewards received from a crime opportunity**. If the rewards are not there, this may persuade the person not to commit the crime.
- **DELAY:**
Many times crimes are committed because of an easy opportunity. By using good crime prevention techniques you can **increase the time and effort needed to commit the crime**. This may persuade the person not to commit the crime.
- **DETER:**
By utilizing the previous three techniques, you may prevent a crime from happening by **detering the criminal from the property** to an easier target elsewhere.

HOW THE 4-D's WORK



MANAGING CRIME PROBLEMS

1. How to encourage crime:

- Expect someone else to call police
- Don't get involved
- Don't care about other residents in the community
- Give up hope
- Expect criminal behavior
- Fear retaliation

2. How to discourage crime:

- Report crimes and follow through
- Form support services and victim assistance services
- Establish "use" hotlines
- Seek help for at-risk residents
- Emphasize community values

NOTES □ NOTES □ NOTES □ NOTES □ NOTES