Crime in Public Housing

A Review of Major Issues and Selected Crime Reduction Strategies

Volume II:
A Review of Two Conferences and an Annotated Bibliography
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FOREWORD

The two volumes of Crime and Public Housing have a single objective: to contribute to the available information on ways to reduce crime, and the fear of crime, in and around public housing complexes.

For the general public, and for those whose lives are involved with public housing, the subject of crime is laden with emotion and, often, misinformation. These volumes approach the subject objectively. They provide, perhaps for the first time, a comprehensive view of what we have learned about the subject since 1961 when Elizabeth Wood and, a few months later Jane Jacobs published their insights into the relationship between crime and the physical environment.

Over the eighteen years that separate their landmark work from the present, many others have concerned themselves with the subject of public housing and crime. These volumes review that literature and provide an extensive annotated bibliography of considerable value to those who plan, implement, and evaluate crime-reduction programs.

In addition to assessing five crime-reduction strategies currently in use, the volumes also summarize two anti-crime conferences funded by HUD in 1978. The ideas generated are important. I am glad to share them with you.

Richard Burk of the Housing Management Group supervised the study, and Dr. Peggy Lentz contributed importantly to the draft report. Acknowledgements are also due to Lynn Curtis of the Office of Housing and to the many people who attended the HUD-sponsored conferences on crime and public housing in September and October 1968.

Donna E. Shalala
Assistant Secretary for Policy
Development and Research
PREFACE

This report presents a literature review and analysis of crime prevention and control strategies. It is part of an ongoing assessment and policy development process concerned with problems in public housing. These volumes are not intended as a definitive statement on crime reduction strategies but rather as a compilation of recurrent ideas. In commissioning this study, it was our intent to summarize a selection of the available literature and to focus attention on the need for further interest, discussion and work.

The strategies discussed in this report were primarily developed for public housing developments. However, crime does not respect classification's such as "public" or "private" housing. Indeed most urban residents, whether in publicly assisted housing or not, believe that crime is an important problem directly impacting their lives. The approaches reviewed herein are applicable beyond public housing and in some instances were developed in privately owned neighborhoods.

The public housing focus of this study was chosen to allow the analysis to concentrate on a manageable portion of the literature and to address a particular set of strategies that have had some testing within a particular type of housing environment. Also, the study is part of the program and evaluation development leading to the Urban Initiatives Anti-Crime Program in Public Housing.

Volume I contains the primary part of the study, the actual literature review and analysis. Volume II provides a summary of two conferences convened by HUD in the Autumn of 1978 to discuss crime control and prevention. The first conference elicited the opinions of those most directly concerned, public housing residents, managers, social workers and security officers. The second conference engaged experts in crime prevention in extensive debates about what strategies are effective in what circumstances. Volume II also includes an annotated bibliography. By summarizing a larger portion of existing knowledge, these volumes make a significant contribution to our knowledge about community crime prevention. There is no assumption that this report covers all existent work. Nor are the five analyses of particular current approaches intended to be definitive evaluations. It is far too early in the development of community crime prevention and control to be rating the relative effectiveness of these strategies much less to assign ratings.

We truly appreciate the assistance and cooperation offered in the development of this report by the five research groups discussed in the "Five Current Approaches" section. The contributions of the participants in the two conferences are also gratefully acknowledged.
ABSTRACT

### Table of Contents

<table>
<thead>
<tr>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
</tr>
<tr>
<td>B</td>
</tr>
<tr>
<td>C</td>
</tr>
</tbody>
</table>

**Summary of the Conference Proceedings of the NAHRO/HUD Anti-Crime Conference**

**Summary of the Proceedings of the AIR/HUD Conference on Reducing Crime in and Around Public Housing**

**Annotated Bibliography**
Section A
A Summary of the Conference Proceedings
of the NAHRO/HUD Anti-Crime Conference

held

September 12-13, 1978
Washington, D. C.
Summary Report
Anti-Crime Conference
September 12-13, 1978

I. Background Information

On September 12-13, 1978, the Office of Consumer Liaison of the Department of Housing and Urban Development (HUD) and the National Association of Housing and Redevelopment Officials (NAHRO) co-sponsored an Anti-Crime Conference that dealt with public housing security. The purpose of the Conference was to bring together the persons closest to the problems of crime in public housing and to gain advice from them regarding the activities HUD should undertake in a program to reduce crime and the fear of crime.

The Conference, held in Washington, D.C., was attended by approximately 100 persons representing the Public Housing Authorities (PHAs) of eighteen cities across the country, the National Association of Public Housing Security Directors (NAPHSD), NAHRO, and HUD. PHA representatives, up to five per city, included public housing residents, management staff, and security staffs. Areas represented were: Contra Costa and Los Angeles County, California; Hartford and Stamford, Connecticut; Dade County (Miami), Florida; Chicago and Decatur, Illinois; New Orleans, Louisiana; Baltimore, Maryland; Boston, Massachusetts; Minneapolis, Minnesota; St. Louis, Missouri; Newark, New Jersey; Buffalo and New York City, New York; Philadelphia and Pittsburgh, Pennsylvania; and Newport News, Virginia.

Following an introductory plenary session, participants were divided into two groups for the remainder of the conference activities. Group A included NAPHSD, Los Angeles County, Contra Costa, Pittsburgh, St. Louis, Chicago, Buffalo, Decatur, Boston, and Newport News. Group B participants were New York City, Newark, Philadelphia, Baltimore, Hartford, Stamford, Minneapolis, New Orleans, and Dade County. NAHRO officials served as conference coordinators while HUD officials observed the proceedings.
In the summary which follows, the discussions from each group have been integrated wherever possible. In cases where discussions differed widely, or similar formats were not followed, discussion summaries are identified by group.

II. Introductory Session

Eugene Schneider, Project Director, Housing Management Service of NAHRO, opened the Conference. He and subsequent speakers from HUD welcomed participants, expressed what they hoped would result from the Conference, and indicated how those results would be used.

Schneider explained that the Conference, a joint effort by the Office of Consumer Liaison of HUD and NAHRO, had as its goal, providing HUD with information on the status of public housing security programs and ideas for future security programs.

Lynn Curtis, Special Assistant to the Secretary of HUD, then described the Urban Initiatives Program and mentioned that funds for crime prevention in public housing would be available through HUD for FY79.

Joseph Smith, Director of HUD's Community Liaison Division Office of Neighborhood Voluntary Associations and Consumer Protection, stated that the Conference was an effort to discuss ideas regarding what the "ideal" security program in public housing would be.

Patricia Hampton, Deputy Director of HUD's Office of Assisted Housing Management, stated that HUD was sponsoring the Conference in order to learn what kind of partnership among the HUD federal office, local PHAs, and residents could contribute to establishing successful security programs. She also stated that the Urban Initiatives Program, in combination with other interagency agreements, will support renewed efforts to "turn around" not only public housing security problems, but also employment, social services, and management problems. Urban Initiatives will concentrate on anti-crime activities,
targeted rehabilitation, management improvement, and involvement of cities in efforts to link agencies and resources with public housing residents and management.

The final speaker of the introductory session was Richard Burk from HUD's Office of Policy, Evaluation, and Research, Division of Community Conservation Research. He explained that the information provided from this conference will be used to help HUD develop practical tools to reduce crime and the fear of crime, and stated that the proceedings from this conference and from one to be held in October 1978 involving consultants and other designers of anti-crime programs will be incorporated into a guidebook for local Public Housing Authorities.

III. Session #1: Whose Responsibility is Security?

At the beginning of this session, four flip pads were hung in each room. On each pad one of the following points of view was written:

- Security is basically the responsibility of the PHA
- Security is basically the responsibility of the tenants
- Security is basically the responsibility of the Police Department
- Security is basically the responsibility of HUD

Participants were asked to sit near the flip pad that most closely represented their point of view. After each person had chosen a group, each group was asked to prepare a short presentation stating why it believed in that particular point of view.

The spokespersons from each of the small groups prefaced their remarks by indicating that the responsibility for security is a shared responsibility among residents, the PHA and the local police departments. Most also stated that HUD should fund the efforts but allow them to be carried out at the local levels. The following is a summary of the group presentations.
A. Why security is basically the responsibility of HUD:

1. HUD is responsible for the creation of public housing and for ensuring that the housing provided be decent, safe, and sanitary. Good housing cannot be separated from security issues.

2. HUD establishes guidelines for public housing, and can assist in changing conditions that contribute to the security problem (e.g., changing admission and eviction guidelines to reduce the number of "problem tenants," and reducing the density of public housing environments).

3. HUD should set aside specific funds for security programs in public housing and provide long-term funding as an integral part of the local PHA budget. HUD should become more vigorous in obtaining appropriations from Congress so that funds can be made available for security on a permanent, rather than a one- or two-year basis.

4. HUD should recognize that security is a management function encompassing many aspects of managing a development, not simply the provision of security guards. Security lies not only in securing one's home from intrusion (provision of hardware, locks, monitoring devices, etc.) but also in the attitudes and minds of the people. In other words, the fear of crime must also be reduced before "security" will be realized.

5. HUD should provide for more appropriate staff/tenant ratios.

6. In order to be fully responsive to the management needs of security to public housing, HUD should establish an Office of Security and recognize that security in public housing is a serious concern among residents.
B. Why security is basically the responsibility of the local police department:

1. Public safety is the responsibility of the local government. Since residents of public housing are citizens of the locality, they are entitled to the same protection as other members of the community.

2. Police have the financial responsibility to provide security for public housing.

3. Police are trained professionals with the official and monopoly power and the arms to enforce the law. Where the police are currently inadequate, they should be provided with training to aid them in developing sensitivity to the needs of public housing residents.

4. Police departments are equipped with the facilities, equipment, and staff to handle problems of varying degrees of seriousness. For example, police departments may have such special services as:
   a. public relations offices;
   b. suicide and drug squads;
   c. homicide teams; and
   d. crime lab facilities.

   Each of these services should be made available to help reduce crime and the fear of crime in public housing.

C. Why security is basically the responsibility of the tenants:

1. Tenants are the most basic units of public housing. They can provide very specific insights and input through their day-to-day experiences in public housing.
   a. They must take some of the responsibility for solving their own problems.
c. Without tenant support, no security measures can be effective.

2. Security is a matter of individual integrity. An important element of a security program is residents exhibiting concern for one another within a project.

3. Tenants are often partially responsible for the security problems in their projects because they are ignorant of safety and security techniques.
   a. There is a need for tenant security education programs.
   b. The elderly need very specific suggestions and instructions in safety techniques to avoid victimization.

4. Plans for security programs must be made flexible enough so that they can be coordinated at the local level to meet the needs of each individual community.

5. Youths who are residents of public housing should be given employment and training programs that teach them to help other residents and provide security for the public housing complex.

D. Why security is basically the responsibility of the PHA:

The spokesperson for this group stated that security should be a function of management, and the local PHA should assume responsibility for providing security. The PHA has a distinct interest in protecting the people and the property, as it has made an investment in the developments in terms of staff, time, and energy. The PHA has a responsibility for the reputation of public housing in order to demonstrate that it is not simply housing of last resort.
The group listed eight PHA responsibilities for security:

1. Actual securing of the units with hardware.
2. Staffing security programs.
3. Coordinating efforts and assessing needs of the security programs for specific housing complex needs.
4. Planning security programs in cooperation and collaboration with the police department, residents, and local community agencies.
5. Supervising implementation of security activities.
6. Serving an advocacy function for security.
7. Monitoring and evaluating the effectiveness of security programs.
8. Legal responsibility: litigating for security hazards. Through PHA's interactions with the courts, attempting to "re-educate" the courts to make them more understanding of the issues confronting public housing officials and tenants.

IV. Session #2: Identification of Anti-Crime Security Issues in PHA's Projects

At this point, conference participants in each room were asked to break into groups by PHA or organization. It is important to note that though the conference participants represented a large diversity of PHAs --- huge administrations such as those of New York, Newark, and Philadelphia, smaller ones like Newport News and New Orleans, and numerous mid-sized cities from across the country -- the issues raised seemed to be common to all.
Instructions for the session were for each group to brainstorm for thirty minutes in order to present a listing of the conditions that existed before security programs were implemented in their communities.

The following are the issues participants felt contributed to crime and to the fear of crime in public housing. They are presented here by problem category.

**HUD**
- Failure of HUD to recognize security as an integral function of providing housing.
- Lack of sustained funding to deal with security issues.
- Reliance on "gimmick" programs for security which provide funding for only one year.
- Lack of a focal point or central office within HUD for communication and coordination of security issues.

**PHAs**
- Failure of PHAs to recognize their responsibility to provide security for residents.
- Lack of management policies to ensure enforcement of existing mandates on security.
- Existence of confusion among tenants and management as to who is responsible for what function.
- Lack of resident input in programs.
- Lack of training of management personnel to deal with security issues.
- Existence of poor admission regulations and policies.
• Difficulty in evicting residents due to legal and political restrictions and higher eviction costs.
• Existence of problems with tenant/staff relationships.

Local Law Enforcement Agencies

• Lack of local law enforcement involvement and police protection in public housing.
• Lack of training to sensitize police to situations confronting public housing residents.
• Existence of poor police/tenant relationships.
• Existence of a poor working relationship among police, PHA management, and security staff.
• Inappropriateness of police response (overreacting or poor response time) to problems in public housing.
• Absence of quantitative data regarding the incidence of crime in public housing.

Other Services

• Decline of other services including fire protection, sanitation, public transportation, mail delivery, and recreation.
• Decline of retail services such as milk delivery, furniture delivery, and taxi service.
• Lack of easy access to stores.
• Lack of comprehensive social services programs and of social services provided on site.
• Existence of a wide variety of problems within educational systems, including the lack of truant officers.

Community
• Existence of a poor image of public housing residents and a stigma associated with public housing.
• High levels of fear or crime in areas around public housing, which causes people to avoid driving in nearby streets.
• Substantial media exaggeration of crime in public housing.
• Neighborhood and city-wide crime-related problems that spill over into public housing complexes.

Physical Characteristics of Public Housing
• The isolation of many public housing complexes.
• Too high a density in many public housing complexes, which creates situations that are impossible to control.
• The poor physical layout of many public housing complexes and the lack of consideration given to defensible space in designing projects which leads to problems such as unrestricted egress, lack of visibility, unlit areas, and no recognized group or individual turf.
• General lack of maintenance and serious deterioration of public housing property.
• A large amount of vandalism against buildings, elevators, grounds, laundromats, and recreational areas, with the damage caused by this vandalism often not getting repaired for a long time.
Public Housing Complexes

- High crime rates and high levels of fear of crime, which causes residents, especially the elderly, to consider themselves prisoners in their own homes.
- A high incidence of crime against people (e.g., assaults, rapes, robberies, etc.) and crimes against property (e.g., theft and vandalism).
- A large amount of drug trafficking.
- Public housing units being used by some as bases of operation for criminal activities.
- A large extent of public drinking and gambling on the grounds.
- Lack of resident leadership or organized resident councils or boards.
- Serious problems with regard to tenant apathy.
- A lack of tenant input on design of security programs or evaluation.
- Great fear of retaliation by the criminal should a tenant report a crime.
- Lack of a stable public housing resident population as evidenced by high residency turnover.
- Vacancy rates, which contribute in a variety of ways to crime.
- A general belief that the more responsible families have moved out of public housing leaving behind "problem families."
- Lack of tenant screening in public housing.
- A high degree of conflict among residents of public housing.
- Very few activities for the youth and a very high rate of unemployment among youth.
• High truancy rates, but no truancy officers.
• High visibility of youth gangs.
• Substantial amounts of racial unrest.
• A variety of indirect effects from rapid integration, which have resulted in population changes and adjustment problems.

During this session, Mr. Hiram Cooke, President of the National Association of Public Housing Security Directors, expressed the view held by many of the conference participants that nothing new was being expressed about the problems. Mr. Cooke said that unless HUD realizes that some positive, realistic, viable security concepts are going to have to be implemented in public housing, the problems of crime and fear of crime in public housing will get worse.

V. Session #3: Identification of Actions Taken to Address the Security Problems

During this session, each PHA group was asked to prepare a presentation describing its current security program, the level of involvement and roles of various agency and community members, and the least and most successful aspects of its program.*

There was great diversity in the crime-related problems and local resources available in each city. Due to this, and the fact that cities have differing amounts of funds available for security programs, the approaches and activities employed varied dramatically from city to city. However, certain common thrusts were revealed during this session.

Many of the cities' first efforts to deal with crime problems were to hire private security guards. In Decatur, *

* Descriptions of each PHA's security program will not be presented in this Conference Report. The papers which were presented at the Conference are available from NAHRO.
Illinois, this activity is still the only security program in operation. In most of the cities, this practice was found to be expensive and generally ineffective. A general feeling was that private security guards did not identify with the public housing residents, were not sensitive to resident needs, and were not responsive to the Public Housing Authorities.

Many cities began to design more comprehensive security programs when HUD made funds available through the Target Projects Program. Other cities initially financed their programs with short-term funding from the Law Enforcement Assistance Administration (LEAA). The problems associated with the lack of sustained funding for security programs were mentioned often throughout the Conference and represent a major issue in every city's security program. Many of the security programs described were only fully operable during one- or two-year funding periods, and have been severely cut back or completely dismantled since the funding has ended. This was especially true in the programs where trained security guards were a major component of the program. Even those programs which had support from, and close coordination with, their municipal governments and local police departments were unable to continue their programs as originally conceived due to the lack of sustained funding.

The planning process for designing security programs varied among cities. Several persons who participated in the Target Project Program (TPP) stated that the HUD guidelines were so extensive that they, as tenants, felt they had little input into the program design. In other cities, such as Minneapolis, strong resident councils were formed which played a major role in planning the security program. Resident meetings were held in most cities, and surveys were used to elicit information and ideas from tenants. Some, such as Boston, had already begun their security programs as tenant volunteer efforts and had later received funding.
During the initial planning phase, program planners in several cities worked closely with other city agencies, including the police departments. In Pittsburgh, police created satellite communication stations which contributed to the PHA security program. In Newport News, social service agencies specifically assigned people to work with public housing residents. Chicago's program in Cabrini-Green was developed with close coordination and the support of City Hall, social service agencies, and the State Criminal Justice Department. There was general agreement that close cooperation among police departments and public housing residents and staff was vital to the success of security programs.

"Hardware" (e.g., locks, screens, alarms, etc.) played a major role in several of the security programs. Lobbies were enclosed in many of the high-rise buildings, outdoor lighting was improved, and fencing and landscaping were provided to control egress and to define public and private outdoor space. Target hardening (vandal resistant) equipment was installed in dwelling units. Almost all of the suggestions for hardware improvements mentioned in the literature on strategies to reduce crime in public housing environments had been implemented in some of the cities. There was general agreement that in cities where there were not also fairly extensive supportive software (e.g., social services, activities to stimulate social cohesion, hiring of personnel, etc.), the hardware improvements did not reduce crime substantially. An example of this was St. Louis, where the lobbies of high-rise buildings were enclosed and residents used cards to enter. Lobby attendants were not hired to monitor the lobbies or to educate the residents on the use of the entry cards, and the equipment was soon vandalized and rendered ineffective.

The composition of security patrols also widely varied from city to city. Some of the larger cities had security forces that equalled the size of a mid-sized city's police force. Other programs relied upon volunteer security patrols.
Many of the programs which hired security staff under their initial funding had to cut personnel back when the funding ended.

In many of the cities, efforts were made to hire residents as security guards, thereby assuring guards who were sensitive to the public housing situation while providing employment for people who often have difficulty finding jobs. Funding for the employment of security staffs came from such sources as TPP, CETA, and LEAA grants. Several of the cities are now facing the dilemma of having their CETA funds cut, and this could further complicate the funding of security programs.

Many public housing authorities have increased social services and resident education in order to address their crime-related problems. Many of the cities have some type of community security officer who organizes tenant meetings, educates people on target hardening techniques, and acts as liaison between tenants, management, and security staff. Other activities that have been implemented to address crime problems include transportation services for the elderly, truancy officers, juvenile counselors, youth recreation programs, family counseling, tenant security aids, and block captains.

Several of the problems mentioned most often by conference participants included understaffing and a lack of visible security forces. In some of the cities where security patrols do not have law enforcement powers, such as arrest authority or the right to use arms, there seemed to be difficulty in carrying out duties. Poor pay scales and job insecurity has also served to reduce security patrols' morale and effectiveness.

VI. Session #4: Identification of the Elements of a Viable Anti-Crime Program

During this last session of the Conference, participants were asked to arrange themselves into role groups and from the role perspective, design a security program. The groups were tenants, administrative staff, security staff, and planning and social service staff.
The initial instructions were "if you had all the money in the world, what would your ideal security program look like?"

Each group was asked to consider certain questions in the development of their security program:

**Resident Group and Social Service/Planning Staff Group**

Does your security program concentrate on
(1) families; (2) the elderly?

Does your program include the use of hardware?
If so, what kinds: interior -- type?
            exterior -- type?

What is the level of involvement of different types of groups/staffpersons in the security program?

**Administration and Security Staff Group**

How many security patrol personnel are needed per unit per development?

What skills are needed by security guards? What responsibilities and authority will the security patrols be given?

What will be the relationship between the security patrol and local law enforcement officials?

How much of the program is supported by one-time funding and how much by on-going funding?

Distinguish and delineate software and hardware items. What will be the role of security patrols in determining what hardware is to be used?

Below are summaries of the groups' presentations as they described the "ideal" security program. This section serves as a set of recommendations for future security programs.
Tenant Group -- Group A

- Security should be a permanent and separate funding fixture in HUD.
- There should be an emphasis of software rather than hardware.
- There should be an information exchange among housing authorities to discuss successful and unsuccessful security programs.
- HUD should pass regulations to compel cities to provide adequate levels of services to public housing tenants or face withdrawal of funds for other HUD programs.
- HUD guidelines for new security programs should include a requirement for tenant employment in security programs.
- Funds should be made available for adequate salaries for security personnel.
- HUD should support the creation of tenant security planning boards, or other tenant mechanisms, to participate in the decision-making process.
- There should be tenant control of funds for security programs.
- A security review process by tenants should be established and maintained on an on-going basis.
- There should be screening of prospective tenants by tenants according to guidelines written by tenants.
There should be analysis of security problems by tenants on a public housing complex by public housing complex basis.

Arrangements should be made to promote the use of tenant patrols by allowing rent credits as payments.

Where appropriate, security programs should utilize students and other community resources.

The program should also contain:
1) adolescent, as well as child care centers;
2) community organizers to train tenants in organization of tenants;
3) adequate personnel to provide decent security;
4) community safety education programs;
5) leadership training activities;
6) supervised junior patrols;
7) youth pre-employment training programs;
8) "strike squads" to deal with areas where crime and other social problems are concentrated;
9) sensitivity and special training for police and security personnel;
10) crime or arrest scoreboards to deter criminals by publicizing security measures being taken;
11) pre-eviction, pre-arrest, and pre-trial diversions and counseling;
12) hardware improvements, including renovation of lobbies in high-rise buildings, installation of communication devices between lobbies and apartments, video
recorders, fence installation to control access, etc.; and

13) lower power broadcast systems for housing developments to provide radio communication between residents.

Tenant Group -- Group B

The tenants in Group B suggested that security programs and patrols can have a significant psychological impact on the residents in public housing. They recommended that security programs be geared to "all persons at all levels" and be in operation around the clock.

Recommendations:

Software Components of the Ideal Security Program

- Security police force trained in criminal justice.
- Supportive security programs such as tenants groups, block watchers, and tenants' security education programs, to act in conjunction with the professional security force.
- There should be close, on-going communication between the Public Housing Authority management staff and tenants on improvements.
- There should be full tenant participation in security operations.
- There should be greater management sensitivity to and awareness of residents' problems
on the part of the local management staff
and the PHA, especially during crisis/emergency
situations.

Hardware Components of the Ideal Security Program

- Adequate lighting
- Solid core doors
- Dead bolt locks
- Controlled tenant keys
- Peep holes
- Window modernization
- Intercom system in individual units

One further point made by tenants was that residents,
already overburdened with trying to support their families, should
not be asked to volunteer unless plans call for their being hired
once funds become available to support the activities they perform
as volunteers. As noted above, rent credits were suggested
as compensation in the instances in which money was not avail­
able for salaries.

Administrative/Executive Directors Group -- Group A

- There should be on-going funding for security programs.
- Security should be a management responsibility.
- There should be tenant advisory boards.
- The local manager should determine needs, make decisions, and direct implementation of security programs.
- Skills and training of security patrol staff should include:
  1) police training;
  2) human relations training; and
  3) orientation to PHA rules and regulations.
- The role of agencies outside the PHA in the security programs should include:
  1) providing training;
  2) providing advice on programs;
  3) sharing data and reports; and
  4) providing direct assistance when needed.

**Administrative/Executive Directors Group -- Group B**

The administrators in Group B recommended that a minimum of 15 percent of the current budget (in excess of current funding) be allocated to meet security needs.

The security program components included software and hardware items.

*Software Components of the Ideal Security Program*

- Full-time trained security police are needed in the ratio of one officer per 100 units to patrol public housing developments. They should be on parity with local police (in terms of training, salaries and benefits, and legal powers) but come under the authority of the PHA.

- Tenant patrols should be established on a voluntary basis modeled after the NYC program. These patrols must include a paid supervisor in the ratio of one to 250 units.

- Training must be provided for patrol supervisors and tenant patrol participants.

- There should be an on-going software program of tenant training and education regarding "how to be more secure."

- Recreation, employment, and training programs for youths should be provided as software components of crime prevention. Staff persons are needed to coordinate with city and local agencies to insure that all the youth services available to the larger community are accessible to youth in public housing.
Hardware Components of the Ideal Security Program

- Security screens for all accessible windows -- both on the ground floor and balcony windows.
- Controlled entranceways including TV monitors, electronic call systems and alarms
- Solid core doors.
- Peep holes.
- Dead bolt locks.
- Exterior and interior lighting.
- Implementation of the "defensible space" concept by fencing.
- Security mailboxes.
- Maintenance and replacement costs for the above hardware items.

The administrators stated that consultants should be made available to advise the PHA administration on the hardware/software plan for each public housing complex and to install the appropriate hardware. Public housing security staff and local police should be included as consultants in the design and implementation of the security plan. A close working relationship must be developed among the PHA staff, city agencies and local police departments. The police department can provide the PHA security patrol with training, technical assistance, and statistical data for their operations. City police also provide a backup force for the PHA security patrols.

Increased resident participation in both building management and in security programs was thought to be successful wherever it was a major factor in the planning, implementation, and operation of the security program.

The absence of sustained funding was universally mentioned as the least successful aspect of the described programs. The inability to acquire support from local governments and police departments was another problem in many PHAs.
Building tenant support and involvement was often difficult. In one city where there was tenant support, it was found that security staff seemed hostile to tenant participation. Thus, coordination among all the affected components was difficult to achieve.

Planning/Social Service Group -- Group A
- There should be sustained funding which would be a yearly component of PHA budget.
- There should be interagency coordination in funding, planning, and implementing security programs.
- There should be a funded planning phase with resident involvement, identification of problems to be addressed, and the submission of a comprehensive plan.
- There should be a hardware component to the security program.
- There should be a software component to the security program that includes education and training of management and residents, police training, and employment of residents.
- There should be technical assistance from HUD, including the creation and maintenance of an information-sharing network and the provision of manuals, technical bulletins, audio visuals, and modeling from other PHA security programs.
- There should be involvement of local agencies and educational institutions in the PHA security programs.

Planning/Social Service Group -- Group B
Three main issues were discussed:
- PHAs have the responsibility to plan, implement, and evaluate social services. Active tenant involvement must be carried throughout all levels.
- Social services must be made an integral part of a security program and there must be a definite commitment from HUD to fund social services.
- A security program should also include hardware items such as:
  1) video monitors;
  2) interior and exterior lighting;
  3) security screens for all accessible windows;
  4) incorporation of "defensible space" concepts whenever possible;
  5) reflecting mirrors in hallways to see into elevators;
  6) removal of dwelling units from the ground floor; and
  7) dead bolt locks.
- The security program should contain the following software items:
  1) limited density in projects;
  2) pre-adolescent delinquency preventions programs;
  3) adolescent job counseling, training, and placement;
  4) recreational facilities and programs;
  5) adult volunteer tenant patrols;
  6) adult block and building watches; and
  7) promotion of youth/elderly interaction in security education programs.

Social services and planning staff felt that social services could not be neglected in the establishment of security programs. These services provide a strong support system to aid in the integration of hardware items with their software components. Social service programs can be invaluable tools in promoting greater tenant involvement in security and related issues as well as providing some preventive assistance to project youth.
Security Directors Group -- Group A

- Security programs should include comprehensive, 225-hour minimum, training programs designed specifically for public housing security patrols.
- PHA security directors should only be responsible to Executive Directors of PHA.
- Security personnel should be sworn officers who have police powers and who have successfully completed both comprehensive training programs and routine update physical training programs, subject to state, municipal, and PHA guidelines.
- There should be involvement of residents, manager, local police, and other appropriate agencies in security programs for public housing.
- The role of outside agencies should be to interact and interface with all public and private agencies delivering services to public housing residents.
- Security personnel should be familiar with type and availabilities of services and be able to offer assistance to aid in their delivery.
- Other security program elements should include:
  1) youth/family crisis counseling;
  2) incorporation of volunteer tenant patrols with paid supervisors;
  3) educational opportunities for volunteer patrols;
  4) crime prevention officers to survey each building for hardware needs;
  5) provision of office space for tenant patrollers within the professional security office; and
  6) supportive communication devices (walkie-talkies, radio dispatch, etc.).

The security staff group stated that a close working relationship between security patrols and tenants is essential to making security programs effective. The group recommended consultation with tenants regarding target hardening of units, as well as collaboration on the use of alarms, gates, fencing, and video-camera for project buildings.
One of the major recurring themes of the last session of the Conference was the need for sustained funding for hardware and software components of expanded security programs.

A second major theme was the recognition of the need for coordination and participation of all affected groups and agencies. Yet, there was a difference of opinion as to who should control security programs. Tenants feel that tenant boards and organizations should assume primary control over both program design and financial control. Executive directors supported extensive tenant involvement combined with technical advice from security personnel, but stated that the Public Housing Authority officials should control the security program. Security directors from the PHA's stated that they should only be responsible to the PHA Executive Director and should have substantial control over the security program.

At the close of this last session, Hiram Cooke, president of the National Association of Public Housing Security Directors made the following proposal:

1. HUD should create an Office of Security that would be responsible for implementation and coordination of all issues relating to security in public housing. These issues encompass planning, research and development, and the creation of permanent sources of funding for security.

2. The selection of the director of the office should be based on qualifications which combine a background in security or law enforcement with experience in public housing and training of security personnel.

3. The Director should be provided adequate staff to assist in implementation of security matters.
4. The Director should advise the Secretary of HUD regarding any and all pertinent matters involving security needs in public housing.

5. The Director should also be responsible for the issuance of guidelines pertaining to operational procedures, training, equipment, budgeting, planning implementation, and evaluation of security requirements in public housing.

6. The National Association of Public Housing Security Directors should be utilized as an advisory group or a task force to provide technical assistance in the research and development of innovative security concepts that will significantly reduce the current trends in levels of criminal activity, antisocial behavior, and juvenile delinquency that currently exist in public housing.

Summary of Themes

Several major themes were raised by conference participants. One was the feeling of frustration. Conference participants who had successful programs but were unable to continue them because of lack of funds felt frustrated. Those who came from PHAs where they were unable to operate security programs because of a host of problems felt frustrated. Residents of public housing were frustrated over the lack of action concerning security. Tenants, security staff, and members of the Public Housing Administrations all expressed frustration at the lack of an on-going discussion with HUD representatives.

There was a universal belief that HUD must make security in public housing a priority within the Department. People within HUD must realize that safe, sanitary, and decent housing can only be provided if sufficient attention and money is provided for security issues. To do this, it must provide adequate and sustained funding for security programs. There was a consensus that this type of funding must replace funding for one- and two-year demonstration grants.
Some conference participants called for HUD to appoint a Director of Security or create an Office of Security within HUD. This person or office could then represent security issues within the Department and coordinate all pertinent programs and information.

In addition, there was some confusion about roles of the different components. Different points of view were expressed as to whether Public Housing Authority management staff, security staff, or tenants should have control over the direction or operation of security programs. Although there was no consensus on who should have final control, there was, nevertheless, agreement by all conference participants that everyone involved -- from the federal departments, the municipal governments, and the local police departments to local housing management staff, security departments, and public housing residents -- must participate and work together if security programs are to be effective.

It was felt that security issues have been overlooked for too long by officials concerned with public housing. But these issues must be dealt with, and dealt with soon, if Public Housing Authorities are to provide "decent, safe, and sanitary" housing for those who need it.
Section B

Prepared for the Office of Policy Development and Research of the U.S. Department of Housing and Urban Development by

W. Victor Rouse
Conference Chairman

Herb Rubenstein
Conference Coordinator and Recorder

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# Table of Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preface</td>
<td>1</td>
</tr>
<tr>
<td>List of Conference Participants</td>
<td>5</td>
</tr>
<tr>
<td><strong>Introduction</strong></td>
<td>8</td>
</tr>
<tr>
<td>Overview of the Introductory Remarks by:</td>
<td>8</td>
</tr>
<tr>
<td>Victor Rouse</td>
<td></td>
</tr>
<tr>
<td>Lynn Curtis</td>
<td></td>
</tr>
<tr>
<td>Richard Burk</td>
<td></td>
</tr>
<tr>
<td>Presentation of the AIR Report</td>
<td>9</td>
</tr>
<tr>
<td>Herb Rubenstein</td>
<td></td>
</tr>
<tr>
<td>Summary of Responses to the AIR Report</td>
<td>12</td>
</tr>
<tr>
<td>Oscar Newman</td>
<td></td>
</tr>
<tr>
<td>William Brill</td>
<td></td>
</tr>
<tr>
<td>Richard Gardiner</td>
<td></td>
</tr>
<tr>
<td>Seymour Rosenthal</td>
<td></td>
</tr>
<tr>
<td>Marvin Wolfgang</td>
<td></td>
</tr>
<tr>
<td><strong>Planning and Implementation Issues</strong></td>
<td>19</td>
</tr>
<tr>
<td>General Issues</td>
<td></td>
</tr>
<tr>
<td>Implementation Issues and Program Content</td>
<td></td>
</tr>
<tr>
<td>Implementing an Anti-Crime Program--A Broader View</td>
<td></td>
</tr>
<tr>
<td><strong>The Production of Knowledge: The Other Goal</strong></td>
<td>29</td>
</tr>
<tr>
<td>General Issues</td>
<td></td>
</tr>
<tr>
<td>Summary of the Evaluation Session Remarks</td>
<td></td>
</tr>
<tr>
<td>Eleanor Chelimsky</td>
<td></td>
</tr>
<tr>
<td>Leonard Bickman</td>
<td></td>
</tr>
<tr>
<td>Robert Yin</td>
<td></td>
</tr>
<tr>
<td>Robert Krug</td>
<td></td>
</tr>
<tr>
<td><strong>Concluding Remarks</strong></td>
<td>35</td>
</tr>
<tr>
<td>Virgil Poole</td>
<td></td>
</tr>
</tbody>
</table>
Preface

This summary of the Conference on Reducing Crime in and around Public Housing represents a brief overview of the proceedings of a two-day conference held in Washington, D. C. on October 2-3, 1978. The Conference and a report by the American Institutes for Research (AIR), Crime and Public Housing, which served as the working paper for the Conference, were part of a series of conferences, reports, and crime-reduction program developments that are taking place in 1978 and 1979 under the auspices of the U. S. Department of Housing and Urban Development (HUD).

Early in 1978, HUD, in concert with the Department of Labor and the Law Enforcement Assistance Administration, began preliminary planning efforts in preparation for an Anti-Crime Demonstration Program which would target resources to reduce crime and the fear of crime in public housing environments. These preliminary planning efforts included: (1) a review of the literature regarding strategies to reduce crime in public housing environments;* (2) a conference, sponsored by the National Association of Housing and Redevelopment Officials (NAHRO) and the Department of Housing and Urban Development, at which public housing residents and management staff discussed crime-related problems and recommended strategies to reduce crime and the fear of crime;** and (3) a conference, sponsored by the American Institutes for Research and HUD, at which recognized experts in the field of crime reduction discussed a) the state-of-the-art knowledge with regard


to various approaches and strategies for reducing crime and fear of crime in public housing, and b) a broad range of implementation and evaluation issues with regard to the proposed Anti-Crime Demonstration Program.

With this brief preface, the HUD Anti-Crime Demonstration Program and the AIR/HUD Conference on Reducing Crime in and around Public Housing are put into perspective. This summary of the AIR/HUD Conference has been written to stand alone. However, the reader may also want to consult the AIR report, Crime and Public Housing, which reviews the literature and discusses some of the current approaches to crime prevention, and which served as the Conference Working Paper.

The AIR/HUD Conference resulted from the efforts of many individuals who contributed to the Conference Working Paper and who participated in the Conference. A list of the Conference participants follows. Special acknowledgments are due to Lynn Curtis and Richard Burk, both of the Department of Housing and Urban Development, whose guidance and suggestions were very helpful throughout the course of the literature review and during the activities that led to this Conference on Reducing Crime in and around Public Housing.

This summary of the proceedings is not a transcription of what participants said during the Conference. Rather, the first section provides an overview of the opening remarks and a summary of the prepared statements by Oscar Newman, William Brill, Richard Gardiner, Seymour Rosenthal, and Marvin Wolfgang, in response to the AIR report, Crime and Public Housing. Then we present a distillation of the planning and implementation issues discussed. The third section focuses on knowledge production and evaluation issues raised during the final session. A summary of Virgil Poole's closing remarks are presented at
the end of this report.*

The format of this summary, in keeping with the goals and objectives of the Conference, is designed to provide, in a concise manner, information which the Department of Housing and Urban Development and local Public Housing Authorities can use in the planning, implementation, and evaluation phases of the Anti-Crime Demonstration Program. Other researchers, government officials, and practitioners in the field of crime prevention may also find that the key issues raised at the Conference are relevant to their concerns.

We have omitted the names of the persons who raised or discussed the key issues, since there were often as many as 10-15 participants addressing each of these issues during the two-day Conference. In general, the issues discussed in this report met one of two criteria. They either generated a lengthy discussion among Conference participants or, in the opinion of AIR, they represent an important contribution to the information base that HUD and local Public Housing Authorities can draw upon in planning, implementing, and evaluating future programs that seek to reduce crime and the fear of crime among public housing residents.

*Should there be sufficient demand from readers who want even greater detail regarding the "give and take" among the participants, AIR will produce a "working paper" summarizing each of the participants' remarks in the order they were spoken at the Conference.
AIR/HUD CONFERENCE ON REDUCING CRIME IN AND AROUND PUBLIC HOUSING
October 2-3, 1978

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Introduction

The AIR/HUD Conference on Reducing Crime in and around Public Housing brought together a diverse group of authors; members of the university-based and government in-house research communities; crime reduction program planners; managers and evaluators; government officials from various departments, Congress, and independent agencies; and other recognized experts in the field of crime prevention. The discussion among these participants included debate, disagreement, the reaching of consensus on several key issues and failure to achieve consensus on many others. With the exceptions of the introductory session and the final session on evaluation, the format of the Conference was primarily one of unstructured discussion, with participants being free to raise whatever issue they chose once they were recognized by the Chair.

Victor Rouse of the American Institutes for Research, who served as Conference Chairman, opened the Conference with a discussion of the serious problems of crime and fear of crime in and around public housing and the need to draw from a broad range of experience and knowledge in seeking to create crime reduction programs that are effective in the public housing environment.

He then introduced Lynn Curtis, Special Assistant to the Secretary of the Department of Housing and Urban Development, who discussed the goals and objectives of the AIR/HUD Conference and the Anti-Crime Demonstration Program. Dr. Curtis also discussed HUD's current position with regard to the design of the Program.

The next speaker was Richard Burk, Program Analyst of HUD's Office of Policy Development and Research. Mr. Burk, who has responsibility for monitoring research and development activities in the area of residential security for HUD's Division of Community Conservation Research, asked the Conference
participants to advise HUD regarding the planning mechanisms, implementation strategies, program content, and evaluation methodology that would be most appropriate for HUD to support and encourage in trying to achieve the dual goals of the Anti-Crime Demonstration Program. These goals are 1) to reduce crime and the fear of crime among residents living in and around public housing and 2) to learn from this Demonstration Program what crime reduction approaches and strategies are the most effective in various types of public housing environments.

Mr. Burk's opening statements were followed by a brief presentation by Herb Rubensteins of the AIR report, Crime and Public Housing. Mr. Rubensteins stated that the AIR report describes a broad range of physical, social and other factors that are suggested in the literature as contributing to the problems of crime and fear of crime in and around public housing. The physical factors most often mentioned in the literature include, as presented in the report:

- Lack of Surveillance
- Lack of Adequate Locks, Door and Window Frames, Alarms, etc.
- Lack of Access Control
- Lack of Clearly Defined Areas and Physical Facilities on the Grounds of Public Housing
- Existence of Conflicting Uses on Public Housing Grounds
- Lack of Adequate Circulation Patterns and Transportation Services and Facilities

The literature on crime and crime reduction strategies also discusses a wide range of social factors relating to public housing environments that may contribute to the problems of crime and fear of crime. The social factors most often mentioned in the literature include:
• Lack of Social Organization, Social Cohesion and Informal Social Control
• Lack of Proprietary Interests and Territoriality among Residents
• Lack of adequately Trained, Culturally Sensitive Security Personnel
• Lack of Social Service Programs to Address Social Service Problems of Residents
• Lack of Supervision and Organized Activity for Youth
• Lack of Employment Opportunities for Residents

In addition, the literature and the participants at the NAHRO/HUD Conference also mention several government and local public housing management policies that are considered to be contributors to the problems of crime in and around public housing. These policies and issues discussed in the AIR report include:

• Lack of Adequate and Stable Funding for Security Programs
• Lack of Effective Coordination and Communication with Local Law Enforcement Agencies
• Lack of Effective Anti-Crime Management Policies

Mr. Rubenstein also stated that in addition to reviewing the literature on factors that contribute to the crime problem, the AIR report also describes and analyzes five current approaches to crime prevention as represented in the works of Oscar Newman, William Brill, Richard Gardiner, Seymour Rosenthal, and the Westinghouse National Issues Center. Each approach was reviewed using the following five criteria:

1. The use of data, mapping techniques and systematic research methods.
2. The extent to which the approach addresses the physical, social and other factors discussed in the AIR report.
3. View of citizen/resident involvement and the use of residents as a resource for crime prevention.
4. The extent to which the approach is an integrated one, composed of mutually reinforcing strategies.

5. The manner in which the approach deals with shared responsibilities and role definition among local groups.

Mr. Rubenstein concluded his remarks by saying that the question to be addressed by the Conference is: Given the knowledge that we have regarding crime and crime prevention, what actions should HUD pursue to meet the dual goals of the Anti-Crime Demonstration Program?

Mr. Rubenstein's comments on the AIR report were followed by responses from four of the practitioner/authors reviewed in the AIR report and by Dr. Marvin Wolfgang. Their responses are summarized below.
Responses to the AIR Report on "Crime and Public Housing"

Oscar Newman

The AIR report, by using the same five criteria to review each of the leading practitioners, has the effect of making the five approaches appear more similar than they really are. Specifically, the approaches of Newman and Rosenthal are radically different. Newman stated that while Rosenthal seeks to use residents as a catalyst for reducing crime, his own approach looks at the entire environment to determine what physical, social, and other characteristics are contributory to crime. As a result, his research and security design recommendations focus on the interrelatedness of and interaction among social and physical variables.

Furthermore, Newman stated that the combination of one-parent families, large numbers of children, a high number of residents who are vulnerable to criminals, and bad physical design makes many public housing complexes places where one would expect high levels of crime and fear of crime.

Newman felt that planned changes in both physical and social characteristics of the environment are necessary to reduce crime in these complexes; other small-scale efforts will only be "makeshift" and "costly" and will produce only temporary changes in crime rates. Among the planned changes that Newman suggests should beincorporated into the HUD Anti-Crime Demonstration Program are physical design changes that seek to create a "defensible space" and a variety of social-oriented changes. One socially oriented strategy that Newman's work in Oklahoma City employed was the use of tenant selection and other procedures designed to increase the number of two parent families living in public housing. Newman stated that one way to help reduce crime is to encourage a stronger balance in public housing resident populations with regard to demographic and socioeconomic characteristics.
Finally, Newman suggested that more research should be undertaken in gaining an understanding of criminal behavior and evaluating the security oriented efforts that are taking place today in public housing.

William Brill

Brill, like Newman, had generally favorable comments on the AIR draft report. Brill began by explaining several key elements of his approach. First, his work has sought to create an empirically oriented base of knowledge regarding the crime problem in and around public housing. Second, he has developed an approach that is theoretically sound and based on a detailed problem analysis procedure. Third, he has sought to devise an approach that is integrative in nature—combining social science empiricism, physical changes based on site security analyses, and the creation of "neighborhood-ism" in public housing settings.

Brill analyzes the problem from three perspectives—vicimization, fear of crime, and altered behavior. His approach emphasizes the collection of data on all of these characteristics not only to gain an understanding of the crime problem but also to allow for empirically based impact evaluation of the crime reduction strategies.

Brill has suggested that social services in public housing be reoriented as a means of reducing the vulnerability of residents. The service delivery system should be changed from a complex-wide basis to a more individualized, neighborhood level, service delivery system.

One of the problems that Brill has encountered is getting local Public Housing Authorities to innovate and respond to new ideas. While his physically oriented security recommendations have generally been followed, his more socially oriented
recommendations have not. He suggested that a necessary component of enhancing security in public housing is building a social infrastructure that promotes helping behavior and reduces the vulnerabilities of the residents. Finally, Brill called for federal leadership and aid in funding for security programs in public housing.

Richard Gardiner

Gardiner stated that he views the problem of crime in public housing as part of larger problem of urban decay and deterioration. Rather than focusing only on the public housing environment and its social and physical characteristics as factors that contribute to the crime problem, Gardiner suggested that the Anti-Crime Demonstration Program focus attention on the environment surrounding public housing. In addition, rather than focusing exclusively on social and physically oriented strategies to crime reduction, the approach should also take into account economic development activities in the areas near public housing. This approach calls for direct participation by the business sector and merchants in the design and implementation of a crime reduction strategy.

This crime prevention approach would focus on developing an area around public housing in such a manner that public housing would no longer remain isolated; it would become part of a neighborhood with supportive public and private services and businesses. In addition to reducing the isolation and stigma currently associated with public housing, this approach, Gardiner suggested, would reduce the vulnerability of areas in and around public housing to out-of-area offenders. Gardiner stated that the use of "strategies" to reduce crime discussed in the AIR report might not be effective in deterring the out-of-area offender if these strategies took place only within the grounds of public housing complexes.
Gardiner stated that the discussion of particular social, physical, and other crime reduction strategies as presented in the AIR report is only somewhat helpful in "knowing" what to do in an environment to reduce crime. Each environment is different, and with the present state-of-the-art knowledge in crime reduction, there are no canned strategies that are replicable and suitable for a large variety of public housing environments. Therefore, while it is important to have knowledge of various types of "strategies," the plans for an anti-crime program have to be developed on a public housing complex by public housing complex basis. The important aspect regarding crime reduction in and around public housing is the process by which one analyzes the environment, and its crime problems and develops an understanding of the specific urban area in order to design, select, test, modify, and implement the most appropriate mix of crime reduction strategies. Gardiner stated that there are no magic strategies guaranteed to reduce crime, and the Anti-Crime Demonstration Program should pay considerable attention to developing a better process through which we can understand the crime problem. The one element currently missing in the literature is the "how to" regarding this process, and the Anti-Crime Program could help fill this gap.

Seymour Rosenthal

Rosenthal stated that one of the problems that plagues public housing security efforts is the attempt on the part of HUD to use quick-run solutions to the crime problem. Recent history has been a history of temporary programs and the use of a wide variety of funding sources to fund security efforts in public housing. In some Public Housing Authorities, the director does not see security for the residents as his or her responsibility. This must be changed in the job description of Public Housing Authority directors.
Rosenthal then explained briefly the "turf reclamation" concept and its theoretical basis. Many of the problems among residents in public housing are social problems. Therefore, the "solutions" that are needed to improve the quality of life among residents and their security are social in nature—social and human service programs. Rosenthal stated that in order to create long term improvements in the security and quality of life of public housing residents, regulations must be changed to provide direct and permanent funding for social and human service programs as part of the operating budget.

In addition to the provision of needed social and human services, Rosenthal suggested that security programs must be given permanent funding and the job description of the executive director be changed to include direct responsibility for security related efforts. Rosenthal stated that one of the positive results that could come out of the HUD Anti-Crime Demonstration Program in addition to starting various efforts to reduce crime would be to identify and change all HUD regulations that currently serve as barriers to more permanent security and human service programs.

Marvin Wolfgang

Wolfgang stated that the problem of crime is often a problem of the existence of a subculture of violence that fosters criminal activity. In the general society, these subcultures are extremely difficult to deal with. They are often out of public view, uncontrollable by public authorities and unresponsive to the sanctions of the criminal justice system.

Public housing complexes, especially the high rise structures, "verticalize" these subcultures in a manner that removes them even further from public control or influence. This density and layering of persons, groups, and subcultures of violence prevent, to a very great extent, effective societal
responses to the problems of crime in and around public housing. What we find in public housing, Wolfgang said, are cultures of despair, living—as Brill suggested—from crisis to crisis and—as Gardiner, Newman, and others have pointed out—in a stigmatized environment, isolated from services, shops and amenities, usually available to inner city residents.

An important aspect of the life of public housing residents is that they have no place to flee. They live in housing of last resort; and, due to their poverty, lack of skills, and many other problems, they have little physical or social mobility available to them. This lack of mobility to other places in the city, state, or country or lack of the opportunity to observe and participate in other cultures is, in a very real sense, part of the deprivation that pervades the life of the public housing residents.

To the extent that macro forces (deprivation, poverty, frustration, and anomie among youth) contribute to the problem of crime, the criminal justice system cannot be expected to deter crime significantly. No consensus exists regarding the root causes of crime, except the belief that there are a number of significant contributors to the crime problem. This notion of "pluralistic blame" (multiple causal factors) implies that the appropriate response to the crime problem must also be a pluralistic response. Today, however, there exists a lack of coordination among the various institutions that should be brought together to address the crime problem.

Although there are no single guidelines or crime reduction strategies known to be universally effective, Wolfgang suggested that, in order to reduce crime, one must attack the subcultures of violence which exist and which foster criminal activity. Crime prevention activities should promote social cohesion and neighborhood-ism among public housing residents. A central theme of crime prevention activities should be the
promotion of an ethos of service among residents. Simple activities such as instituting "buddy systems," which pair youth and elderly, provide escort services for women, children, and the elderly, and group two or three families who "check in" on each other and perform services for one another, may be effective in stimulating social cohesion and ultimately in reducing crime. Wolfgang stated that activities which aid in developing a sense of responsibility among public housing residents for one another will address some of the social problems that contribute to the development and maintenance of subcultures of violence and crime. In addition to the activities suggested above, Wolfgang stated that phone calling programs and interdependent, interlocking family collectives that share child care and shopping services all could serve to reduce crime and the fear of crime.

Wolfgang also stated that no government-supported program can, by itself, create the ethos of service and heightened sense of social cohesion and neighborliness that would be necessary to reduce residents' vulnerability to criminals. However, a variety of government-supported efforts can serve as a catalyst that promotes the residents' ability to create such a social environment.

Following Dr. Wolfgang's remarks, the Conference changed its format and entered into a round table discussion. A summary of the key issues raised during the give and take of the discussions follows.
Planning and Implementation Issues

General Issues

- The state-of-the-art knowledge with regard to crime prevention tells us there are no "predesigned" or "canned" strategies that can be expected to reduce the problems of crime and fear of crime in all public housing environments.

- In order to design a program with the objectives of reducing crime and the fear of crime in and around public housing, each public housing environment should be analyzed carefully in order to gain a thorough understanding of its crime and other social problems.

- In addition to analyzing its crime problems, each Public Housing Authority and its residents should assess and plan to use all of the potentially available local resources that can be brought to bear on the crime and fear of crime problems. The anti-crime program set up by residents and the local Public Housing Authority should have as one of its central goals local capacity building and the improvement of the ability of local resources to deter crime in and around public housing.

- The program guidelines as set forth by the Department of Housing and Urban Development in concert with other agencies must be flexible so that local Public Housing Authorities and their residents can design crime reduction programs tailored to their specific needs and which can build upon local resources to the maximum extent feasible.

These four general issues were discussed at various points during the Conference. The participants agreed that one of the key ingredients of an effective anti-crime program was a well-planned process designed to 1) gain an understanding of the crime and fear of crime problems for each Public Housing Authority and residential complex; 2) gain awareness of the potentially available local resources that can help reduce crime; and 3) bring together all of the groups familiar with the problems, as their members may have ideas about crime reduction strategies and approaches.
These groups include, but are not limited to:

- Public Housing residents and tenant councils
- Public Housing Authority management and security staff
- Local law enforcement agencies
- Local government and social service agencies that either provide services to residents or whose services are needed by residents
- Community organizations and other local citizens who may be able to contribute to the planning, implementation and evaluation of an anti-crime program
- Consultants and crime reduction program experts who can provide technical assistance
- Local merchants
- Public school and truancy officials
- Juvenile officers and youth program leaders

One of the objectives of tapping all of these local groups, agencies, organizations, and resources is to develop better linkages among (1) residents and management staff of public housing and other residents of the city or area; (2) city government agencies providing services in the areas of employment, social service, crisis intervention, transportation, urban planning, and criminal justice; and (3) other local groups willing to help address the crime-related problems of public housing residents. Conferees agreed that, to the maximum extent feasible, the anti-crime program should also focus on areas surrounding public housing in addition to the public housing grounds and residential complexes themselves.

Several other general points were supported by a consensus of conference participants:

- Residents of public housing should have an important role in all phases of the anti-crime program. They should contribute significantly in (1) the analysis of the crime and fear of crime problems, (2) the selection and planning of anti-crime strategies, (3) the implementation of the anti-crime strategies, and (4) the
evaluation of the entire range of security-oriented efforts employed in their residential complexes.

In addition to viewing residents as a key resource and program participant, conference attendees stated that--since a majority of the residents of public housing are members of minority populations--the anti-crime programs at both the local level and at the federal level should employ substantial numbers of minority persons.

Although conference participants stated that there were no "canned" strategies that could be expected to reduce crime and the fear of crime in and around public housing, there was a consensus that the crime reduction programs implemented at the local level should be integrated approaches that include physical design changes, social service improvements, management changes, and a broad range of mutually reinforcing strategies.

- The anti-crime program should be design not only to reduce criminal opportunities, but also to enhance the feeling of security among residents. Promotion of social cohesion and interaction should be stimulated by a variety of strategies all designed to promote neighbor helping neighbor. An ethos of service should be promoted.

Therefore, the crime reduction program should not rely solely on additional security guards, physical changes to the built environment, or the addition of social programs. The physical environment should be analyzed and strategies developed with regard to surveillance opportunities; access control; adequate locks, door and window frames, and screens; the lack of clearly defined areas, etc. The program should also address social elements of the public housing environment such as (1) high levels of unemployment, (2) youth-oriented problems, (3) lack of social organization among residents, (4) the male-female relationship with regard to the high
percentage of female residents and male security guards, (5) sexism, (6) racism, and (7) the lack of social and traditional services offered to other residents of the city. Social services should be given serious attention in both the problem analysis and implementation stages from two perspectives: (1) lack of services and (2) existence of services that are not being fully utilized by residents. These are separate problems, and different strategies will be needed to address each of these problems which, in the opinion of many conference participants, contribute to the vulnerability of public housing residents.

These and other general issues will be discussed in greater detail below.
Implementation Issues and Program Content

Conferees were in general agreement that implementing effective crime reduction strategies in environments such as public housing is a very difficult task that requires adequate time for actual implementation in addition to planning. Physical changes in the built environment, establishment of effective working relationships with local agencies, groups, consultants, residents, and Public Housing Authority staff, and the putting in place of crime reduction strategies will require a great deal of coordination among the various participants in the implementation stage. Several points along these lines were stressed by conference participants.

- Recognition should be given to the fact that translating crime prevention approaches from the written words in the literature and in planning documents is a very difficult and time-consuming process.

- The process used to implement these strategies or approaches to crime prevention has not been well developed, and there are relatively few persons who have broad experience in implementing integrated crime reduction approaches in public housing environments.

- Due to the difficulties of the entire implementation process, expert technical assistance should be available to Public Housing Authorities and their residents throughout the life of the program—from the problem analysis stage through the evaluation.

- The entire area of shared roles and responsibilities is a critical, yet unexplored, element of implementing crime reduction approaches in public housing environments. Questions such as "Who or which groups are responsible for doing what?" and "By what date?" must be answered during the planning stage by a consensus of all groups concerned and carried out during the implementation stage.

The participants discussed a variety of ways to link up technical assistance with the local areas participating in the program. No general agreement existed with regard to the most appropriate method to assure that the expertise that was avail-
able would be matched with the public housing areas in need of their support. However, several arrangements such as HUD assigning technical assistance staffs to particular Public Housing Authorities or the use of arrangements—such as those currently used in the LEAA Community Anti-Crime Program—were explored.

The conference participants also agreed that clearly defined roles and responsibilities at the local level are essential to the successful implementation of the program. The participants did not agree as to the exact role each of the various groups should occupy. They generally accepted the idea that the exact roles should vary according to the local environments and the individual strengths, weaknesses and potential contributions of each of the local groups. As stated earlier, however, the participants did agree that residents should have a significant role and that, in local areas where residents are not currently organized, resources should be made available to establish resident councils to participate in the decision-making process of the program.

Two other key groups that conference participants suggested should have important roles in the development and implementation of the anti-crime program are the local law enforcement agencies and Public Housing Authority security guards. Not only should these groups have an important role in the planning and implementation of the anti-crime program, but their roles and responsibilities relative to each other should be clearly understood by all concerned. The conference participants stated that a close and positive working relationship between the local law enforcement officials and Public Housing Authority security guards is essential to the success of any public housing oriented crime reduction program. They stressed two other points with regard to local law enforcement officials and security guards.
• The police and other local law enforcement officials should be knowledgeable about the crime problems in and around public housing and responsive to the calls for help by residents.

• Security guards employed by the Public Housing Authority must be well trained and culturally sensitive and should see their roles not only as security personnel, but also as being available to serve the public housing residents and staff in helpful, service-oriented ways.

Conference participants generally agreed that one of the essential attributes that a security guard force must have is its recognition by the residents as an integral, accepted part of the community.

As the preceding topics point out, much of the discussion focused on "process" types of issues, including the need for analyzing the local crime-related problems, utilizing potentially available resources, building local capacity, sharing roles and responsibilities, and having adequate technical assistance for local participants in the program.

During these discussions, it was suggested that for purposes of comparison and feasibility testing, certain local areas participating in the program should be encouraged to develop and use a formal community decision-making board composed of residents, merchants, public officials, Public Housing Authority management and staff, police, community and city agency representatives, and others, in the directing of the crime reduction program. Others suggested that certain local areas participating in the program should be encouraged to rely completely on the residents of public housing to conduct the problem analysis, and make all major planning, implementation and evaluation decisions. These are just two of the many ways that HUD can stimulate a variety of relationships with regard to sharing roles and responsibilities among program participants.
In addition to the discussion of process, program design and evaluation issues, conference participants discussed a variety of activities that may reduce crime, but which were not included in the AIR report. Most of these activities were directed toward youth and toward stimulating social interaction and helping behavior among neighbors. The forming of family groups or collectives where families share responsibilities such as day care for children or the elderly, shopping, transportation, etc., was suggested as a means of improving social cohesion. The use of pocket CB's was suggested as a means of stimulating interpersonal communication and which could also be used by residents to call for help when faced with a fear producing situation or when victimized. Several of the activities suggested to address the problems of youth crime emphasized the development of linkages between youth in public housing and other youth throughout the city. Examples of activities that could help stimulate such linkages include establishment of Little League teams and community and cultural projects that operate in other parts of the city, and the encouragement of youth who live in public housing to become involved in Junior Achievement programs and private sector (non-profit) youth organizations.
Implementing an Anti-Crime Program--A Broader View

In addition to discussing the program design and site-specific problem analysis and implementation issues, conference participants provided a range of suggestions to HUD that have a much broader focus than the planning and implementation issues discussed above.

One of these issues was raised by several AIR/HUD Conference participants and was one of the major themes of the NAHRO/HUD Conference. The consensus was that the HUD Anti-Crime Demonstration Program should not be implemented in a manner that appears to residents and Public Housing Authority management staff to be another "quick fix" solution to the long standing problems of crime and fear of crime. It was suggested that efforts should be made at both federal and local levels to make the HUD Anti-Crime Demonstration Program part of an ongoing, long term commitment to providing greater security for public housing residents. One of the major goals of the HUD effort, as seen by participants, should be the institutionalization of security and social services that promote feelings of security among residents and persons who live in areas surrounding public housing. The failure to achieve stable funding for public housing security efforts was one of the major government policy issues raised in the AIR report. Participants of both conferences also view stable funding as an essential ingredient to government policy that attempts to reduce crime and the fear of crime in and around public housing.

Conference participants also suggested several other goals, in addition to achieving permanent funding for security efforts, that they would like to see realized. These include using the Anti-Crime Program to begin identifying and changing all Public Housing Authority regulations and management practices that currently serve as barriers to improving and expanding the security and the human services that are needed by public housing residents.
One other issue discussed by the conference participants was the need for an "Office of Security" to be established within the Department of Housing and Urban Development.

To assure that the "Office" would not be overwhelmed by the more traditional physically oriented concerns of HUD, the recommendation was to establish it independent of Urban Initiatives or any other HUD program. This, it was argued, would help make clear to supporters in Congress and elsewhere that HUD was now serious about crime prevention and was not going to tie the "Office" to any program not funded on a permanent basis. It was felt that an unmistakable center of "gravity" for crime prevention would increase the potential for future and permanent funding for security from supporters in Congress. Conference participants stated that the Office could serve as a focal point for HUD in collecting security related information and in gaining and disseminating knowledge with regard to what strategies work in various types of public housing environments with various types of crime related problems.
The Production of Knowledge: The Other Goal

General Issues

As stated in the Introduction, the HUD Anti-Crime Demonstration Program has a second major goal in addition to reducing crime and the fear of crime in and around public housing. This goal is the production and distribution of knowledge on:

- the nature and extent of the crime and fear of crime problems in and around public housing
- the most appropriate methods for analyzing the crime problems
- the types of planning processes and sharing of roles and responsibilities that lead to effective crime reduction strategies
- the effectiveness of selected crime reduction strategies and approaches in various types of public housing environments in deterring victimization and reducing fear of crime levels
- the extent to which the development of linkages among local groups and the utilization of community resources can aid in reducing crime in and around public housing
- the potential for developing guidebooks and other materials that could aid local public housing residents and Public Housing Authorities in addressing their crime and fear of crime problems in a more informed and systematic manner

One other large gap in the knowledge on crime and public housing which cannot be addressed fully through the HUD Anti-Crime Demonstration Program is also worthy of mention here. Conference participants agreed that the state-of-the-art knowledge regarding offenders--their perceptions of the environment, their place of residence, their motivations, etc.--is very limited. There is little empirical evidence which gives insight into understanding offender behavior. Definitive answers with regard to offender behavior and perceptions will not be produced from the HUD Anti-Crime Demonstration Program; but, if given adequate attention, some insights into this "black box" may be forthcoming from this program.
Knowledge will be produced from the HUD Anti-Crime Demonstration Program at two levels: (1) at the local level where persons involved in the program (as well as potential offenders) will "learn" from the program activities and (2) at a more general level through evaluations and other reports describing and analyzing local activities. The participants in the final session of the conference discussed a variety of evaluation issues. Since this session on evaluation consisted primarily of prepared remarks by three speakers and a brief summary by a fourth speaker, we shall summarize the major points addressed by each of the speakers—Dr. Eleanor Chelimsky, Director of Program Evaluation, MITRE Corporation; Dr. Leonard Bickman, Director, The Westinghouse Evaluation Institute; Dr. Robert Yin, Visiting Professor of Urban Studies, Massachusetts Institute of Technology; and Dr. Robert Krug, Vice President, American Institutes for Research.

Eleanor Chelimsky

The HUD Anti-Crime Demonstration Program will be an effort with broad aims: (1) reducing crime, (2) reducing the fear of crime, and (3) producing new knowledge regarding the development and implementation of strategies to reduce crime in a public housing environment.

There are tremendous problems in evaluating programs that are complex in nature. Some of the practical problems that are constantly faced in such evaluations as: (1) unevenness of starts, (2) failure of implementation, and (3) differential attrition. Given these problems—that will surely arise to at least some extent in the HUD Anti-Crime Demonstration Program—Chelimsky suggested that the evaluation be a process oriented evaluation with the primary focus on answering the question, "What happened?" Some effort should be made to conduct pre-post tests of impact evaluations; but it will be very difficult to identify the impacts of the 30 plus million dollars given
all of the other variables, inputs, exigencies, contingencies, unforeseen activities, etc. that will occur during the course of the demonstration program and which cannot be controlled for. Pre- and post-testing will be made more difficult and expensive due to the lack of adequate baseline data regarding the crime committed, fear of crime, and offender behavior.

A critical element of the evaluation is involving the evaluation team in the early planning efforts for the program. Evaluation planning is a time consuming process, and the evaluation team should work closely with others involved in the program.

In addition, program planning documents in each locale should specify each activity to be undertaken and the objectives to be realized by each activity. This will allow for discrete analysis that could be fruitful in identifying whether a specific activity was implemented as planned and, if so, whether it did or did not contribute to the desired objectives.

Another critical element is site selection. The site selection criteria must be carefully chosen. One of the most important site selection criteria is the willingness of the Public Housing Authority to participate fully in the demonstration program and to allow for and aid in the evaluation.

Another element of the program that will affect the program's evaluation is the clarity of the communication with all program participants and the evaluation team. The federal/state/local roles should be clearly defined, as should the role or technical assistance. Timing deadlines should be set reasonably and met.

There should be a mix of (1) independent evaluators; (2) residents evaluators; (3) pre- and post-testing using crime data, victimization, and fear of crime surveys, etc.; and
assessments of the delivery of public services. The evaluation should have a prioritized list of questions that reflect the importance that HUD attaches to collecting various pieces of information through the demonstration program.

Finally, the evaluation should be funded over a period of several years in order to gain knowledge and understanding of the second- and third-year results. Technical assistance should also last throughout the life of the demonstration program.

Leonard Biokman

"Did it work?" That question means "lots of things to lots of people." The type of evaluation that would be most fruitful given the nature of the HUD Anti-Crime Demonstration Program is a process oriented analysis. It cannot be taken for granted that a proposal or planning document describes what actually has taken place. The implementation of the program must be carefully monitored in order to understand what took place at the demonstration site. The questions that can be answered by a successful evaluation are: What got done? How? By whom? In what time frame?, etc. All of these questions require that evaluators be on-site to monitor the implementation.

The evaluation of the HUD Anti-Crime Demonstration Program should serve the function of a management tool. Whatever the formal evaluation techniques, they should rely upon a feedback mechanism which will allow for flexible implementation and promote change when difficulties arise in the crime prevention programs and plans. Local people should be trained and used for the collection of data and the establishment of a process monitoring system.

The evaluation should be designed to provide sufficient
data to test the assumptions upon which various crime reduction efforts are based. Significant intervening variables should be identified early in the evaluation planning process and controlled for—or taken into account—to the maximum extent feasible. The evaluation should operate on a microlevel where each strategy that is planned is evaluated on the basis of (1) how the strategy was actually implemented, (2) the objectives sought in implementing the strategy and the rationale underlying the strategy to attain the objectives sought, (3) the results realized due to the strategy, and (4) the rationale regarding why the strategy as implemented contributed to the results observed.

Robert Yin

The traditional evaluation requires nearly complete measurement of what goes on at the site and the collection of data (pre and post) in order to assess the change in the environment that is attributable to the programmatic intervention.

One key element in the public housing environment that is lacking, but which is necessary for the traditional evaluation, is the measurement, or ability to measure, what goes on at the demonstration site. Therefore, the traditional approach may not be appropriate given the measurement problems that one will have regarding crime and the fear of crime and the public housing environment.

Given the problems that are inherent in conducting a traditional evaluation of an anti-crime program in an environment such as public housing, Yin suggested what he called a "revisionist approach to evaluation" for this program. The HUD Anti-Crime Demonstration Program, being an action program, will link up with and add on to security efforts currently in place in public housing environments. Generally speaking, the Public Housing Authorities, if given wide discretion over the
use of the funds, are probably going to use the money to increase the things they are already doing to some extent. If this analysis is correct, Yin suggested that the program would be similar to General Revenue Sharing with a "security" slant. The question that follows is, "How do we evaluate the Revenue Sharing Program?" There is no formal design, and primarily we rely on documentation of what activities are taking place that are supported by the funds made available by the program.

The evaluation of the HUD Anti-Crime Demonstration Program should use a much less formal design than the traditional approach, especially since one of the major goals of the program is to get the program off the grounds relatively quickly. The evaluation plan, in addition to being process-oriented, as suggested before, should also allow for citizens/residents to have an opportunity to provide feedback on their perceptions of the achievements, successes, and failures of the program. This citizen oriented approach does not require the collection of baseline data and should provide very worthwhile information for policy makers at HUD, the Congress, and crime prevention researchers and practitioners who seek to gain knowledge regarding ways to reduce crime in public housing environments.

Robert Krug

There are several basic tenets of program evaluation. First, government programs and their evaluations occur in the real world. Second, the real world is not a laboratory. Third, no one ever really believed the null hypothesis. Fourth, program effects are almost always small. Fifth, statistical significance is often determined based on the sample size used in the study. Sixth, in the real world, no control group ever accounted for a significant amount of the variance that was measured.
Traditional evaluations almost never do a good job at measuring the inputs that were actually implemented. Many evaluations look at planning documents or amount of funds spent when they should have been attempting to measure what actually happened in the program. Experience tells us that it is rare when what is finally implemented corresponds exactly to the proposed plan.

The evaluation of the HUD Anti-Crime Demonstration Program should be a process evaluation whose first goal is to measure the actual inputs into the public housing environments created by the program. The major goals of the evaluation should be to collect and analyze the appropriate data that will, in the future, help in designing an anti-crime program that works.

Therefore, what is needed is an evaluation that measures which components of the program are "working," and which components are not "working" or were not even implemented. A process evaluation is the only way, given the environment, to ascertain what inputs are causing what outcomes. An evaluation should home in on small chunks—strategies—of the program. There should be careful documentation of the inputs and the outputs and a documented rationale explaining the linkage between the inputs and outputs.

Closing Remarks by Virgil Poole

The best source of information regarding the problems of crime and the fear of crime in public housing is the tenants. Most of the crime is neighbor upon neighbor and outsiders often do not contribute directly to the crime problem.

The residents should be involved in all phases of the crime reduction program and resident councils should be utilized fully. All agencies that can help solve the problem of crime should be
brought in and should work together on the problem. Regardless of the process used or strategies employed to reduce crime and the fear of crime in public housing, the HUD Demonstration Program is a start in the right direction to attack the very serious crime-related problems of public housing residents. The program is small, but it represents a start. One should not expect miracles from such an effort. But new things may be tried, and we may learn something that we did not know before that will help us reduce crime. Whatever happens, even if it's a little, it has to help because the problems is so serious.

The AIR/HUD Conference of Reducing Crime in and around Public Housing adjourned at 4:30 p.m., Tuesday, October 3, 1978.

Reviews existing literature of the crime of burglary to determine the feasibility of a burglar alarm system for small businesses and residences. Included in the study are discussions of the burglary offense itself, an offender profile, a victim profile that includes residential area traits, a section on "threat" or modus operandi, and a discussion of the "defense" or strategies that can be used against those threats.


Security and tenant patrols are used to address security at the public housing developments.


In this booklet a crime prevention program is described and material for a series of five meetings is given. The subjects of the meetings are street crime, burglary, fraud/bunco, and community/police relations. A planning guide, presentation plan and film summaries are also given.


Documents a combined effort to establish a philosophical and practical approach to the development of academic courses of study in security and loss prevention.


Summarizes an empirical study of 646 Philadelphia rapes, and focuses on the social characteristics and relationships of both victims and offenders, as well as on the act itself. The data are analyzed in terms of race, time, place, and circumstances of the act.

Presents a study of the social characteristics and relationships of the rape offender and victim, the modus operandi, and likely situations of rape occurrence, based on a study of existing literature as well as on statistical analyses of all cases of forcible rape reported in the Philadelphia Police Department files from 1958 to 1960. Concludes with a sociological theory of causation that proposes that rape results from a subculture of violence in which aggression is emphasized and condoned.


This paper represents one of the early works investigating the relationship between the physical and social environments and crime. The study includes a mapping of crime locations in 1968 in Oakland and discusses why crimes are prevalent in certain areas of the city. Angel introduces the concept of "critical intensity zone" which discusses the hypothesized relationship between the number of people using an area and the crime level.


The study focuses upon two interrelated problems: providing a rationale for rural-urban crime differentials and extending the generality of Durkheim's theory of suicide and social cohesion.


This article discusses a study done in Ciudad Guavante, Venezuela in which 300 people were interviewed about their perceptions of the city. One of the major concerns was whether the traditional graphic vocabularies of land use and site plans were relevant to the inhabitants' experience of the city. The results of the study suggest that though these traditional vocabularies may serve some purpose, they are substantially incongruent with the public's urban vocabulary. The final conclusions were that urban planners and designers should coordinate form, visibility and action with community significance to create a more meaningful city.
Field interviews and observations were carried out on three similar San Francisco streets with differing traffic levels to determine how traffic conditions affected the livability and quality of the street environment. All aspects of perceived levels of interaction, territorial extent and environmental awareness were found to correlate inversely with traffic intensity. Traffic increase was also accompanied by the departure of families with children from these streets. Interim policies and standards such as "protected residential areas" and treelined sidewalks are proposed.


The report details the methodology to be used in evaluating the Cabrini-Green High Impact Program.


This report defines the variables to be used in the Community Options Study Public Housing Model and examines alternative specifications for the model.


The study evaluated the first year of operation of a high-impact crime reduction program at the Cabrini-Green Public Housing Project in Chicago. Results of the second year evaluation are expected to be released in October 1978; third-year evaluation results are expected in 1979.


This document provides a description of the sources of data and the specific variables that were used in the Community Options Study Public Housing Model. The report describes the actual data available.

The manual describes the collection of data pertinent to the use of the public housing model. The data are divided into six sets: demographic, physical design, housing policies, resident turnover statistics, attitudes and perceptions of residents, and crime statistics and vandalism costs.


The survey correlated crime and the fear of crime with demographic statistics of residents at several buildings in the Cabrini-Green Public Housing Project. Interestingly, the survey found that families with large numbers of children and on welfare were stabilizing influences on the children, which resulted in their reduced participation in criminal activity.


Contains conference papers, reviews trends in architecture and planning and their implications on crime, and suggests future architectural planning to impact on crime prevention. Presents an analysis of creating "communities of interests," those which, as a result of architecture and planning, create feelings of commonality and protectiveness among residents.


The article asserts that it is difficult to document statistical or causal relationship between better design and social amelioration. It directly criticizes the conclusions of Newman's Defensible Space, and offers the proposition that good management and a "caring" attitude are more important in preventing
crime. The author contends that defensible space modifications are ineffective unless a style of public service that promotes understanding precedes such innovations. He offers Parkhill in England as an example.

Balkin, Steven. A preface to an urban economics of urban crime. Detroit: Wayne State University, 1976.

Two variables of prime importance to urban economists, industry mix and size, were shown to have a linkage to crime.


This book discusses the concepts and methods for studying the environment of human behavior. The "behavior setting" is the central environmental unit of ecological psychology. Empirical evidence is presented to show that behavior settings do constitute the relevant environment of human behavior, and methods of identifying behavior settings and determining their attributes are given. A theory of the relationship between behavior settings and behavior is developed.


In this book, a professional burglar reveals the tricks of his trade and discusses basic precautions which will discourage home burglaries. He describes the proper types of locks to install, safes and alarm systems which provide the best protection, and what to do if a burglar actually breaks into a home.


This article examines the incidence of crime in Japan which is considerably lower than that of the United States. The author examines the reasons for this, and concludes that it is the informal social controls in Japan which curb the crime rates. Cohesive small scale social groups which maintain supervision of personal behavior, the legitimacy of this informal authority, and the fact that the police, prosecutors, and courts possess not only legal authority, but also moral authority which all contribute to a lesser degree of criminal activity in Japan.

This paper reviewed the concepts and research done with undermanning theory over the past 30 years and demonstrates how it relates to the CPTED principles of surveillance, activity support and motivation reinforcement. It concluded that in undermanned environments (those with less people), surveillance activity levels and motivation reinforcement of participants is increased in a positive fashion that will help prevent crime.

Bell, L., & O'Kane, K. Portland curbs crime through urban design. Planning, 1977, 45.

This article looks at the LEAA Crime Prevention through Environmental Design program which is being implemented in Portland, Oregon. The site chosen for the program is a three and a half mile long business strip which carried a disproportionate share of the city's crime burden. Through community meetings and input, it was decided to concentrate efforts in three areas. First, activities were organized to dispell ideas that Union Avenue was unsafe to do business, then personal defense such as "cash off the streets" programs were implemented, and thirdly security planning and precautions were implemented in a large number of the residences and businesses in the area. According to recent surveys of the city's residents, three out of every five were aware of physical improvements in the area and about two-thirds indicated that the quality of life had been improved.


This study examines the relationship between residential burglary and street layout in Minneapolis. Results of the study indicate that certain inaccessible street layouts are associated with low residential burglary rates, the relationship between street layout and residential burglaries cannot be dismissed by considering traditional social variables, and that street layouts ill-suited for residential burglaries do not seem conducive to other crimes.
The research discussed in this article was designed to examine the relationship between dormitory density and the behavior and attitudes of the students who live in these dormitories. Students who lived in high, medium, and low density dormitories took part in the two studies which took place. The results of the studies show that the students in the higher density dormitories reported less trust, cooperativeness, and responsibility in their residences. Moreover, students in the higher density dormitories behaved in a less socially responsible manner toward other dorm residents than the students in the lower density dorms. However, although there were significant differences among the different density dormitories, students did not like any one type of dorm less.


In this article administrative, architectural, and technological strategies are suggested to increase the quantity of self-help in modern society. These suggestions include systematic depolicing and the introduction of new forms of electronic communication.


The physical structuring of residents as a means of deterring criminal activity is discussed in several contexts including the overall impacts of architectural design on criminal activity and the value of legislating building security codes as a deterrence factor. The need for community involvement in programs to curb crime is highlighted as a major element of the overall problem.


This study, conducted in Chicago, used statistical techniques to investigate the relationship between crime and the racial, economic, and demographic aspects of the communities.

The report stresses the acute need for clarification of the role of police, housing management, and tenants in the control of crime. Also points out the psychological, design, and socioeconomic factors contributing to a high sense of insecurity among tenants.


This study reconceptualizes crime occurrence rates in terms of environmental opportunities relevant to each of 12 index crime categories. A factor-analytic test of these crime-specific occurrence rates and their corresponding criminal offender rates indicates that different neighborhoods are exploited for different types of crime. Two components of crime occurrence are identified: familiarity of offenders with their targets, and the profitability of community crimes.


Using data collected from samples of adults in the three settings, comparisons were made in response to such questions as likelihood of neighborhood crime, sources of protection, and feelings of safety.


Evaluates the effectiveness of the Police-School Liaison Program of the Michigan Department of State Police operating in two public schools. The program involves assigning police officers to schools in public relation roles.


Each of Brantingham's books, articles, and studies incorporate the works of Newman, Jeffrey, Repetto, and others in either testing hypotheses regarding crime-environment relationships, or in refining the hypotheses themselves. All work is based on and supports the thesis that criminals do not move randomly through their environment.


The paper suggests that the neighborhoods organize to provide home security checks, to promote the display of decals on windows or doors to alert potential thieves that the resident has a "defensible" attitude, and to publicize security and neighborhood watch techniques.


This study analyzes the relationship between unemployment, crime and the costs (both social and economic) of these social problems.
Bridges, J. E. Security system "by" the residents. "for" the residents is in full swing in public housing in Kansas City, Missouri. *Journal of Housing*, June 1973, 293-300.

This article is a description of the Housing Authority Security Service (HASS) of Kansas City, Missouri. The program began in 1971 with funding from the Emergency Employment Act, Model Cities, and the local housing authority. The program employed 70 people, of whom 40 were armed officers and 34 unarmed officers. Those hired were the "hard-core unemployable" people living in public housing; they were trained in basic police procedure. Results include an overall 34 percent decrease in criminal activities in housing authority developments.


The article discusses four types of lighting—fluorescent, sodium vapor, mercury vapor, and metal halide—and their ability to provide the most economical and efficient street lighting that will aid in reducing crime.


The author looks toward a mix of project security improvements, including target hardening approaches and measures to increase the social cohesion of the residents which together would produce a synergistic effect. He mentions the Innovative Modernization Project (IMP), in which ways to improve the quality of life in public housing were tested and evaluated.

This report presents a crisis intervention plan for Scott/Carver homes. Program elements are a community services handbook which would be distributed to residents, organizing community groups and meetings at which agency representatives would describe what services are available, and the installation of a hotline which residents could use to call for guidance when confronted with a crisis.


Aimed at gathering statistical information to be used for comprehensive security plans of public housing projects. Information on building design and location of crimes is included and differences in victimization among 3 types of buildings are discussed.


Deals with use of controlled access entry ways as a means of increasing security.


Three individualized security planning programs which include recommendations on site improvements, tenant participation, police services, and security related social services.


This article describes a study in which observations on social behavior are translated into requirements for appropriate architecture. The authors used several studies of behaviors of different ethnic groups and designed buildings that were compatible with the observations of peoples' activities.


This article argues that the fear of crime is largely caused by mass media portrayal and reporting of crime incidents.


The relationship between criminal activity and selected socio-economic variables in Durham were assessed.


This paper presents an analysis of privacy and territory, a conceptual model that emphasizes a sequential decision-making process used by burglars trying to select appropriate residential targets, and a classification system for quantifying the nature of the information sought in the decision-making process.

Surveys California programs for crime prevention. Includes a brief review of a program recommendation to involve law enforcement personnel in community development planning, a security recommendation and inspection program, and a similar program specifically for commercial establishments.


The paper discusses various crime prevention projects conducted in California such as block watch and property identification.


The report defines the problem of creating and maintaining physical security and establishes a logical approach for developing building security standards. It concentrates on the physical aspects of elements in barrier systems, with emphasis on window and door elements as being the most frequently attacked.


The basic thesis of the paper is that an analysis of movement behavior of criminals will yield insight into offender decision making. The paper is based on a study conducted in Miami and confirms the following hypotheses:

1. Frequency of robbery trips declines with increasing distance from residential location.

2. Armed robbery trips are longer.

3. The subjective evaluation of locations by robbery offenders produces differences in distances traveled to different types of premises.
CONTINUED

1 OF 2

The paper questions the utility of uniform crime rates and follows with an exploratory study of comparative incidence of robberies in the differential susceptibility to high or low rates of robberies in these communities. Study findings indicate that crime-specific and comparatively originated indices are more meaningful than indicators derived through aggregation of statistics and geographical sites.


The author examines the nature and extent of robbery, assault, burglary, and auto theft as they occur in neighborhoods in Boston, with emphasis placed on geographical specificity. He shows crime types and rates to be area related.


The author used an informant strategy to develop data on drug use in a college setting.


Discusses the impact of the Operation Identification project as implemented in Denver, Colorado.


In Carter's articles, data on the behavior of individual criminals—the locations of their crimes in the city—is compared with those criminals' evaluations of different areas of the city. Linkages were demonstrated between the criminals' perceptions of the neighborhoods and their own actions. The results indicate that crimes were committed by the white members of the sample in areas that they saw as more likely for success, more familiar, and as low in socio-economic status. The results for the black members of the sample indicate that the familiarity dimension is of overriding importance as a predictor of this group's crimes.


The report evaluates the use of burglar alarm systems in 350 Cedar Rapids, Iowa, businesses for cost, maintenance, and effectiveness. Formulates alarm specifications, company bidding, and selection of installation locations. It includes an itemized list of project expenditures, a form for burglary analysis, and the proposal for installation of the Police Alarm Notification System.


The report describes the effectiveness of a simple and inexpensive central station burglar alarm system installed under police supervision in 350 businesses in Cedar Rapids. The interim results from the program indicate that the alarms are effective in improving police arrest and clearance figures, but not necessarily effective in deterring burglars.


The article points out gaps in existing information on deterrence and proposes research to fill these gaps. It identifies as a major issue the lack of research on the crime of burglary and the methods for its prevention.

This report focuses on security considerations for inner city shopping, medical centers, and office complexes. It relies upon the experiences of an existing center as an example of how not to plan a center.


This document is the final report of a Law Enforcement Assistance Administration program concerning the evaluation of small business and residential alarm systems. Included in the work are data and data analyses which pertain to the threat of crime, commercial security equipment and the user, the results of the analysis and security system requirements for various classes of users which were established based on the results, and a discussion of hardware which meets those requirements. Cost-effectiveness of the hardware was evaluated and specific system recommendations were made.


The guide reviews essential elements in crime prevention and residential security. It discusses steps in organizing a block approach and other neighborhood and city-wide initiated programs for crime prevention. Problems of publicizing and funding crime prevention efforts are analyzed. It includes extensive listings of resources for information on citizen groups.


This study describes the recent efforts in Seattle to implement a crime prevention program that uses federal funds and local citizens in a variety of ways.

The article describes a successful community program. Faced with serious vandalism to Federally repossessed homes in one section of Menlo Park and adjacent East Palo Alto, the Menlo Park Police Department's Community Relations Department instituted a program that the author credits with generating new community pride and stopping 90 percent of the vandalism.


The author spells out the fact of the crime problem, diagnoses the roots of antisocial behavior in American society, and proposes the specific measures the nation must take to banish the causes of crime.


The report presents an analysis of project performance toward increasing citizens' awareness about the program and cooperation with criminal justice agencies and crime reduction programs; increasing the number of potential and past offenders seeking community assistance; and increasing the employment of ex-offenders through the use of mass media publicity, crime prevention workshops, and public presentations. It contains a sample newsletter, a sample public relations poster, and public information project workshop scripts on burglary and assault prevention.


This book was written for business people and law enforcement officers who require knowledge on the appropriate considerations in the application of burglar alarms as a property protection tool. The principal part of the text is devoted to a discussion of the advantages and disadvantages and estimated cost of various detection devices. The book also deals with the concepts of investing money on protection devices on a cost-versus-risk basis.

This article focuses on the different reasons people go shopping and why they choose to shop in certain areas. It is thought that by attracting more people an area may become safer. Efforts to do this in several cities are discussed and different strategies are presented.


The book discusses the types of social conditions and public attitudes that can affect the commission of crime.


The author examined the careers of robbery offenders, including their decision to rob, their arrests, and their convictions. Brings into focus both the robbery offender and the criminal justice system, and finds increasing crime rates influenced by increasing opportunity for gain.


The article presents a study of all commercial and residential burglary data contained in the police department records of a suburb of approximately 100,000. It provides statistics and supportive analysis on crime rates, types of burglaries, crime correlates (time, amount of loss), reporting practices, and clearance rates. It examines the use of alarm systems as a preventive measure; they are considered to be of limited effectiveness.

This prevention program sought to develop and implement new approaches, techniques and methods of preventing delinquency by providing direct services to youth and indirect activities which address community and institutional conditions which hinder positive youth development and lead to involvement in delinquency. The program activities included job placement and training, vocational counseling, tutorial services, recreation and referral, etc.


The article treats the effect of environmental design on attitudes of residents in a city housing project, and provides an example of the apparently successful incorporation of "territorial" design principles in housing projects.


The author describes for criminal justice planners with little or no experience in quantitative analysis how statistical techniques and the use of computers can aid in such tasks as measuring the incidence of specific crimes, testing certain hypotheses, and deciding upon the allocation of available resources. It provides a basic introduction to the applications of statistical techniques.


In this interview, Costales stated that minority populations in public housing complexes have great problems with local housing authority security personnel and the police. He suggested that resident security personnel, if given adequate training, could represent a great improvement in residential security.

The report describes a pilot study which investigated the premise that the physical design of urban neighborhoods may be utilized as an approach to crime reduction. Selected crime sites were analyzed in terms of (1) day and time of crime and method of entry, (2) location of structure on block, (3) physical condition of structure, (4) degrees of concealment and visibility of site, (5) characteristics of building access, (6) extent of public and private lighting, (7) amount of pedestrian traffic in area and in building, and (8) land use of adjoining building and neighborhood characteristics.


This special report of Nation's Cities includes the following articles.

Frohman, J. CPTED and city planning agencies.

Hanes, L. F. CPTED and public works departments.

Kohn, I. R. CPTED and law enforcement agencies.

McKay, J. W. CPTED in a commercial setting.

McKay, J. W. Policy implications.

Olson, L. CPTED in a residential setting.

Pesce, E. The CPTED concept.

Wegener, P. C. CPTED in schools.

Welke, L. CPTED and mass transit.

Welke, L. CPTED and street lights.

Discusses the work conducted by the Westinghouse National Issues Center on the CPTED demonstration project.

Criminal violence presents the results of a 1967 survey of criminal homicide, aggravated assault, forcible rape, and robbery. The objective of the book is to provide a unifying source of base-line data on major violent crime, to determine the extent to which the four criminal behavior systems merge, and to analyze the most clear-cut national and regional patterns for the same variables used in comparable American and foreign studies.

Dean, A. O. Exploring the role of environmental design in crime prevention. AIA Journal, November 1975, 64, 48, 64.


The report assesses the impact of coordinated projects aimed at reducing robbery and burglary in selected high-crime target areas. Individual program components include the home project, Mr. Victim, education of the storekeeper, commercial alarm system, identification engraving, high-visibility patrol, and neighborhood watch.


This article describes an inquiry concerning map images of a number of urban areas in the Netherlands. In the study, a systematic field reconnaissance of each area of several cities was made by a trained observer, then was compared to images of a small sample of residents. Residents were also asked to perform a number of imaginary trips. Among the conclusions drawn were that formation of a map image is easier where there is a street plan with a regular pattern, and that orientation is difficult in areas where there are irregular patterns.


This paper describes the efforts of the housing authority to reduce crime at the Longview Place development, a 418 unit two-story project of row houses. In 1971, four security guards, a guard supervisor, "sleeping policemen," and high intensity lighting were installed at the development. Traffic congestion and vandalism were substantially reduced (no statistics provided) and fire lanes and service drives were kept open. Youth crimes and vandalism increased when these crime countermeasures were removed.
In 1977, signs were posted prohibiting loitering, gambling, and drinking within the development. These strategies were ineffective in reducing crime. In 1978, special police officers (armed and with the same arrest powers as City Police) began patrolling the development during hours of highest crime frequency (5:00 p.m. to 1:00 a.m.). Although the costs were deemed "significant," a noticeable decrease in loitering, gambling, and the use of intoxicants was observed (no statistics provided).


The article provides information on the principles, operation, and uses of the major types of intrusion or hazard detection devices (e.g., photoelectronic beam, microwave, compression sensors). Also included are questions and answers pertaining to security devices and systems.


This study explores the applicability of using C. R. Jeffrey's behavioral model of crime control to gain a better understanding of crime in a suburban setting near Los Angeles. The study also seeks to investigate whether the physical or social variables of a given area are more important in accounting for individual burglary victimization rates. Significant differences in burglary rates were found for different types of housing. Other physical or environmental factors were also found to be highly correlated with varying crime rates.


The report provides information on existing or proposed techniques for achieving security in future residential, commercial, industrial, institutional, and recreational developments through the manipulation of the physical characteristics of these developments. It focuses on the planning of future developments and urges that similar efforts be directed toward modification of existing structures.

The article reports the post-construction evaluation of six townhouse developments in the Sacramento area, which was undertaken to determine whether the necessary factors for "defensible space" are being provided in the suburbs today. Based on the study certain recommendations were made concerning design features.


This book addresses itself to the relationship between human behavior and environment by considering how people acquire, amalgamate, and remember all the bits of information necessary to form a comprehensive picture of their environment, and how they then formulate strategies that enable them to overcome two central behavior problems; where things are and how to get there from here. The book is a collection of papers from two dozen authors from various disciplines such as psychology, geography, urban design, biology and anthropology.


This study is designed to test whether or not vulnerability of convenience stores to armed robbery is associated with certain environmental characteristics. No relationship was found between crime rates and proximity to major transportation routes. A significant relationship was found, however, between high crime levels and light vehicular traffic on the street.

The report addresses design criteria for passenger shelters and a prototype shelter design. It considers each element of user welfare separately in light of the constraints imposed by environmental fit and cost. It also presents a survey of shelters in use throughout the United States.


The author posits an obligation on the part of the police to participate in the decision making processes of government and private business, of industrial and community planners.


The report addressed the reduction of crime in the New York City Housing Authority's existing public housing facilities. The three crimes of particular interest were vandalism, robbery, and burglary. The purpose of this project was to define the problem and security alternatives, develop guidelines for estimating the cost effectiveness of security alternatives, and develop experimental models to evaluate the estimated effectiveness of different security measures.


The authors find that development of friendships and formation of social groups are facilitated by the functional proximity of individual members. Furthermore, the groups thus formed have the power to impose conforming behavior on members.

This theoretical paper charts out a hypothetical behavioral chain that attempts to model the site selection process used by criminals. Sophisticated mathematical techniques are used to analyze the appropriateness of the model.


The author describes the use of a technique—critical incident technique—capable of predicting and evaluating human behavior and in communicating the results of direct observation.


The article describes a sound monitoring intrusion alarm system being installed in the Placentia, Orange, and Santa Ana unified school districts to prevent vandalism and burglary. The commercially available system utilizes a public address speaker that is set to trip a light at police headquarters when noise exceeds a predetermined level, allowing the dispatcher to listen in on whatever triggered the alarm.


This report discusses some of the methods and findings of the Hartford Anti-Crime Project, an 18-month project that began in 1973. The project, based on many of the precepts of CPTED, sought to combine a variety of strategies. This report discusses the implementation process as well as some of the major findings of the project.

Frausto, R. Public housing can be safe. Planning, the ASPO Magazine, February 1975, 14-15.

This article details plans to revamp Cabrini-Green, one of Chicago's least safe public housing projects. Plans include elimination of ground floor apartments, add lighting, and enclose the lobby where space will be provided for shops, install a "safe pathway system with fencing and lights and enclosed backyards."

The author addresses the need for an integrated approach to crime prevention.


This report presents a wide variety of ideas on how to reduce crime in St. Paul. Linkages with existing efforts and agencies are shown and the potential roles of citizens are explained.


The proposal outlines a method that can document and analyze the process and findings of previous work investigating the relationship between the land use of an area and the crime rates. The goal of the effort would be to incorporate tested and proven security considerations into the urban planning and design processes.


The article outlines the recent research findings on the relationship of environmental design and urban crime, and notes that the neighborhood designs that promote feelings of community territoriality are most safe.


These proposals suggest means for HUD to incorporate the knowledge gained through previous environmental design research and demonstration activities into ongoing programs.


These books and articles investigate the crime-environment phenomenon and define Gardiner's "environmental security" concept. These works discuss the background theoretical aspects of the concepts. In addition, they present the means to identify security problems and design appropriate environmental security solutions and strategies.


This report analyzes data obtained in the National Crime Survey (1972). Eight cities were sampled in the survey--Atlanta, Baltimore, Cleveland, Dallas, Denver, Newark, Portland (Oregon), and St. Louis.


This article discusses the impact of Plainfield, New Jersey's municipal code that requires security hardware (excluding electronic alarms) to be used on all openings in commercial establishments, garden apartments, and townhouses. The text of the ordinance is reproduced in the article.


Give your building a security blanket (Part II), advance undercover planning preempts problems. Buildings, April 1975, 74.


This letter states that separating age groups in public housing may do more harm than good. Disagreeing with Newman, Glaser states that the elderly provide a variety of necessary functions that benefit the elderly, the youth and their parents when they live in the same residential complex.


This book is a collection of works from different authors who relate crime and urbanism both through "structural" and "social process" analyses and provide some speculations and recommendations as to which crime reduction program cities of the future should develop.


The author discusses the conduct of field research.


This book investigates the relationship between supervision and delinquency and other factors which contribute to anti-social behavior in youth.


The authors examine Sherbourne Lanes, an apartment complex in which crime prevention features were incorporated into its design. The results were mixed as to the effectiveness of the design and underscore the idea that even the most thoughtful physical design does not operate in a vacuum, but needs social support to be successful.

The report addresses the question of how convicted felons perceive and respond to deterrents, especially those that are inherently part of police operations, in order to test the tenability of certain assumptions that underly the crime suppression strategies employed by police departments.


According to this article, "Operation Identification" has greatly improved the recovery percentage of stolen property in areas where it has been employed. In addition, several towns which have implemented this program report a decrease in break-ins.


This article describes the tenant patrol plan in New York City's public housing projects. At the time of the article there were 12,000 tenant volunteers divided into 120 patrols. The article explains the organization of the patrols and the results of the program which include increased building security, and a greater feeling of tenant pride and civic interest.


The report gives an overview of the GHA Safety and Security Monitoring System which serves as a useful tool for analyzing conditions that affect safety and security, and for evaluating the effect of the GHA's safety and security programs.


The two components that make up the program are the Monitoring System, which provides data for use in designing safety and security programs and then evaluates after implementation, and the Program Design Guide, which develops all facets of safety and security from physical to social changes.

The article discusses the theory, implications, and applications of crime reduction through the design of environments and their effect on human behavior. The means by which environment may affect human behavior are discussed and examples of employing these design factors to reduce crime are provided.


The paper describes the difficulties local housing authorities have in providing adequate security manpower to public housing projects. The author believes this difficulty stems from the fact that the State statutes that govern most housing authorities create a political limbo for the authorities, since they are not clearly definable as either State agencies or city agencies.


The report describes a demonstration project utilizing helicopters for routine around-the-clock police patrol in an effort to provide data on the techniques and capabilities of aerial surveillance. This type of surveillance is chiefly valuable because it does not involve any appreciable increase in manpower. It produces a greater feeling of citizen security and increasing satisfaction with police services, as well as serving to deter crime and speed the apprehension of suspects.


This thesis primarily investigates the spatial and temporal distribution of property crimes and police expenditures in a suburban region within the Philadelphia metropolitan area.

Hand, L. Cincinnati housing authority builds safety into project. HUD Challenge, March 1977.

This article describes the physical design modifications made by Brill in Millvale Public Housing Complex. It reports that the design changes helped to reduce crime.
The article describes the development, background, and programs of the Oakland, California, Police-Community Cooperation Project, which sought to reduce crime through increased citizen awareness and crime prevention efforts. This project was based largely on the concepts of two earlier crime prevention programs: Operation Crime Stop, involving extensive police/public education efforts on the nature of crime and crime prevention techniques; and Home Alert, involving the formulation of neighborhood groups to observe and protect the community.


This study examines the possible relationships between specific crimes and the environment in which they occur.


The book analyzes the optimum security layout for industrial facilities, starting with the premise that security can, at best, provide only physical controls that act as "impediments to the undetermined." In the context of this book, security is intended not only as protection against common-law crimes such as theft but also against industrial espionage and sabotage.


The report presents findings on the effectiveness of property identification programs.


The manual explains the concepts that provide the framework and context for community crime prevention programs and provides guidelines for their planning and implementation. It also provides job descriptions for neighborhood committee staff positions, sample forms, and guidance on neighborhood data collection.

The book describes to potential victims the things they can do to thwart burglars and to reduce their losses in the event of burglary. It concludes with surveys for use in commercial buildings and residences.


The author contends that the middle-class presumptions and values of researchers often prevent a true interpretation of important concepts as they relate to the people being studied.


The procedures for instituting a tenant security system are detailed. By utilizing low-income tenants to provide security services in their respective projects on a non-profit, tenant-operated basis, this guard system provided professional services and fostered community support and cooperation in solving security problems.


The paper is a review of the works of Newman, Jacobs, and several others. It serves as a good introduction to the literature on environmental design and reviews the methods, data, findings, and conclusions presented in Newman's work. Concepts such as public and private space and their relation to crime prevention are clearly articulated.


The "shelter plus" concept was implemented by the HABC to assist residents in meeting a variety of needs including social, recreational and security. As an outgrowth, residents began working closely with management in developing methods for meeting tenant needs. Noting the increase in crime and vandalism, management and tenants implemented an experimental program to improve security.
The lobby area was enclosed in one high-rise building in each of four high-rise developments and the movement of tenants and non-tenants was monitored 24 hours per day. Residents were admitted only after displaying appropriate identification and visitors were only admitted after approval by a tenant. A bullet-resistant guard booth was installed and direct linkages to the city police department were initiated. Monitoring devices were also installed. Residents were added to the security force when it was determined that guards were sleeping on the job, lack sensitivity and had no vested interest in the job (the Resident Security Aide Training Program).


The program's strategies involved the use of security officers to receive calls for police emergency services, assist management personnel with problem tenants, assist tenants with problem tenants, assist tenants with problem juveniles, counsel juveniles, counsel tenants involved in domestic disturbances, issue warnings, make arrests, and other duties normally associated with policing. In addition, hotline operators are available to take complaints, dispatch calls, and perform related clerical responsibilities.


Management and residents designed the Women Against Crime Program to reduce the incidence of crime and vandalism repair costs. A social worker monitored the training of community activity workers to work with the New Orleans Police Department. The social worker also assisted in establishing viable resident councils which resulted in the initiation of a building and block captain system. This system was given credit for significantly reducing the incidence of crime through its linkages with the New Orleans Police Department.


The Authority sought the use of CETA personnel to provide security at its public housing developments. Funding was also sought to provide walkie-talkies and attendant equipment for security patrol personnel.
Increase resident involvement through turf reclamation concept. Stamford, Connecticut: Housing Authority of the City of Stamford, (undated).

The turf reclamation concept was implemented at public housing developments in Stamford. A consultant was used to design reporting forms, to monitor meetings, security patrols, and criminal/non-criminal complaints. Resident community organizers patrol the development and talk with residents during the day. Criminal and/or suspicious behavior is recorded on the appropriate forms and reported to the police or housing authority. Community security council meetings are held on a monthly basis to involve residents in the management of the developments. The council meetings will also be the mechanism by which resident evictions and screening processes will occur.


The study examined the experience of the New York City Housing Authority over three years with intercoms installed in buildings in nine housing projects. The study describes the many factors that contribute to the success of intercom installations in reducing crime and in remaining operational.

International City Management Association. Preventing crime through environmental design. Target, February 1978, 7 (2).


In this article the history of environmental psychology is traced from its beginning in the mid 1950s. Major principles of environmental psychology are the environment is a facilitator of behaviors and that the environment is a stimulus for experience. These principles have been incorporated into the operating assumptions of CPTED and as such, CPTED shares many of the same successes and limitations with the broader field of study.

The book attacks the current city planning procedure of functional separation of types of land use. It maintains that, in designing new urban environments, planners ignore the most basic structure of the city—the intricate and closely connected diversity of uses that constantly reinforce one another economically and socially.


The report discusses interim findings of an effort to evaluate and/or recommend transit crime reduction countermeasures for application on AGT systems.


These articles and book survey the history of western thought over the past several centuries toward the end of providing a state-of-the-art summary of crime control theories and a foundation for innovation in the area of crime prevention. Summarizes developments in such areas as sociology, psychology, criminal justice, and urban planning since these developments may influence the design of more effective strategies against crime.


Results are reported of a survey of 42 youth-serving agencies involved in juvenile justice in several counties in Illinois. This information is intended to aid those interested in identifying and filling gaps in service and fostering coordination among the components of the juvenile justice system.


These articles present the view that physical changes alone will not significantly impact on crime reduction. Author suggests that social oriented programs must complement the physical changes suggested by Newman.


The report describes several police/community relations projects and emphasizes that the public must become involved in burglary prevention programs, as the application of new police technology by itself has only marginal impact on the burglary rate. Describes a property identification project, a security inspection service for commercial establishments, and a public information service.


The report describes a detective saturation patrol technique for countering breaking and entering crime, using random selection of patrol areas and the principle of concentration of forces. It recommends that the patrol technique be implemented on an experimental basis for a period of one year.


A compendium of papers on the design and applications of various electronic surveillance, alarm, and information processing systems were presented.

The book is a reference text for police officers, professional security consultants, and college level students of security. It offers step-by-step guidelines for conducting on-site examination and analysis of premises to identify physical opportunities for crime and to develop methods for reducing such opportunities.


The report describes the identification of major crime problems in Metropolitan Washington and the definition of research projects that address major elements of preventive activity. It examines the target categories of larceny, burglary, auto theft, indoor robbery, and vandalism from the point of view of offender, incentive, and target. It recommends a unified program, outside conventional law enforcement, involving school training and public education, increased protection of property, and research on crime data analysis in crime prevention programs.


The study attempts to test defensible space design principles as they were applied to row house communities in New York. A decrease in crime was found as well as an increase in perceived safety. The study also provides recommendations regarding physical changes in row house environments.


The purpose of this guideline is to provide the CPTED analyst with the skills necessary to do valid environmental assessments in a project area. Different procedures for collecting information about the environment are discussed and emphasis is placed on methods of analyzing and interpreting such information.

The purpose of the handbook is to assist criminal justice and urban planners and analysts in finding and generating information about an environmental setting for which a CPTED project is being planned and implemented. Using a non-mathematical approach, the handbook describes analytical methods that can be used to accomplish necessary information-gathering steps for diagnosing crime and fear of crime problems and for evaluating strategies designed to deal with these problems.


In this study the degree of correlation between several independent variables relating to the environment and the dependent variable of the rate of rural crime is tested for nine (9) counties in Ohio. Theoretical background, study methodology, and data analysis are described in detail. The findings indicated that the ecological factors as independent variables account for only a small percentage of the variance between the counties of low and high crime index.


Residents of deteriorating neighborhoods generally identify juvenile offenders as the cause of greatest fear. This project attempted to provide recommendations for solutions to juvenile delinquency and its debilitating effect on neighborhoods by: (1) seeking to identify policies and programs the city government, school system and youth-serving agencies could implement to strengthen and coordinate their efforts to reduce juvenile crime; and (2) studying residents' fears of crime in order to recommend programs and policies which could reduce those fears.


The article presents views on the concept of neighborhood and the processes which comprise it.

The paper presents a program to involve inner city youth in neighborhood redevelopment. A literature review is also provided to lend background support to the program.


Discussed in this article are the different theories relating to motivation. Motivation concerns the conditions responsible for variations in the intensity, quality, and direction of ongoing behavior. Reinforcement theories, need theories, balance theories, and instrumentality theories are summarized and related to crime control.


The book is a compilation of statistics on crime for a series of years.


This article addresses the fear of crime and its consequences on the elderly.


This report presents a history and description of the New York City Housing Authority Police Department, which
has full jurisdiction on Authority property. In addition to covering the patrol function in detail, the report discusses training, recruitment, and volunteer tenant organizations. It also examines some of the problems encountered by the Department, such as community centers, youth gangs, racial tensions, and building design.


The concepts of defensible space and turf reclamation and their applications in security improvement program for public housing projects are discussed.


The elderly benefit greatly when community organization results in the re-establishment of community values. The elderly can perform a critical role in helping to promote neighborhood security.


A brief discussion of some of the issues that are important for public housing authorities to consider in designing residential security programs to meet the needs for the elderly.


The article discusses a gardening program instituted in New York City housing projects as a countermeasure against project-oriented crime.


The paper suggests the need for cooperation among architects, security experts, social psychologists, and government agencies during the planning phases of new buildings. Critical to crime prevention is the demarcation, arrangement, and hierarchy of public and private areas at the building's conception. The high post-construction costs of implementing security measures are stressed, as is the benefit of multifunctional integrated design units providing fire, burglary, robbery, and utility protection.

A number of options are explored for improving security in public housing developments. A description is given of one of several methodologies developed to help in identifying cost effective security alternatives for reducing crime in New York City Housing Authority buildings.

Lipman, I. A. How to protect yourself from crime: Everything you need to know to guard yourself, your family, your home, your possessions, and your business. New York: Atheneum SMI, 1975.

The author provides guidelines and checklists for home, business, and personal security.


The report describes a study of the criminal justice system in Wayne County. The system focuses on deterrent and rehabilitation programs, particularly those programs appropriate for youthful offenders. Volume I deals with the planning concept relating to the problem of crime control and prevention, making 29 specific recommendations for a more effective, coordinated approach. Volume II pursues the proposition that many persons who first come under the scrutiny of the law as youthful offenders can be identified and "rehabilitated" before their criminal careers are firmly established.


This book examines the socio-political character of crime, examines the theories of crime as a social problem, and distinguishes between crime and juvenile delinquency. The last chapter correlates the expansion and distribution of crime as a sequel of material living conditions and population growth.

Focuses on the concept of residential security—both actual and perceived—and identifies the three areas contributing to security as relationship to neighborhood, physical characteristics of the housing development, and management.


This pilot study is based on the premise that the physical design of urban neighborhoods may be utilized as an approach to crime reduction. Five Detroit precincts were selected for study through an analysis of 289 structures in which crimes had occurred during 1969, through on-site inspections of high crime areas, and data from monthly crime reports of the Detroit Police Department. These study precincts comprise a cross-section of the city's physical and socio-economic structure. Selected crimes are analyzed in terms of day, time, and method entry, location of structure on the block, structure's physical condition, degrees of visibility of structure, characteristics of building access, lighting, pedestrian traffic near building, adjoining land use, and neighborhood characteristics.


The report analyzes the importance of selected physical features to the crimes of robbery and burglary, including the conditions and maintenance of buildings, streets and alleys, lighting, mixtures of land use, rates of pedestrian flow, landscaping, visibility of entrance and exit points. The data base used is an inventory of physical features in 289 structures in which crimes have been recorded by the Detroit Police Department.


On the basis of his belief that acts of vandalism are voluntary and expressive, the author probes for the causes of what
he classifies as "erosive," "fun," and "angry" types of vandalism to suggest fruitful ways of dealing with them. He cites the depersonalization of present urban/suburban environments as a root cause of "erosive" vandalism and suggests measures to encourage a sense of community and personal responsibility programs, including the need for involving the young in neighborhood patrol, school, or community "commission" type programs.


The findings of this analysis state that although the amount of data documenting the level and seriousness of park crime is limited and subject to interpretive problems, park crime is perceived by police and park officials as being generally low. The data that is available show park crime compared to street crime and total crime in the census tracts studied, to be virtually non-existent. While reported park crime is very low, police and park officials believe that people fear crime in the parks and consequently avoid using them.


The book discusses and illustrates how cities could be made more functional and aesthetically pleasing through the imaginative design of street accessories (e.g., traffic signs, paving, trash receptacles, light fixtures). It discusses the establishment of an emergency-reporting telephone system and community emergency communications center.


The author reports on the development of an integrated system of "street furniture" (ranging from trash receptacles to street lighting). He states that the project has proved that streets can be more habitable and safe through a unified street furniture system which also gives greater visual satisfaction and contributes to a sense of community identity. He also discusses post-installation evaluation.
Examines the relationship between the physical street environment and street crime, specifically whether certain environmental indicators (e.g., bushes, abandoned buildings) affect the location and incidence of street crime; whether users, offenders, and policemen are aware of this effect; and whether their behavior is influenced by their perception of the environmental indicators.


Provides a basic survey and comparative evaluation of the protective systems currently available to both business establishments and private systems. Emphasizes security devices as opposed to design factors.


Discusses the various types of possible number systems and their varying effects for use in property identification projects.


These articles explore questions and issues arising from the recent emergence of self-defense, vigilante, security patrol, community patrol, and other such citizen groups. On the basis of available descriptive data on 28 self-defense groups, the authors formulate a typology of groups (supplemental or adversarial to the policy, encouraged or opposed by the police), and discuss problems with which each type of group must deal.

Discusses public attitudes toward police patrols and the social characteristics of persons who are opposed or indifferent to patrols. Among the areas considered are when and how communities mobilize around issues of crime and law enforcement; how people determine when law enforcement action is needed; how and where community patrols emerge; how police view community patrol effects; and the social, political, and economic barriers to community mobilization.


The author surveyed attitudes towards crime and law enforcement in the Model Cities area of Atlanta, Georgia. Those surveyed about their perceptions of crime in their own neighborhood. Divides those surveyed into race-sex groups for analysis.


The report discusses the impact of Operation Identification projects in the State of Illinois.

The article indicates that lighting proved effective in one housing project in reducing vandalism, muggings, and other crimes.


A literature review and annotated bibliography dealing with robbery, the robber, and traditional and innovative methods of robbery prevention. It covers such aspects of the robbery problem as definitions, reasons for increases, motives, victims, conventional deterrence, and crime prevention through urban planning and environmental change.


This book is a series of critical essays on the subject of crime.


This research argues that the perception of danger is a cognitive map imposed on actual events, persons and places, and does not necessarily reflect the reality of the crime situation.


The report discusses recent techniques used to counter crime and describes crime prevention programs in seven large cities with respect to methods and results. It includes model building-security ordinances for Seattle and Oakland.
A former police officer with extensive experience as a housing manager was hired to implement the security program. Activities include after-dark tours to identify security risks to elderly residents, improving relationships between the City police and housing managers, and a Stat-Check System to provide reassurance to elderly residents. That system involved the installation of cartridges with moveable metal plates in mailboxes. Elderly residents move the plate to show a red indicator when they pick up their mail each morning. The red indicators identify those residents who are "up and about" and are monitored daily by a committee of residents. A buddy system (assignments of two elderly residents to monitor the daily well-being of each other) was also implemented to provide reassurance and reduce the fear of crime among the elderly.

Tenant councils were established to recruit candidates for police training and certification. After training, the officers were returned to live and work at patrolling their housing development. Before/after comparisons were made to determine the impact of the program.

Twenty-two thousand crimes are analyzed for a one-year period in the entire city of Minneapolis. Specific chapters cover specific crimes and crime problems, including: Crime and Housing Values, Citizen Concern about Crime, Residential Burglary, Commercial Burglary, Commercial Robbery, Street Robbery, Assault and Rape, Auto Theft, Vandalism, Street Layout, Crime and "On-Sale" Liquor Establishments, and Street Lighting. Recommendations are provided to aid the city in combating the problems described in the document. This report serves as the basis for Minneapolis comprehensive citywide crime prevention program.

An outline of the overall problems facing community crime prevention in Minneapolis with three neighborhood examples is provided. Includes a brief discussion of overall project goals, a description of programs, an outline of a work program, and a description of staff positions. This document is the operational document for Minneapolis' citywide crime prevention program.

Minnesota Crime Prevention Center. *Southside neighborhood housing services--community crime prevention program.*

An analysis of crime in a Minneapolis southside neighborhood is used as the basis for developing a comprehensive crime prevention plan for implementing a crime prevention program.


A brochure discussing the importance of organizing block clubs. Includes details about how to organize block clubs and block club meetings.


A brochure detailing ways letter carriers can help police reduce crime by careful daily observation of the neighborhoods they service. Developed as part of a comprehensive training program, the kit includes suggestions about how to be observant and how to report suspicious activity. Also includes a list of important, relevant Minneapolis and St. Paul phone numbers.


This report describes the results of analysis of crime and residents' perceptions of crime in the Cedar Square West new-town in town. The report includes recommendations to deal with the specific problems identified during this analysis. The recommendations include resident actions, management actions, security hardware modifications.

At the request of HUD, the Cecil Newman Courts in Minneapolis are analyzed to determine the scope and nature of crime problems. The analysis is followed by recommendations focusing on community organization and physical design recommendations based upon the analysis.


This report was prepared in response to a request from the Minneapolis Housing and Redevelopment Authority. It presents the results of a preliminary analysis of crime problems in Sumner-Olson and recommends some detailed interim physical and management remedies for the problems identified by this analysis.


This report suggests changes of settings most susceptible to victimization in Mankato Mall. Includes discussion of security weaknesses of existing structures in the mall, and discussion of an overall mall plan and design, weighing the benefits of the changes against the initial costs.


A document demonstrating the need for and feasibility of a security provision to the State Building Code as one means of dealing with the increase of residential burglary. As a means of assessing the relative value of the State Building Code Security Provisions, the following points are addressed: (1) the crime problem in Minnesota, (2) the methods of controlling the problem of residential burglary and their relative benefits, (3) the development of effective security performance standards, and (4) the potential impact of adopting the proposed standards. A copy of the proposed roles (Amendments to the State Building Code), minutes of meetings of the Security Task Force, and the final report on performance tests for the physical security of doors and windows are attached.

A detailed outline of building design guidelines for crime prevention.


A checklist of design standards that prevent the opportunity for crime to occur.


The relationship between crime and housing values is analyzed. Burglary and vandalism are found to have a distinct impact on housing values within census tracts. Estimates on the dollar impact per unit and the subsequent impact on tax revenues are provided.


Prepared at the request of the City of St. Paul, this study looks at the overall effect of adult entertainment facilities, both sexually-oriented and alcohol serving, on their surrounding neighborhoods. The study analyzes the effects both in terms of crime and property devaluation.


The relationship between assaults and Moby Dick's Bar is examined in a geographic context. It is found that although the bar is geographically associated with assault densities, the area under study is particularly susceptible to a high density of assaults. Special geographic analysis techniques and displays are used as part of the analysis. Study done at the request of the Minneapolis Police Department for the City Council.
This article presents a method for predictive analysis of crime at a limited level, and proposes a means for deriving crime impact statements which can be fed directly into a strategic plan for crime prevention. The method described—distance decay analysis—is derived from the characteristics of crime which can be attributed to the geographic location of individual sites. An example of the application of the theory to a project that studied crime around bars in Minneapolis from July 1974 through June 1975 is provided.

The geographic association between crime density and the geographic location of police precinct stations is reviewed. Generally, it is found that there is no basis for suggesting that the police precinct stations either deter or encourage the occurrence of crime based on geographic proximity to the station. Study done at the request of the Minneapolis Police Department and the City Planning Department.

A study of incidents of battered women reported to the Minneapolis Police Department from June 1974 through June 1975. The study provides data about the frequency of assault, distribution of assault, age of victims, race of victims and suspects, injuries, time (when incident occurred), and likelihood of the crime being reported. Recommendations for assistance to battered women in Minneapolis are discussed.

A design for implementing a semiautomated crime analysis system within a metropolitan police department is provided. A modularized design scheme isolating conceptual blocks such as input, geoprocessing, data base integrity, aggregation, analysis, and display functions is provided as are the functional and operational requisites of each block.
The development of geoprocessing needs for crime analysis as well as geographic analysis in metropolitan areas is reviewed. Specific examples detailing system and analysis requirements are given. Critical decision aids for developing geographic analysis software are provided. This paper was an invited contribution at the Harvard Computer Graphics Seminar.

A summary of computer graphic displays applicable to crime analysis in metropolitan areas is provided. The document summarizes the graphic options available to various planning considerations and details the software requirements suitable for transferring these display capabilities.

The author describes the tenant-based and tenant-staffed Security and Order Maintenance Officer System (SOMO) in St. Louis housing projects. The system is established on the premise that security and crime prevention cannot be achieved without heavy community involvement.

Using a victimization survey instrument, interviews were held with persons from nearly 550 apartments, two-thirds of the population of the area. The study found that larger apartment buildings were more likely to experience crime and that streets with open access were also more susceptible to crime. The study concludes that the physical environment is a major factor in criminal behavior.

The growth of the environmental planning process movement is outlined, and roles for public safety officials are suggested which could improve police services and encourage design of "crime-resistant" environments.


This article discusses the contributions of social and management factors to the demise of the Pruitt-Igoe public housing complex.


The book describes various modus operandi of burglars, with concise and practical descriptions of security hardware and measures for burglary protection and prevention; discusses aspects of lighting; describes designs and operations of locking devices and recommendations for their proper use; explains different types of alarm systems. The theft prevention measures covered include applications to residential, commercial, and automobile security.


The book presents the outlines and evaluations of several workshops on the subject of "security in federally funded housing." The concept of defensible space is stressed looking at the role of physical and social changes in developing resident attitudes of territoriality. The work was performed under contract with the U.S. Department of Housing and Urban Development.

The overall goal of the evaluation was to test whether high-density apartment buildings in a public housing project could be made significantly safer, more desirable places to live for low-income families. This report was to provide an interim evaluation of the Cabrini-Green High Impact Program. It incorporates analyses of crime rates and vandalism costs for Cabrini-Green homes and a control housing project--State-way Gardens.


This report provides the results of the first wave of panel surveys for the Cabrini-Green High Impact Program. The survey sought answers to questions regarding crime victimization, fear of crime, employment, quality of life, and quality of living conditions.


The study reports the results of an evaluation of a community-based corrections program. The United Delinquency Intervention Services program undertook a major experimental effort to deal both effectively and humanely with the chronic urban delinquent, and undertook it in the classical inner-city setting of Chicago and its Cook County environs.


The study examines the rationale and the statistical evidence for learning disabilities as a cause of delinquency.

The study examines a demonstration program to provide a unified planning/research capability in eight city/county jurisdictions.


The book promotes a system of mutual responsibility between citizens and the criminal justice system.


This report discusses a wide range of community self-defense techniques ranging from citizen to public agency efforts.


The report details door and window standards established on the basis of security oriented concerns.


The report presents a wide variety of possible organized and individual citizen actions designed to reduce crime.


This book was written for practitioners of crime prevention programs and begins with a detailed discussion of the concept of crime prevention. Emphasis is placed on the idea of partnership involving many individuals and groups in the community. The book catalogues a wide range of security devices and discusses how to apply environmental design techniques.

56

The inventory of projects was developed on the basis of available statistical and research information and the informed judgments of experts in the field. This inventory is offered as a source of ideas and approaches to crime reduction to those responsible for the planning and implementation of criminal justice programs.


This position paper outlined the Directors' recommendations for HUD funding policy improvements. Specific recommendations included 1) permanent funding for housing authority security forces, 2) improvements in the quality of security provided in public housing, 3) improve credibility such that security becomes an integral segment of local housing authorities' organizational structure, 4) formulate and develop a standard training curriculum for security officers, and 5) develop a mechanism for the exchange of information on crime reduction strategies.


This paper focuses on the high rates of victimization, incurred by the black population through the occurrence of crime. A number of economic and social contributors to the crime problem were discussed.


The report describes a survey which was implemented to fully field test victimization survey methods, techniques, and instruments. The procedures were tested on two counties in San Francisco and developed victimization information as it is related to those areas.


The illustrated monograph contains a state-of-the-art survey of "defensible space," the incorporation of crime-deterring features in the physical design of residential buildings.


Physical planning to reduce the opportunities for criminal activity in housing projects is the theme of this article.


The article describes defensible space as a form of crime prevention that, while basically mechanical, also acted as a form of corrective prevention, alleviating some of the causes of criminal behavior.


The book develops the concept of residential security predicated on a positive correlation between architectural design and behavior. While the author does not claim that design can mandate behavior, he posits that the forms of an environment can elicit responses from the inhabitant of that environment that can enhance his security. On the simplest level, architects can create or prevent encounters. Latent awareness of "spheres of influence" on the part of the young will operate to inhibit crime, both "mechanically" and "correctively." This territoriality, fostered by physical means--grouping dwellings in a residential complex, defining and differentiating grounds, providing means for natural surveillance, positioning routes--is essential to a self-defending community. Crime is deterred when the easy opportunity to vandalize, rob, burglarize, or rape is thwarted by the territorial prerogative of residents.


Lecture notes distributed during university seminar.


The article updates the observations on environmental design originally presented in Newman's Defensible Space (q.v.). It discusses the concept of "defensible space" and human territorial instincts, and reviews the works of other authors, as they relate to defensible space. It relies heavily on pictorial rather than tabular presentation.


This is a handbook for housing officials, architects, and urban planners. Gives instructions for providing residential security through employment of hardware and security personnel, and is directed toward the initial design and programming of new residential developments. Discusses building codes and the problems the present code structure creates in providing security.


This manual discusses all factors involved in the inter-relationship of securing buildings, whether private or public. Each section discusses a different facet such as hardware (doors, hinges, windows, etc.); personnel (residents, security guards, police force, etc.); and the last section gives examples of total security systems used in certain cities.

This Model Security Code is intended to provide planners and municipal code administrators with a structured, annotated set of model security provisions which can readily be added to existing building codes.


This study tests the hypothesis that closed streets, due to limiting access, have lower crime rates. Controlling for sociodemographic variables, the streets investigated by Newman did have a lower crime rate than other streets with more open access.


A handbook demonstrating how to deal with the problems of security in the planning and design of residential environments. Presents a comprehensive outline for designing housing developments to reduce vulnerability to crime.


This article discusses the position held by Newman that mixing life style and income groups is not a recommended strategy for reducing crime.

Newman, O. *No place to rest his head.* (16 mm film). 1976.

A 90-minute sound film which makes extensive use of animation techniques to provide technical assistance on problems of design and security for single- and multi-family housing. It is intended for use by HUD personnel involved in reviewing housing projects and for builders, mortgagees, architects, and local housing groups. (Requests for information on obtaining the film, which is available at no charge, should be addressed to: Director, Architecture and Engineering Division, Department of Housing and Urban Development, Washington, D.C. 20410.)

The article discusses the recommended assignment of different types of families to different types of housing structures in housing developments.


This study will examine how the physical form of housing environments affected the ability of parents and other adult residents in supervising and giving support to pre-adolescent children in areas outside the home and how those factors affected the child's involvement in antisocial behavior.


The program sought to provide those physical improvements which were suggested by residents, authority personnel and consultants, obtain accurate statistical information on crime and its incidence and occurrence, and alleviate fear through educational and training devices. A needs assessment survey was conducted by a local college and a safety and security officer was employed to develop strategies to alleviate the fear of crime.


The report presents the results of a series of controlled laboratory experiments to determine how closely a person will allow a potentially hostile stranger to approach him or her.


The paper describes an in-depth investigation of robberies reported to the police in Philadelphia from 1960 to 1966 to discover whether the crime exhibits certain trends, patterns, or uniformities that, if more fully defined and understood, might aid in the development of programs to counter robbery. It identifies trends and patterns with regard to the spatial and temporal distribution of the crime, social characteristics and behavior of victims and offenders, circumstances surrounding the act that constitute an opportunity, incidence of detection and clearance, and other factors.


A study of parental attitudes and relationships between parents and youth and their effect on anti-social behavior of children.


The security program established a joint plan to identify, prosecute, and evict tenants and non-tenants who were responsible for disturbances and other criminal activities. The program sought to provide tenants with needed protection and to alleviate property damage and vandalism.

The security force was composed of foot patrols, mobile patrols, and the senior citizens' security guards. In addition to normal duties, the force implemented apartment checks (for residents away from home), neighborhood watch, operation "get involved" (the reporting of suspicious activities by residents), operation "tell-check" (frightened residents can have their safety checked on through the night by telephone or mobile unit) and "anti-crime council tenant group" (inform the security department of potential trouble-makers moving into the community).
Operation "rent collection" (special guarding of the manager's office during the first five working days of each month), operation identification and operation "welcome aboard" (the welcoming of new tenants) were also available. It was claimed that all of these activities jointly reduced crime in the OCHA developments.


This paper begins with a review of the environmental design literature prior to Newman. This study reviews Newman's work and provides insight into some of the theoretical underpinnings of his work. Other authors are reviewed such as Rainwater, Jeffrey, and Luedkte Associates. In addition, defensible space ideas and their relevance to commercial, residential, and school areas are discussed.

Palen, J. Density, overcrowding and territory. Milwaukee, Wisc.: University of Wisconsin, School of Letters and Sciences, Department of Sociology, 1977.

This project examined the interrelationships between density, attachment to community, and social pathology as these varied over 54 county areas of Milwaukee. Three measures for density were used: the number of persons per acre, the number per household, and the number per room. The degree of community attachment was measured by length of residence in the community. Four measures of social pathology were used: standard mortality ratios, the fertility rate, the poverty rate, and the crime rate.


Because of different aspects of the physical condition and lifestyle of the elderly, this author applies some of the different environmental approaches of the study of crime to the more specific area of crime and the elderly. The article demonstrates how the victimization rate and fear of crime would be reduced by providing environmental interventions such as providing surveillance opportunities, clearly identifying the functions of various spaces, limiting access, separating conflicting uses, and innovative police techniques that take into account the unique characteristics of the elderly.


This document is the report of a HUD/Texas Criminal Justice Council pilot study to determine the relationship between building codes and crime prevention. Part I presents a general survey of trends of burglary and related offenses nationwide and in the Panhandle area. In Part II, the findings to date of research programs in the field are summarized.


The handbook details the techniques for improving the quality and performance of private security officers. It provides step-by-step guidelines from planning to evaluating such a force. Appended materials include position descriptions, text suggestions for a public information manual, and a training course outline.


The paper describes the Multi-Family Demonstration Program that represented an approach to ameliorating the crime problems confronting families in HUD-subsidized housing in HUD's Region IX.

Phelan, G.F. Burglar security for middle income townhouse apartment complexes via design review criteria. Columbus, Ohio: Program for the Study of Crime and Delinquency, Ohio State University, February 1976.
Phelan, George F. Testing 'academic' notions of architectural
design for burglary prevention: How burglars perceive
 cues of vulnerability in suburban apartment complexes.
Paper presented to the Annual Meeting of the American
Society of Criminology, Atlanta, Ga., November
16-20, 1977.

These works focus on the use and potential effectiveness of "defensible space" design changes in residential
settings. In "testing academic notions," Phelan conducts
interviews with burglars to assess whether they pick up
"defensible space" cues as they look at pictures of housing.

Phelps, L. Environmental security, services and risk management: A police perspective. Paper presented at a
Stanford Research Institute Workshop, April 13, 1972.

at the NAHRO/HUD Public Housing Security Conference,

The paper describes the anti-crime strategies being used
by the Philadelphia Housing Authority. Those strategies
include enclosures used in high-rise developments to reduce
entry of non-residents, television monitors in mailrooms to
reduce the manpower needed to supervise the delivery and
receipt of mail, the use of tenants on the security force, and
interrelationships with city police personnel. (The security
force utilizes foot patrols although several motorbikes were
acquired to patrol certain areas.) A centrally-located
radio system is available 24 hours per day to receive com-
plaints from tenants and to dispatch security officers. Also,
the Community Services Department of the Philadelphia Housing
Authority operates day care and senior citizen centers, and
provides security educational programs. Research projects
to develop anti-vandalism programs are planned and a program
to collect and monitor crime statistics in the public housing
developments is underway.

Phillips, L., Votey, H.L., & Maxwell, D. Crime, youth and
the labor market: An econometric study. Journal of
Political Economy, May-June 1972, 491-504.

Pittsburgh Housing Authority. Security experience in the
Pittsburgh Housing Authority. Paper presented at the
NAHRO/HUD Public Housing Security Conference, Washington,
D.C., September 1978.
PHA sought to improve physical security by removing areas of concealment and increasing visibility, reducing areas of accessibility to dwellings, installing warning/communication devices, increasing feelings of identity and proprietorship for occupants, and seeking funding to provide preventive equipment and facilities (e.g., air conditioning to reduce tensions, equipping recreational centers, etc.). In later years, residents were employed and participated in improving security and a Community Security Organizer Program (from the turf reclamation concept) was implemented. Consultants were used to provide training and guidance for the program.


Mr. Poole stated in his speech that one of the main problems in public housing is the lack of cultural sensitivity of police to the residents. He indicated that police must take on a helpful stance toward residents rather than constantly dealing with them from detached, authoritarian positions.


These studies analyze data collected on the criminal and the criminal events in search of patterns of criminal behavior.


This report discusses the attitudes that citizens have toward the police and vice versa. The report documents citizen discontent with the police and states that police view citizens as being unresponsive to their needs for witness reports and other help necessary to apprehending offenders.

The report describes an analysis to determine the effect of additional manpower (an increase of 40 percent in the 20th precinct) on reported crime rates. Crimes in several categories are found to decrease in the 20th precinct following the increase in police manpower, and crime rates in precincts adjacent to the 20th precinct are analyzed to determine the extent of displacement effects.


This textbook embodies a collection of readings that deal with the relationship between behavior and the society-defined environment.


These studies compared, at a macro-geographic level, certain aspects of crimes and related incident reports taking place within 27 major public housing estates operated by the Cuyahoga (Ohio) Metropolitan Housing Authority. Comparisons were made regarding the incidents reported over a 24-month period ending in March 1975, with attention given to architectural types of housing units as well as to characteristics of the resident population. Results show that housing densities, architectural design, the location of public housing, and racial segregation do contribute to the incidence of crime.

The book was developed around interviews with public housing residents in Wilmington, Delaware. An assessment of the interviews determined that security was of greatest concern to residents while the demand for social services was ranked considerably lower. The book also noted that when the security force was installed at the public housing site, crime was reduced. When the force was removed (through budget cuts), crime increased as determined through "informal tenant observations."


The book identifies areas of public and private, and semi-public and semi-private space in urban areas. It also discusses the relevance of this classification scheme to an analysis of urban life, crime, and social interactions.


The report describes a study of Detroit Police Department records for larceny/theft over the period 1965-1969, and concludes that the records are unreliable. Unreliability is attributed primarily to the lack of data on level of coercion, inaccurate estimates of the dollar value of items stolen, and the impact of inflation on estimated value.

These studies focus on the offender's selection of victims; victim proneness to victimization by crime; and environmental control of offenses. Some of the findings were that offenders in the aggregate tend to minimize distance between their place of residence and the location of the offenses or the residences of their victims. All other conditions being equal, offenders select victims that are socially or physically distant. The higher the income of a community within an urban area, the fewer the property offenses. The risk of victimization is greater outside of the victim's residence than within it. On the whole, the major environmental factors that affect risk of victimization by crime are the more macroscopic features of communities.


The book focuses on residential crimes in the Boston metropolitan area. This analysis emphasizes the relationships among income, geographic location, vulnerability, and crime. The author discounts the ability of the criminal justice process to deter and contain criminal activity, and concludes that future research must be directed toward developing a model that blends the deterrent effect of the criminal justice system with citizens' anticrime efforts and improved physical designs of buildings and environments. Crime displacement, whether geographic or functional, looms as a major obstacle to any strategy for control of crime and must also be considered.


Reppetto in his critique of crime prevention through environmental policy offers a concise review of the positions of Jacobs, Angel, Jeffrey, and Newman. A brief discussion is also presented on the practical problems that are faced in trying to implement environmental design strategies to reduce crime.


Suggests that the broad strategic questions generally applied to businesses should be applied to management of crime prevention, detection, and apprehension institutions. Discusses the role of the police and crime control management, and analyzes the limitations of police patrol and detection in terms of police resource allocations and criminal behavior. Recommends coordinated strategies based on an understanding of crime patterns, offender operations, and victimization.


This paper examines the historical relationships between the design and form of the urban environment and predatory crime. The paper concentrates on London from the 16th century onward with occasional reference to other Western cities. Some of the paper's conclusions are that the nature of various facilities may have served as indirect attractors that caused the formation of criminal districts, concentration of poor quality housing and other buildings, exacerbated existing conditions, and produced more crime and afforded easy escape for criminals and tended to discourage law enforcement officials from acting vigorously. Among the more common design solutions to these problems were the imposition of limits on size and density, fortifying buildings and barricading streets, segregation of classes by geographic barriers, concentrating particular targets such as banks, and increasing surveillance by troops and police, and the razing and rebuilding of supposed criminal districts.


Describes an analysis of burglary in University City, Missouri, in which 840 reported burglaries in 1970 are examined. Hypothesizes that direct relationships exist among the elements of time of occurrence, land use of the targets, and location of the target. Suggests that target-hardened environments do not prevent burglary, and concludes that society must look to social stimuli operating in the community--type and location of targets--as a potential deterrent.

This program utilized "operation identification" as a means of deterring crime by engraving owner's social security numbers on principal appliances, placing decals at the front and rear of dwellings, and filing lists of identified items with police. Tenant fear has been reduced and morale has improved.


In this article, the author demonstrates how middle-class conceptual values are imposed upon descriptions of lower-class behavior.


Discusses the importance of community involvement in making neighborhoods secure, stressing the need for community organization and informed citizen participation.


The article develops a notion of neighborhood security based on the concept of "turf control." The basic idea is that for a neighborhood to be safe, the majority of residents who are law abiding citizens must exert their influence and values so that they predominate in the neighborhood.


This paper discusses the necessary physical and social programs that constitute, in Rosenthal's view, a comprehensive security program. Such strategies as creating surveillance, target hardening, resident security patrols and the coordination of all security related efforts are stressed.
_Ekistics_, February 1975.

This article explains Rosenthal's concept of "turf control" emphasizing the role of value consensus and citizen action in reducing not only crime but also the fear of crime.

Rosenthal, S. J. Statement of Mr. Seymour Rosenthal, Director, 
Center for Social Police and Community. Committee on the 
Judiciary--Law Enforcement Assistance Administration. 
U. S. House of Representatives, Washington, D. C., March 
25, 1976.

The testimony discusses some of Mr. Rosenthal's ongoing work in reducing crime in public housing and presents his views on ways to use residents of public housing to help reduce crime rates.

Rosenthal, S. J., & Allen, A. Turf reclamation revisited: 
The concept by practice. Philadelphia, Pa.: The Housing 
Management Institute, Center for Social Policy and Com­

The paper gives a brief discussion of Rosenthal's and Allen's experience with the turf reclamation concept in Pitts­
burgh and presents preliminary study results which show that the program appeared to be related to the reduction of crime.

Rosenthal, S. J., et al. The community security organizers' 
policy and procedures manual: A resource book for trainers/ 
supervisors/trainees. Prepared for the Housing Authority, 
City of Pittsburgh. Philadelphia, Pa.: The Housing 
Management Institute, Temple University, 1978.

This book reviews the steps prescribed by Rosenthal, Allen, 
et al. to be taken in establishing a comprehensive security program for multi-family housing projects. A detailed description of the role, training, and potential effectiveness of "community security organizers" is discussed. Evaluation and supervision techniques are also discussed at length.

Rosenthal, S. J., et al. Comprehensive project review of 
phases 1, 2, and 3 of the community security organizer 
training program. Philadelphia, Pa.: The Housing Manage­
ment Institute, Center for Social Policy and Community Development, Temple University, 1978.
The book describes the role of community security organizers, the recent evaluations of their effectiveness, and provides suggestions for future housing security programs. Appendices are provided that discuss in detail the various responsibilities of community security organizers, salaries, and methods of evaluation.


This work prepared under contract with the U. S. Department of Housing and Urban Development explains "how to" conduct managers teaching security personnel, residents, housing managers, etc., how to be effective in creating successful security programs. The program discusses hardware and software components of a comprehensive security system. In addition, "defensible space" and "turf reclamation" are discussed in detail.


The proposal outlines in detail the organization of a comprehensive resident security program. Cost estimates are also provided. The goals of the four phase program include (1) increasing surveillance, (2) encouraging the reporting of incidents of criminal victimization, and (3) promoting value changes and decreasing tolerance levels for crime. Use of public housing residents is promoted.


The study is based on interviews with a sample of residents of the area. Data collected on perceptions, observations of crimes, vandalism, and criminal victimization are reported and analyzed.
Rouse, W. V. The role of new communities in the urban environment. Presentation made before the Colloquium Board, Harvard University Graduate School of Education, 1973.

Mr. Rouse discusses the thesis that new communities must provide new and innovative approaches related to the process of education, motivation, and the main qualities which prepare a young person to survive in this society.


The paper holds that evaluation measures which seek to reduce crime on mass transit systems must be primarily concerned with the type and quality of data which determine that a problem exists, requiring the problem analysis and solutions which lead to the selection of a particular measure. To characterize the relationship between data-problem analysis and solution, the speaker explored the relationship between mass transit crime and the neighborhoods in which the system operates.

Rouse, W.V. Planning/implementation framework for managing neighborhood resources. Paper given at the American University, Center for the Administration of Justice Conference on Community Responsibility, April, 1978.

The paper describes a planning and implementation concept involving citizen-oriented, self-help activities to better utilize community resources in improving life quality.


Mr. Rouse's speech addressed the integration and interaction of functional areas and their related strategies and, secondly, the necessary response to the reality and myth of Black on Black crime.


The paper describes a methodology for collecting data in difficult research environments.

Rykert, W. Crime is a thief's business. Prevention is yours. In U.S. Department of Justice, Law Enforcement Assistance Administration, National Institute of Law Enforcement and Criminal Justice, Deterrence of crime in and around residences.

This work discusses aspects of police operational strategies in community crime prevention.


Several articles on security measures—security firms, electronic systems, fire preventatives, locking systems, etc.

The report is an assessment of studies and related data from 1965-1970; a background paper is included.


This report is a survey of alternative approaches for governments, institutions, and individuals to crime prevention in the residential setting. The study examines the cost-effectiveness of security measures from the perspectives of actual protection against a threat of crime and the freedom from fear of crime. The determination of cost-effectiveness of a security measure is based on the crime pressure of the area and the vulnerability of the specific residence. The report emphasizes that security devices should be seen as part of the consumer market, that greater attention should be paid to displacement effects of any targethardening measures, and that design plays an important role in crime prevention. The report concludes that government's role should be primarily informational.


This paper describes the development of a framework for generating crime-reducing features in a variety of environments, and transferring Newman's findings from the area of public housing to other environments.


The report discusses those actions which are most likely to be identified as criminal activity (i.e., burglary, robbery, arson, violence, and industrial espionage). It evaluates security techniques that have proven most successful in identifying and defending against problem areas quickly and efficiently.

Sanoff presents methods of rating the physical attributes of the dwelling, the neighborhood, user needs, and building performance.


Discusses intervention techniques on the basis of data on burglaries reported to the San Jose Police Department. Finds that burglary is a highly time-specific crime, occurring largely in private dwellings with differing levels of use according to time of day and type of premises. Provides information on offender/victim characteristics, including data on drug and alcohol involvement of burglary offenders and victims.


Describes the initial phase of the baseline offense reporting system, and includes data necessary for focusing crime reduction efforts and developing intervention techniques. Delineates the city's high-crime areas by location and type of premise, identifies the most frequent crime targets by type and value, and describes day and hour of occurrence. Also discusses the importance of the discoverer of crimes--citizens whose calls trigger police action. Additional material describes victim/offender relationships, ages, sex, race, and number, the role of the victim and the victim's compliance.


These works discuss the pattern of incidents of burglary in Fairfax County, Va., Washington, D.C., and Prince George's County, Md., for the three-year period 1967, 1968, 1969. General patterns of burglary are laid out and recommendations for citizen and police responses are given.


This study, based on data from Portland, Oregon, was collected for an evaluation of the Portland neighborhood crime prevention program. The major conclusion was that the block meeting approach appears to be effective in bringing about citizen responses that are considered essential linkages between environmental programs and crime prevention. People who attended these meetings were more likely to engage in protective neighboring, by-stander helpfulness, and private target-hardening efforts. This type of program appears to have a greater impact on collective prevention than on private target-hardening. Attendance at block meetings was the only variable that had any relationship to by-stander helpfulness; it had a greater impact on apartment renters than on homeowners. Results show that citizen response to the environment is amenable to change through small group educational efforts.


The book examines major findings of systematic research on crime in America.

Examines the relationship between crime and environmental design, and explores the means by which physical environments can be designed and modified to reduce crime.


Describes the efforts used to reduce burglaries through the use of block watch organizations, property identification, and home security inspections.


Demonstrates the success of reducing burglaries through the use of block watch organizations, property identification, and home security inspections.


Discusses the manager's role in designing a security program for a housing project. Key participants are: management, residents' organization, local police department, and local social service agencies.


Assessment of security measures, focusing on deterrents to burglary, discussing cost effectiveness, physical security and design, group action, and public policy.
Selltiz, C., Jahoda, Mr., Deutsch, M., and Cook, S.  
Research methods in social relations (revised).  

Research concerned with immediate application requires collaboration between social scientists and those who are to act upon their findings. Such collaboration creates problems of its own, for which neither party is fully prepared by specific training. This book addresses a treatment of such problems.


The purpose of the study was to explore the effects of three different living arrangements (age-integrated, age-segregated and age-segregated units within an age-integrated project) on the numbers of kinds of crimes involving elderly victims. Investigations were also made to determine the fears and attitudes of the residents concerning their personal safety and to assess past and present attempts to ensure their safety.


Describes a study undertaken to examine the team policing experience on a case-by-case basis and to get some preliminary indications of why team policing has worked well in some places and less well in others. Most programs studies included, among their basic elements maximum communication between team members and the community. Participation of community members in police work is generally seen as important. The study notes the frequent confusion by police officers between "community relations" and "public relations."


This is part of the APSA "setups" package. The primary function of this package is to give instruction in computer data analyses.

Presents an analysis of data collected and analyzed as part of the overall evaluation of the PAC-TAC Program, which paired police officers and citizens to walk beats in selected neighborhoods.


Three methods for increasing protectionist attitudes toward public spaces were discussed: creating permanent occupants, multiple usage and personalization. Examples cited included providing mobile homes for people to live in on school grounds, using cemeteries as parkland, painting murals to prevent graffiti, landscaping school yards, and planting community gardens.


Discusses the psychology of designing space. The basic premise is that spatial relationships affect user behavior in a quantifiable fashion and in other more complex and less measurable ways. The treatment is philosophical and speculative; however, specific studies of the effect of spatial arrangements on social interaction are described.

Contains draft of 16 single-topic bulletins that provide information on how to prevent crime through the planning and design of physical characteristics and their application to specific projects such as apartment complexes, industrial parks, commercial recreation developments, and public buildings.

Spivak, M. *The arts and mental illness: Environment, the arts and mental illness*. Cambridge, Mass: Laboratory of Community Psychiatry, Harvard Medical School.

This brief work represents Spivak's theories as to how architects have an impact on the quality of life of residents in institutions and in other settings. The major recommendation that Spivak makes is that preprogramming and evaluation of future environments should be used.


Playgrounds today are often in disarray, unused, or unusable due to vandalism. They are too physically oriented, and too narrow to stimulate a child properly and promote his self realization. Redesign should allow them to be more adaptable to the child's needs. Spivak discusses how he redesigned a park in Boston to fulfill children's needs. The children and youths helped build it.


Spivak presents a theory that seeks to unify (or at least to coordinate) the efforts of designers, psychologists, social scientists, and intended users in putting together the structure or park to be built. Concepts such as setting deprivation, the system of archetypal places, and critical confluence are introduced and discussed.


This Harvard Medical School publication outlines a strategy to design an environment for exceptional children. A key element of the process is preplanning and evaluation.

This short paper discusses the factors in the general environment that may effect emotional health. Such factors as environmental richness, sensory sterility, setting deprivation, crowding, cultural propriety, and dispossession are discussed.


This paper discusses the conventional and unconventional playground and the advantages of the multi-purpose, manipulative environment of unconventional playgrounds as conceived by Spivak.


The report is a how-to manual for citizen involvement in reducing crime opportunity. It details community crime prevention strategies, funding and informational sources, and provides case studies on effective community crime prevention programs.

Stanley, P.R.A. *Crime prevention through environmental design.* Toronto, Canada: A. R. A. Consultants, Ltd.

An overview of theory and research on the use of environmental design to reduce criminal activity is presented, and guidelines for applying design techniques in crime prevention are offered.


The Philadelphia Housing Authority reports an 8.7% decrease in Part I crimes and a 23.6% decrease in reported violent crime in 1977. During the year that the decreases were noted, the Authority implemented a new radio system for the PHA project police and improved police services. It was unknown however, whether the decreases in crime rates were related to these crime prevention strategies or flaws in the crime reporting process.

Presents the results of a study conducted to determine whether crime prevention programs undertaken in St. Louis may have an effect upon crime displacement.


In this study, land use patterns of New Jersey communities were compared with crime rates. Preliminary results indicate that for communities of the 10,000 to 20,000 population range, generally lower crime rates are found in areas with a heavy concentration of single family residences and a low proportion of businesses.


The overriding theme and the policy positions taken in this paper hold that "crime has its roots in many social ills which the criminal system is neither equipped nor designed to solve."


The paper examined the characteristics of transit crime and related them to neighborhood conditions. It also described methodological factors which must be examined prior to place AGT systems in urban neighborhoods.
In this paper a learning theoretical approach is applied to the CPTED task. The principles and processes underlying operant-based behavior technology are discussed and its general relevance to the multi-component criminal justice system is shown. Then arguments are developed for moving from programs of behavior modification to those of environmental planning design and management.


Presents a handbook for law enforcement personnel interested in establishing burglary abatement programs in their jurisdictions. The major approaches tested are public education, security, improved surveillance, investigation, and decreasing the receiver market. Each of these approaches is dealt with according to underlying hypotheses, objectives, procedures and techniques, and findings.


Interviews with public housing tenants indicate that both local and non-local social participation enhance positive attitudinal and behavioral orientations toward public housing as neighborhoods.


This report discusses a variety of factors that contribute to crime and other elements of failure in multi-family failures in California. The role of social services is also discussed.


The paper discusses the role of LEAA funded research in the area of CPTED. Such areas as changing physical configurations, lighting, land use planning, target hardening, and others are touched upon briefly. Future research ideas are also presented.


The author provides a guided tour of your home to locate the weak points. Then, in words and pictures, he shows exactly what to do step by step to make your home secure, not only from intruders, but from fire and accident, from natural perils and the increasing hazards of environmental "pollution."

The book discusses the nature and extent of crime, how to understand the causes of crime, and contemporary crime prevention programs. There are also chapters on crime prevention and community politics, the role of criminal justice agencies in crime prevention and citizen involvement. The book concludes with a discussion of the future and community crime prevention.


Provides a benchmark of current problems and solutions to crime, so as to encourage optimal use of existing crime prevention measures (particularly, protective devices, architectural design, and managerial systems) and to encourage the provision of more effective crime insurance. The main orientation of the study is the small businessman and real-world remedies on a cost/benefit basis.


Representatives from the Department of Housing and Urban Development described programs and research that HUD has initiated concerning security planning and analysis and public education.


Describes the project established in an urban housing development to instill a sense of community by finding social mechanisms that enable residents to work together to investigate and solve community problems. Discusses the tenants' organization and some of the policies, procedures, etc., established thereby (e.g., standards of behavior for the community, residents' code, security patrol). Descriptions are provided to develop an urban observation battery, which quantifies data on the appearance of the project and on recreation facilities.

The 25-page "memorandum" discusses the efforts of William Brill Associates to study the effects of a wide variety of crime reduction programs. In addition the role of a crisis intervention program as a means to reduce crime is discussed.


This article by Oscar Newman, H.R. Crawford and James W. Shumer covers issues such as how to reduce crime through architectural design, security planning, and Federal crime insurance programs.


A series of articles regarding security among the elderly, physical design modifications in Cincinnati, crime and the neighborhood environment, and turf reclamation. In addition, one article deals with measuring residential security and the effectiveness of various crime reduction strategies.


This report reviews HUD and LEAA's previous research in residential applicability of that knowledge in operational settings. In addition, it describes the lack of coordinated approach between HUD and LEAA on residential security matters.


This handbook provides guidance to local housing authorities, managing agents, and owners of HUD-insured multifamily housing projects regarding planning for protection against crime and vandalism.

Examines programs and projects oriented toward identified community needs and training personnel to meet those needs, as well as to determine the effectiveness and usefulness of various program strategies. General project categories include programs in community education to encourage involvement in crime control, reduction, and prevention; academic or interdisciplinary training; public attitude surveys, community-based corrections; evaluation; research and development; and minority recruitment.


Highlights criminal victimization surveys conducted in eight major cities and presents comparisons of victim characteristics and overall incidents among those cities. Approximately 9700 households and 2000 commercial establishments are surveyed in each city to obtain victimization information on rape, robbery, and assault, for the personal sector; burglary, larceny, and auto theft for the household sector; and burglary and robbery for the commercial sector.


Presents selected findings of victimization surveys conducted in each of 13 cities on approximately 10,000 households and 1500 commercial establishments. The surveys covered incidents that occurred during 1973.

Provides an uncritical survey and classification of published and unpublished work involving the interviewing of the general public for opinions concerning civil disorders, delinquency, crime, etc. Includes a topical index study, descriptions, and conventional abstracts, and sample questions excerpted from the survey.


This report summarizes the current state of knowledge about projects that encourage citizens to report suspicious/criminal activities to law enforcement agencies.


Includes approximately 120 citizen interviews on topics such as vandalism, school disturbances, tort liability, juvenile delinquency, and police-in-the-schools.


Describes a pilot victimization survey by the Bureau of the Census for the National Crime Panel as a test of survey instruments on the general population. Personal interviews were conducted in a representative sample of homes and businesses in the urbanized portions of Montgomery County, Ohio, and in Santa Clara, California. The survey classifies crimes as rape, robbery, assault, burglary, or larceny including auto theft. The definitions are compatible with the Uniform Crime Reports.
Focuses on the similarities and differences in criminal victimization experienced by residents, households, and businesses of the Nation's five largest cities. Presents the findings of victimization surveys conducted in approximately 10,000 households and 3,500 commercial establishments in each city for incidents that occurred during 1972.

This report is the second to present findings from the National Crime Panel for the United States as a whole and the first to publish data for an entire year. Data used for the survey are incidents that occurred during 1973. Interviews were conducted twice during the year (at six-month intervals) with approximately 60,000 households and 15,000 commercial establishments in the 50 States and Washington, D.C.

This report summarizes the crime prevention effectiveness of surveys conducted to promote citizen awareness of property protection.

Although this report focuses on crimes against the elderly, the majority of recommendations relate to crime prevention and deterrence measures that are applicable to all age groups. Special attention is given to public housing projects in the areas of architectural and building design, residential security, security and surveillance systems, and community involvement.


Focuses on security measures for preventing burglary and stranger-to-stranger crimes in and around residences and businesses in the urban community. Reviews the state-of-the-art, and develops proposed research and action ideas for the future.


These hearings discussed the previous research on the relationship between crime and unemployment. Data were analyzed locally and nationally on and micro- and macro-levels.


Summarizes the other five reports issued by the commission appointed by the LEAA to formulate crime prevention and reduction standards and goals at the state and local levels. Also includes materials on national criminal justice goals and priorities, criminal code reform, and handgun legislation. Addresses crime prevention in the broadest sense, and discusses programs concerning court systems, correctional institutions, and rehabilitation programs.

Discusses primarily police operational considerations (such as patrol, team policing, and specialized units), and administrative matters (such as recruitment, training, and discipline). Acknowledges that much of the work in mechanical crime prevention has been largely speculative rather than definitive.


Presents a broad survey of the field of police/community relations. Provides a general assessment, based upon examination of representative city departments across the country, of the gravity of and causes of police/community problems and of means of lessening these problems. Finds that those departments that exercise extremely aggressive repression as their main technique of crime control suffer from the most serious problems in community relations, and also fail in mitigating their crime problems. Recommends programs that make crime prevention a community enterprise.


Describes a study designed to measure the amount of criminal victimization in the United States, based on
interviews conducted in 10,000 U.S. households covering the year 1965. Presents data on both the actual and incident and the attitudes of the victims.


Describes a study conducted to design and field test methods of surveying the public, primarily to gain information on the incidence of crime and its impact in terms of fear and changes effected in day-to-day life; and, secondarily, for estimating the nature and incidence of unreported crime. Data are presented on the nature of the public's contacts with and attitudes toward police and other law enforcement agencies, and on the degree to which the public is informed about crime and law enforcement matters.


Vol. I, Ca., The robbery setting, the actors and some issues.


Vol. IV, The response of the police and other agencies to robbery.

Documents a study of the nature and patterns of robbery in Oakland, California. Finds that the picture of robbery differs significantly from what is generally assumed, as shown by the particularly great variance within the city. In a 3-year period during which the robbery rate in Oakland was one of the highest in the Nation, two-thirds of the half-block-sized areas in the city had no robberies or purse-snatches at all. Thus, for most areas, robbery was a very rare event.

Describes an experimental program in which civilians and police officers work as two-person teams, patrolling fixed beat areas in selected urban neighborhoods. These teams work in response to service calls, aiding regular mobile patrols in their duties, deterring criminal activity and civilian victimization, and developing better community relations. The PAC-TAC experiment takes place at times of high crime and service call activities, in evening hours, 7 days a week.


Correlation coefficients between crime rates and various demographic variables were computed, and the significant correlatives of each of the crime categories were identified and discussed. The study determined that the volume of crime reported to the police is a gross under-estimation of actual crime levels, that the extent of unreported crime is positively correlated with average family income in the crime occurrence area and that, based on opportunity factors, crime is not necessarily concentrated in central city areas. The view that central cities are more crime prone than suburban areas was linked to weaknesses in methodologies employed.


These studies investigate the physical locations of crime and provides a useful taxonomy or classification scheme on the nature and patterns of crime in and around residences. These studies also take into account information regarding the offender that is often not collected or analyzed in crime related studies.
Volunteer tenant security program. Buffalo, N.Y.: Buffalo Municipal Housing Authority (undated).

The pamphlet describes the strategies implemented by the housing authority to involve residents in the development of safety and security programs in high rise buildings. The program involved two components: 1) a uniformed, armed security force trained by the local police department, and 2) the use of tenant volunteers to maintain a communications system for tenants as well as security forces, service agencies, and management assistance.

Tenants serving as program representatives act as liaison with the tenant organization and tenants within the development. The tenant patrol is an organized group of tenants who monitor the movement of non-residents in buildings in the development. The court awareness program for security was designed for row housing and involves tenants with leadership capability to improve the awareness of other tenants of how they themselves can help improve security within their neighborhood. A complaint sheet is used by tenants to report incidents and complaints to the VTSP (volunteer tenant security program) and management. Project SNOW (security night owl watch) encourages watchfulness on the part of tenants and educates them to be crime observers. Burglary prevention seminars are provided for tenants and are developed by the Buffalo Police Department and the Erie County Sheriff's Department. Operation Identification activities stress the serial number engraving of personal property.


Emphasizes the cooperation that must exist between police and civilian for community crime control. Describes an auxiliary police force in New York City, which is an outgrowth of the civil defense impetus of the 1950s. In 1972, over 3,500 men and women were actively serving, with an additional 900 officers in training.


Based on a study of community decision organizations (and especially the Model Cities Program) in nine different cities, an attempt is made to trace some of the interconnections between knowledge and social structure.

The study about which this book was written concentrated on police-community projects where citizens were actively involved and largely independent of government control, though they did work in close cooperation with the police. Thirty-seven projects were reviewed in 17 cities, and a national survey was conducted to determine which cities had the most meaningful programs. In addition, block leaders in three cities were substantially reduced in areas with well organized block clubs.


Discusses top-security alarm systems, the methods by which they are being defeated, and the countermeasures currently available against such methods. Explains the economics of alarm system choice, as well as the problems of police-connected alarms, the types of safes that can prevent successful attacks, and the pros and cons of the proprietary alarm located on the premises.


Multidisciplinary specialists outside of the Westinghouse consortium produced 14 papers advancing aspects of the theoretical foundation of the CPTED Program. The authors focused on problem areas that are close to their own interests and experiences, and have implications for the CPTED approach.

Bechtel, R. Undermanning theory and crime.


Conklin, J.E. Crime prevention through environmental design in the urban shopping district.

Goldberg, F., & Michelson, W. Defensible space as a factor in combating fear among the elderly: Evidence from Shorboune Lanes.

Ittelson, W. Crime prevention in the context of environmental psychology.
Landy, F. Motivation models applied to CPTED issues.

Patterson, A. Crime and fear of crime among the elderly: The role of the physical and social environment.

Reiss, A., Jr. Environmental determinants of victimization by crime and its control: Offenders and victims.


Demonstration Final Reports - Each report presents the site-specific evaluation plan and analyzes the project's planning and implementation process, noting factors that caused the project's actualization to diverge from the original plans and highlighting lessons learned in the process. In addition, the Final Reports on the Commercial and Schools Demonstrations include both process and impact evaluations.


In September 1975, a multi-disciplinary course entitled Crime Prevention Through Environmental Design was introduced at the University of Illinois Urbana-Champaign campus. The course was sponsored during the first semester by the Department of Industrial Design, joined in co-sponsorship by the Department of Architecture in January 1976. Thirty-six graduate and advanced undergraduate students, representing a diverse range of professional disciplines, completed the CPTED course during its first year. This document discusses the instructor's observations about the success of the course and presents recommendations to guide the development of similar courses at other educational institutions.


This multi-volume document was prepared to assist urban designers and criminal justice planners in determining the
applicability of the CPTED concept to the solution of crime or fear-of-crime problems in various environments. The three-volume manual also provides detailed guidance for the planning and implementation of a CPTED project.

Volume I - Planning and Implementation Manual--Describes the planning framework and related project management activities.

Volume II - Strategies and Directives Manual--Presents a catalog of strategies (or solutions to identified problems), together with examples of specific design directives to implement those strategies in a given environment. Appended to Volume II is an annotated bibliography of CPTED-related materials that can be referenced by the Manual user in search of greater detail on the historical and theoretical aspects of the CPTED concept.

Volume III - Analytic Methods Handbook--Provides a catalog of analytical techniques. Although the topics presented deal with highly technical and/or scientific disciplines, the content is presented to the maximum degree possible in non-technical language covering, for example, such topics as procedures for using police crime data and CPTED project evaluation.


This document discusses techniques of investigation and analysis in varying degrees of technical sophistication appropriate for each topic. These Guidelines (numbered 1-9) will aid the experienced analyst in the application of familiar techniques to specific analytical and decisionmaking processes used in planning a CPTED project.

Environment assessment methods (Guideline no. 1) - Different procedures (e.g., mapping, scaling, security surveys, etc.) for collecting information about the environment are presented, with emphasis placed on the analysis and interpretation of such information in relation to crime phenomena.

Behavioral observation methods (Guideline no. 2) - A number of approaches suitable for the observation of human behavior relevant to crime/environment analyses are described, and issues relating to the validity of observations, coding analysis, and training are covered.
Assessing the fear of crime (Guideline no. 3) - This guideline presents a thorough discussion of the fear of crime experienced by residents and users of the environment and the potential impact of fear on the quality of life. A measuring instrument, the Environment Usage Questionnaire, is presented that assesses self-reported behavior of individuals in the project area along with their victimization fears. A final section covers potential sources of fear stemming from environmental conditions as well as crime conditions.

Use of victimization surveys (Guideline no. 4) - Covered are the merits and limitations of victimization surveys as indicated in a review of relevant literature along with procedural guidance for conducting such surveys, e.g., interviewing, sampling, and validity considerations.

Application of quantitative analytic techniques (Guideline no. 5) - The many different statistical procedures and models that can be used for the analysis of crime statistics, behavioral and environmental data are described. The discussion spans the range of statistical manipulations.

Decision aids and CPTED evaluative criteria (Guideline no. 6) - This guideline assists decisionmakers in identifying, among alternative program proposals, the one most attractive for implementation. The decision aids for systematically determining this preference are drawn from the rapidly expanding literature on multiobjective decisionmaking. Their relevance for CPTED stems from the multiple and conflicting operational, economic, social, and political objectives typical of CPTED projects.

Planning public outdoor areas (Guideline no. 7) (June 1978) - This document focuses on two design elements, outdoor lighting and outdoor landscaping, and includes information on building materials and plant types. The lighting component covers hardware options and construction standards within the context of CPTED design principles, and the landscaping component includes a discussion of types and functions of design elements with numerous illustrations.

Citizen involvement in CPTED projects (Guideline no 8) (June 1978) - This document is concerned with the question of how citizens can play a more direct role in CPTED projects. Participation methods are discussed and recommendations are offered.

Security engineering design in commercial and institutional facilities (Guideline no 9) (June 1978) - This guideline concerns CPTED-related security considerations pertaining generally to all aspects of the built environment but
specifically to commercial and institutional settings. It covers a discussion of commercial security practices and design considerations for site, perimeter, and building security.


Develops an environmental taxonomy for each potential demonstration site and refines the existing theoretical framework.


Describes approaches to synthesizing available crime and fear information and comparing environmental settings with types and severity of crime problems.


Each Demonstration Plan characterizes the environmental type and its crime problems in the context of the applicability of the CPTED approach; presents the site selection process; discusses the crime/environment analysis of the specific site, and details the strategies and directives designed for that site; develops a management plan, including funding strategies and evaluation designs.


Provides a list of source material up to December 1977.


Presents the modification plans for a crime-ridden public housing project. Reduction of population density and introduction of complex surveillance and control procedures are the core of the security program.


An analysis of data collected from 231 families living in low-rent areas of a southwestern city suggests that greater acceptance of at least moderate density housing could be achieved by designing housing projects to include such amenities as privacy, protection, outdoor space for gardening and recreation, and the option to purchase the dwelling unit.


Redefines the Targets of Opportunity study (q.v.) to consider factors or characteristics associated with certain individual crimes, such as burglary and robbery. The more narrowly defined objectives preclude emphasis on the concepts of "targets of opportunity," and limit the scope of the study to "seized opportunities for crime" (the set of crimes that actually occur, such as robbery of a gas station, burglary of a home).


Describes the development of a classification scheme for criminal opportunities to serve as a guideline for drawing data from other research. Subsequently, details those data-gathering efforts.

Describes an initial attempt at fitting empirical data to a classification scheme. Data in given categories (urban/suburban; urban on-the-street/off-the-street; type of premises; and land use) are summarized against crime.


A review of much of the current literature on crime, the criminal justice system, and current causal theories. The study presents a set of policy and program recommendations on methods to reduce crime.

Windham, B.L., Baugh, J., Hill, R.H., & Stansbury, F. Specialized environmental design school for crime prevention officers. San Marcos, Tx.: Southwest Texas State University.

This textbook for an advanced course in environmental design focuses on working with city planners, architects, and others in both the public and private sectors to encourage planning to reduce crime.


A study of the arrest and recidivism patterns of youth born in 1945 in Philadelphia.


Contends that the present design of housing projects underwrites a philosophy of "sophisticated family individualism." Instead of furthering the development of social structures in which people can create their own social controls and do their
own self-policing, the design of project housing appears to minimize or to prevent accidental and casual communications or informal gathering. It is this widespread acquaintance-ship and general recognition of a community of feeling about the project, not only as a physical entity but as a society, that gives rise to social control and stimulates maintenance of the community.


Describes an investigation of the crime deterrent effects of upgrading street lighting from incandescent to mercury and sodium vapor in selected high-crime commercial and residential areas in Kansas City, Missouri. The two areas are commercial, located in the central core, and residential, in an adjacent zone. Effectiveness is assessed by comparing changes in crime rates before and after installation in both relit and non-relit areas. Crime of violence are significantly deterred, while crimes against property are largely unaffected.
END