

12-12, 1973

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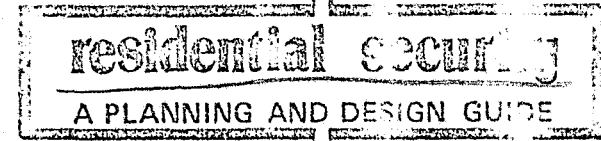
Firms interested in sponsoring Residential Security, A Planning and Design Guide, may obtain more information by writing or calling:

Mr. Jack R. Warner or  
Mr. Ty W. Brooke

Warner Consultants  
75-A G Street, S.W.  
Washington, D.C. 20024

Phone: 202 737-0255

*Since participation is limited, please indicate your interest as soon as possible to insure a reservation as sponsor.*



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## THE NEED

A significant market for residential security devices and construction has developed in the past few years. The demand, evidently fueled by crime or the fear of crime, indicates a high level of demand for security exists even in the secure neighborhoods that will be built in the Seventies.

*However, this market will not stabilize at higher demand levels unless Design Standards are promulgated and assistance is provided to builders and specifiers in determining how to provide adequate security levels through hardware specification and design concepts.*

## THE SITUATION

At present, most information on security is uncollected, diffused, and fleeting. Moreover, it is written in a language and at a level unusable by builders and specifiers—the buyers of security products and building concepts. The need exists to acquaint these decision-makers with all aspects of planning and design, as well as product specifications, to really make residential areas more secure from burglary.

## THE SOLUTION

To meet this need, Warner Consultants is planning to produce a book, *Residential Security, A Planning and Design Guide*. This 50 to 75 page book, heavily illustrated, concisely written, will inform decision-makers of the security options available for new single-family detached and low-rise multi-family dwellings and their environs. Prevention of burglary through design and security options will be fully explored.

## RESIDENTIAL SECURITY

### TENTATIVE OUTLINE

- Background
  - Human Implications
  - Security Indicators
  - Cost of Crime
- Legal Implications of Security
  - Personal Rights
  - Tenant/Landlord Rights
- Planning Concepts for Security
  - General Concepts
    - Control of Access
    - Control of Forced Entry
    - Control by Surveillance
    - Control of Escape Routes
    - Control by Psychological Means
  - Application to Single-Family Dwellings
    - Interior Spaces
    - Exterior Spaces
    - Public Spaces
  - Application to Multi-Family Dwellings
    - Interior Spaces
    - Exterior Spaces
    - Public Spaces
- Products for Security
  - Building Products and Equipment
    - Door & Window Systems
    - Lighting Systems
    - Access Control Systems
    - Alarm Systems
    - Surveillance Systems
    - Psychological Deterrents
  - Application to Dwellings
    - Single Family
    - Multi-Family
    - Public Spaces
- Product Directory
- List of Sponsors

## BENEFITS TO SPONSORS

Free copies of Residential Security will be distributed to the following:

Top 500 Residential Builders	1000 Copies
Top 100 Residential Architects	500 Copies
Sponsor Designees (2-150 each)	1500 Copies
Housing Authority Officials	100 Copies
Regional Building Code Officials	100 Copies
Government Officials	100 Copies
Selected Building Industry Persons	200 Copies
Building Magazine Editors	50 Copies
Real Estate Newspaper Editors	50 Copies

In addition, excerpts, articles, and press releases from the Guide will be prepared by Warner Consultants and distributed to associations for inclusion in membership journals and bulletins; to agencies such as HUD for use in house organs; and to newspapers and the trade press.

The Guide will also be made available to the widest possible audience through either private or commercial channels of distribution. In addition, trade associations will be encouraged to purchase copies for distribution to their membership; such associations will include ALDA, NLBMDA, NABM, NAHB, etc.

Sponsors wishing to distribute further copies may purchase any quantity at cost plus handling. Sponsors may also use the Guide material to develop consumer brochures, advertisements, etc.

## THE COST

The cost of production and distribution as described above will be borne by a maximum of 12 sponsors from the building materials and security products field. The cost of sponsorship is \$4000 per sponsor.

Participation will be limited to firms in non-competing areas.

Conference on  
SECURITY IN MULTI-FAMILY HOUSING  
September 10-12, 1973

Summary of Recommendations from September 10

Prepared by Richard Rau

The eleven groups in their discussions on security for the elderly in multi-family housing addressed, in general, five basic areas of concern.

1. The Proper Mix of Families in Multi-Family Housing.

Several groups agreed in general that on the subject of integration or segregation of the aged that the elderly should be given a choice in housing projects of living in all elderly units or mixed units as well as a choice of city or suburban locations. However, each group emphasized that a careful selection of families for ALL units is needed in order to attain a workable and cohesive mix in each housing unit and to provide secure environments for all tenants.

2. Conversion and Design of Existing and Future Multi-Housing Units.

Some of the groups discussed the conversion of existing buildings to accommodate elderly tenants. They appeared to favor this approach but recommended changes in regulations to allow non-related elderly to share larger apartments which would reduce the costs for conversion and improve security for these older persons.

Some of the groups addressed the future redesign or design of multi-family housing projects. It was the consensus that security, like fire safety, should be built into all future designs. Among the specific recommendations were: mailroom security, security guards and their duties; and location of access to dwellings and service facilities for the tenants. The utilization of electronic surveillance measures should be in conjunction with non-electronic surveillance measures which are more meaningful to the elderly.

3. The Responsibility for Security in Multi-Family Housing.

An important question raised by several groups was: who should be responsible for security in multi-family housing? The role of the police officer, other than as apprehending officer, was felt to be primarily that of providing technical assistance to the citizen and housing management. Of course, the initial responsibility for security falls on the tenant. Management should have the responsibility for implementing and maintaining the various security measures including the private security forces. However, it was felt that the private security force should share in the responsibility for maintenance along with management at the project or unit level.

4. The Responsibility and Allocation of Security Funds.

The question most frequently addressed was funding for security. Paramount was the need for increased funds and the need to set security as a high priority item for future allocations. Sources for funding should be identified and control over the allocation should be given to local authorities supported by guidelines from the Federal Government. Finally, a means should be developed to funnel knowledge of these funding resources to the local levels. The principle source for security funds, as recognized by the groups, was the several Federal agencies.

Software items for improved security should be recognized by all authorities and funded along with hardware items. These security measures may extend beyond the housing project grounds and in order to meaningfully attain the security goals for these projects, these measures should be fully supported.

5. Future Research and Technical Assistance.

Finally, several groups addressed the need for further research and development in the area of security for the elderly. The recognized needs ranged from more data on the demography of crime and to the proper mix of families for housing units. More evaluation of existing security measures is needed in order to develop more effective security models for replication across the country.

Nearly every group raised the question of the need for dissemination of information to citizens as well as to housing management. Information should be disseminated among local housing authorities as well as among the Federal Government, and housing authorities.

Summary of Recommendations from September 11

Prepared by Richard C. Stevens

In attempting to summarize the second day sessions, what I have done is to classify the questions submitted into the two major areas of our concern of yesterday afternoon...that of Tenant Patrol and Equipment/Hardware, and then what I will do is to discuss each area in a descending order of the occurrence of questions. Interestingly enough, there were a total of 48 questions submitted from our consolidated nine tables. Continuing in this nature and from a purely numerical standpoint, of these 48 questions 34 of them or 70% were concerned with hardware in some manner; while only 9 or 19% were concerned with tenant patrol, and 5 questions or 11% were generally in another category.

Without going into the questions any further, it would seem that the presentation by our hardware expert had quite an effect on you in stimulating the application of hardware as opposed to the creation of tenant patrols.

Tenant Patrols

However, looking at the tenant patrol questions and summarizing the single most recurring thought in the questions yields that the concern of this Conference for the application of tenant patrols is involved with the importance of the location of the patrol within its respective building; and secondly, with what methods can the LHA management instill incentives into these patrols in order to maintain the known degree of effectiveness or deterrence that the tenant patrols can provide. Recommendations on ways and means for satisfying these concerns centered around (1) including in a new project the necessary design criteria for tenant patrol as a normal part of the building operation, (2) either influencing or changing the federal regulations on the deliveries of mail so that a tenant patrol in conjunction with the authority could provide some form of surveillance over mail areas, and (3) providing through paid "volunteerism" and career ladder concepts an inherent incentive to continuing, once started, the patrol programs.

Equipment/Hardware

Similarly, in reviewing all the hardware questions, the single most recurring concern had to do, on a most general basis, with the need to provide some form of standardization in order to control the performance, application, and quality of the seeming endless array of so-called security hardware. The depth of this concern can be illustrated through the concept and comment of at least providing a minimum level of standards with the understood condition that the LHA's would certainly select better or higher levels. Additionally, such elements as across-the-board security standards, so that each LHA security officer could select those items applicable to his problems and the ability to either go to a single source for consulting expertise, or testing or selection guidelines, indicate a wealth of thought on the true use of security hardware if there were an established measure of its true applicability and worth. Following this concern for performance or application type standards is the concern of this Conference to properly disseminate a "system" type of information to the tenants on the need, use and effectiveness of these items of security hardware and equipment. The concern seems to center around the need to provide the sense of security to the tenant, to indicate a measure of the resistant qualities of certain equipments, and to instill the feeling and creation of tenant involvement in the application of security hardware. (Recommendations on satisfying these concerns, vary from the use of some agency of the Federal Government as a central, unbiased, independent consulting source for information and personnel exchange between LHA's; to the establishment of some form of Federal Government publication to disseminate the information; to the control of the design or redesign of a project. Considering specific equipment, hardware and products, the following are just a few examples of the depth of this Conference's thoughts. Suggestions included: TV scanners; lighting and lighting levels; grilles or screens; new lock designs incorporating alarm features; interior paints; unbreakable glazing materials.

General or Other

Here, the single most interesting concern centers around the correlation of improved security hardware and the cost of crime insurance or other insurance. Fortunately, Mr. Rose has just presented a most interesting discussion on the application and correlation of insurance to improved hardware; therefore, I will not extend this subject any further.

Next in order of importance in this last category was the ability of other areas of local governments to become involved in the support and solution of security in its public housing, and finally the concern for another conference to address security of the low rise or row house units since it was considered that these types of housing units presented different crime and/or security problems.

And finally, in all responses whether explicitly stated or implied, the concern for how can these programs, projects, etc., be funded existed. The recommendations in all cases either through study type programs or ongoing projects, or demonstration projects, or whatever, was the Federal Government, either HUD, DOJ or the Department of Commerce through the National Bureau of Standards. If we were to conclude a single most important element out of all these questions and their related solutions through recommendations, that conclusion would have to be that the lack of sufficient information transfer among the LHA's themselves and among the LHA's and the Federal Government (with respect to their experiences, their plans, their implementations, their programs, etc.) was a principal solution to many of the questions or problems developed at the individual tables.

It is thus requested that this Conference, before it concludes today, make recommendations for the development and implementation of some agency or device which will address and provide solutions to these problems and recommendations.

Summary of Recommendations of Last Day - September 12.

Prepared by Tom Repetto

This Conference has certainly resolved that the crime problem and the fear it creates are real. We have heard this from residents, security officers, management and other persons. This is particularly true for the elderly who live in housing projects. Therefore, there is a real need for security, that is, protection from crime and fear.

There are many ingredients to security, including hardware such as locks and doors, the physical design of defensible space areas, the provision for security services whether they be regular police guards or tenant patrols, the involvement of management, and, most important of all according to our conference participants, the involvement of people, particularly the residents of the projects. Other segments of the conference

have left unresolved most of the details of these elements. It is not certain what constitutes the optimum social mix of families in a given project. For example, should the elderly be segregated? Similarly, we have heard divergent views on the relative merits of tenant patrols vs. regular police details.

It was observed that what works in one locale may not be suitable for another. In one housing project, police services provided by city government may be sufficient; in another, it may not. This suggests the need for local input in all planning conducted by HUD. Thus, there may be several appropriate solutions to various problems.

Several major needs were identified at the conference. The first was the need for a long term, institutionalized commitment to security by HUD, LEAA and other appropriate agencies. The second was, when this commitment was made, it would be supported by adequate funding levels. If necessary, this funding was to be in special, earmarked categories. The third consideration was the lack of knowledge. This has been alluded to as the question of determining what works where, when and how. There seems to be a major role for HUD in research, testing, demonstration, evaluation and dissemination of information. Finally, there is a major role for leadership in developing and implementing policy at the national level. HUD must not simply be concerned about the problem or support local efforts, but must lead the way to meeting residential security needs of the urban communities.

In sum, HUD must respond by stating its position or posture in regard to three things: (1) its role in program development -- that is, determining what should be done; (2) its role in program implementation -- that is, determining how to do it and making sure this information is disseminated; and (3) its role in funding -- that is, a permanent planned allotment of resources to security needs.



CONFERENCE PROGRAM

SECURITY IN MULTI-FAMILY HOUSING

Toward Future Policy and Actions

Loews' L'Enfant Plaza - September 10-12, 1973

Registration: 8-9:00 a.m., Monday, September 10th- at Renoir I & II

First session: Renoir I and II

9:00 a.m. Chairman - Robert Maffin, NAHRO

Conference Keynoters

H. R. Crawford, Assistant Secretary, Housing Management, HUD:

SECURITY AND THE GOVERNMENT INTEREST

9:15 a.m. James G. Banks, National Capital Housing Authority:

SECURITY AND THE LOCAL AUTHORITY

9:30 a.m. Coffee

9:45 a.m. Oscar Newman, Center for Residential Security Design:

BUILDING DESIGN AND RESIDENTIAL SECURITY

11:30 a.m. Questions and Responses

12:00 noon Lunch and meeting sessions - Monet I & II

1:00 p.m. Panel Chairman - John Martin, American Association of Retired Persons

Senator Harrison Williams:

THE SECURITY NEEDS OF THE OLDER PERSON

M. Powell Lawton, Philadelphia Geriatric Center:

INTEGRATION VS. SEGREGATION OF THE AGED

Carl Cunningham, Midwest Research Institute:

OLDER PERSONS AS TARGETS OF CRIME.....

George Sunderland, American Association of Retired Persons:

CRIME PREVENTION FOR ELDERLY

Subgroup discussions of individual assigned topics.

3:30 p.m. Coffee

4:15 p.m. Plenary session, with discussion of reports of each table

4:45 p.m. Arrangements and what to look for on morning tour

Tour leaders: James G. Banks, Monteria Ivey, Oscar Newman

5:00 p.m. Adjournment of day's working sessions

5:30 p.m. Reception - Degas Room

Tuesday, September 11

8:30 a.m. Bus tour of D. C. HUD-assisted projects, leaving from L'Enfant Plaza

11:30 a.m. Return to L'Enfant Plaza Hotel

12:00 noon Lunch and meeting sessions: Renoir I & II

1:00 p.m. Panel Chairman - Joseph Christian, NYC Housing Author

Leo Gulinello, Boston Housing Authority Security:

SECURITY - THE CITY AND HOUSING MANAGEMENT

Sam Granville, New York City Housing Authority:

TENANT PATROLS

William McInerney, Nat'l Crime Prevention Institute:

George Demitrops, New York City Housing Authority:

EQUIPMENT AND HARDWARE

Subgroup discussions of individual assigned topics

3:30 p.m. Coffee

4:15 p.m. Plenary sessions, with discussion of reports of each table

4:45 p.m. Summary of Recommendations of first day:  
Richard Rau, LEAA

5:00 p.m. Adjournment for the day

Wednesday, September 12 - Renoir I & II

8:30 a.m. Summary of recommendations of second day,  
Richard Stevens, Public Systems, Inc.

8:45 a.m. Panel Chairman - James G. Scheuer, National Alliance for Safer Cities  
Seymour Rosenthal, Center for Social Policy, Temple University:

SECURITY SOFTWARE - THE ROLES OF THE OTHER KEY PARTICIPANTS

Benjamin Alexander, D. C. Federation of Civic Associations:  
Ron Brenner, National Sheriff's Association:

THE PUBLIC

Robert Macy, Law Enforcement Assistance Administratic  
James Rose, HUD - FIA Crime Insurance:

THE GOVERNMENT

~~10:00~~ 10:00 a.m. Coffee

~~11:30~~ 11:30 a.m. Plenary session, with discussion of reports of each table

12:00 noon Summary of mornings's discussion and recommendations of last day:  
Thomas Repetto, John Jay College, City Univ. of N.Y.

12:20 p.m. Responder: H. R. Crawford, HUD

12:30 p.m. Security Conference Adjournment

2:00 p.m. Renoir I & II  
Chairmen: Walter Kloetzli and John Dietrich  
Meeting of Housing Authorities with Management Improvement  
Programs

4:00 p.m. Adjournment of MIP Meeting

### Instructions to Conference Participants

1. Eleven tables will be set up, 10 participants each. Each table will have the same chairman and recorder for the entire conference. The list of their names and table numbers is attached. The overflow and one-session participants will take the twelfth table.
2. The basic approach will be to elicit concepts, problems, and ultimately answers from the participants.
3. The charge to the participants the first afternoon after the luncheon panel will be as follows: given the topics this morning and noon (1) the design process impacting on security, and (2) the needs and limitations of the elderly - based on your own experience, what are your questions that have not been resolved by the various speakers? (This should take no more than 15 minutes.)
4. The chairman of each table will eliminate duplicate questions, consolidate them, so that they boil down to three to five questions, and then establish priorities, listing them in first, second, third order, etc. The discussion that follows should concentrate on each question, successively, in order to save time. (This reordering should take no more than five to ten minutes.)
5. The person(s) raising the questions should serve as the devil's advocate and inhibitor, supplying factual information, experience and other knowledge to temper and modify the answers. Other members within the group must try to answer the questions. The chairman will focus on each question, try to get it resolved and/or surface the relevant factors. (This process should take no more than 60 minutes.)
6. The recorder will note questions, resolved and unresolved issues. He will prepare a summary report for the approval of the group. (Task to take no more than five minutes.)
7. Each table recorder will make a brief presentation of that summary report at the plenary session. (This should take no more than 3 minutes for each table's presentation.)
8. The summarizer of the first day, Dr. Rau, will collect all the summary reports, and attempt to synthesize them for the next session of the plenum.
9. The second day, the meeting will center on two themes, (1) the relation between the housing authority police and the city police, and (2) the hardware involved in security. The same process as the first day will operate, with the groups expected to work on unresolved issues, steadily submitting resolved issues to Mr. Stevens, the summarizer for the second day. Unresolved issues can continue to be dealt with or if unresolved will be forwarded on for the third day's work.
10. The third day, the meeting's discussion will center on software, the role of residents, the public, and government. Mr. Repetto will have the task of listing all resolved issues, any remaining unresolved questions, any common denominators found, and any specific recommendations to Housing Management, the Department of HUD as a whole, to LEAA or the Justice Department, or to the government as a whole.
11. At the very end, Mr. Crawford will be available to discuss any of the final suggestions that emerge.
12. One caution for all participants: the role is one of focusing energy around the basic issues, keeping personal agendas to a minimum. Briefness is critical, since indulging in "Show and Tell", or in long-winded explanations will end up monopolizing the short hour of discussion and question development.
13. The main presentations and all plenary sessions will be tape-recorded. Copies of the tapes will be available at a nominal cost, to those desiring them.
14. Requests for materials, printed or otherwise, should be directed to the conference coordinator, Morton Leeds, Room 9224, HUD, and these will be complied with as quickly as possible after the conference. The same holds true for questions regarding travel and conference expenses for certain participants such as speakers, etc.



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Housing Authority of Los Angeles  
Los Angeles, California

E. Kimball Milling, Dir. Human Resources  
Housing Authority of Hartford  
Hartford, Connecticut 7

George Miner, Dir. of Management 2  
Nat'l Capital Housing Authority  
Washington, D.C.

John Mullin 3  
Housing Authority of Indianapolis  
Indianapolis, Indiana

Darlice S. Ogletree, Dir. of Security  
Cuyahoga Metropolitan Hsg. Authority  
Cleveland, Ohio 11

Eugene F. O'Neill, Staff Assistant 8  
Philadelphia Housing Authority  
Philadelphia, Pennsylvania

Ms. Elaine Ostrowski, Progr. Dir., M.I.P.  
Hawaii Housing Authority  
Honolulu, Hawaii 9

Lester H. Persells, Exec. Dir. 4  
Atlanta Housing Authority  
Atlanta, Georgia

Fred Pfaender 9  
Office of Hsg. Progrs., Hsg. Mgmt.  
HUD, Washington, D.C.

Virgil Poole, Security Coordinator  
Chicago Housing Authority  
Chicago, Illinois 4

Dr. Richard Rau 2  
Law Enforcement Assistance Admin.  
Washington, D.C.

Prof. Thomas A. Repetto 8  
Urban Systems Research  
Cambridge, Massachusetts

Dorothy Richardson, Vice-Chrm. 9  
Housing Authority of Pittsburgh  
Pittsburgh, Pennsylvania

James M. Rose, Jr., Ass't. Admin.  
Federal Insurance Administration  
HUD, Washington, D.C. 4

Seymour Rosenthal, Director 7  
Center for Social Pol., Temple U.  
Philadelphia, Pennsylvania

Philip Ryan, Counseling & Comm. 11  
Services, Housing Management  
HUD, Washington, D.C.

Arnold Sagalyn 8  
Security Planning Corp.  
Washington, D.C.

Ismael Rios Sanches, Exec. Dir. 7  
Puerto Rico Urb. Ren. & Hsg. Corp.  
Rio Piedras, Puerto Rico

W. H. Sawyer, Dir. Hsg. Ops. 11  
Richmond Redevel. & Hsg. Auth.  
Richmond, Virginia

James Scheuer, President 4  
Nat'l Alliance for Safer Cities  
New York, New York

Clifford W. Shelton 6  
Atlanta Housing Authority  
Atlanta, Georgia

James Shumar 5  
Community Development  
HUD, Washington, D.C.

Matthew M. Shipp, Coord. Prot. Svces. 2  
Wilmington Housing Authority  
Wilmington, Delaware

Eugene Smith 8  
Dade County Dept. of HUD  
Miami, Florida

Homer Smith, Deputy Exec. Dir. 6  
Los Angeles Housing Authority  
Los Angeles, California

Mrs. Precious Smith 10  
Nat'l Capital Housing Authority  
Washington, D.C.

Jon H. Steinberg, Dir. Demonstr. Progr.  
Richmond Redevel. and Housing Authority  
Richmond, Virginia 7

Richard Stevens, Principal Associate 3  
Public Systems, Inc.  
McLean, Virginia

Philip Stillman 10  
Counseling & Community Svces., Hsg. Mgmt.  
HUD, Washington, D.C.

George Sunderland 10  
American Assoc. of Retired Persons  
Washington, D.C.

Robert Sykes, Acting Assistant 6  
for Elderly & Handicapped to the Sec'y.  
HUD, Washington, D.C.

Samuel Thompson, Exec. Dir. 9  
Boston Housing Authority  
Boston, Massachusetts

Tony Vance 6  
Detroit Housing Commission  
Detroit, Michigan

10/ Need for research do not  
understand elderly preferences  
do they really like high rises  
tenants needs for security  
How do we apply the techniques  
for security.  
Who pays for the elderly?

11/ Elderly are safer by themselves

Mrs. Joyce Wallace, Chief. Sec. Ptrl.  
Hartford Housing Authority  
Hartford, Connecticut 6

David B. Washington, Acting Exec. Dir.  
Housing Authority of Pittsburgh  
Pittsburgh, Pennsylvania 10

Marilyn Watson 5  
Spec. Ass't to the Ass't Sec'y, Hsg. Mgmt.  
HUD, Washington, D.C.

Edward White, Exec. Dir. 10  
New Haven Housing Authority  
New Haven, Connecticut

Senator Harrison A. Williams, Jr.  
U. S. Senate  
Washington, D.C.

Herbert Williams 1  
Detroit Housing Commission  
Detroit, Michigan

Cooper Winston 3  
Housing Authority of New Haven  
New Haven, Connecticut

Yoshio Yanagawa, Exec. Dir. 5  
Hawaii Housing Authority  
Honolulu, Hawaii

Charles Zucker, Community Design Res.  
Program Development and Research  
HUD, Washington, D.C. 2

Archie Allen 3  
Progr. Dir., Center for Soc. Policy  
Temple Univ., Phila., Pa.

Prof. Oscar Newman  
Center for Residential Security Design  
New York, N.Y.

James L. Stephenson, Exec. Dir. 1  
Dallas Housing Authority  
Dallas, Texas

R. G. Scurry 4  
Dallas Housing Authority  
Dallas, Texas

Harold Davis 2  
Housing Authority of Oakland  
Oakland, California

Mrs. Gloria Hunter, Tenants Council 8  
Cuyahoga Metropolitan Hsg. Authority  
Cleveland, Ohio

Ernesto Rosado Rivera, Act. Dir., MIP 4  
Puerto Rico Urb. Ren. & Hsg. Corp.  
Rio Piedras, Puerto Rico

M. Powell Lawton  
Philadelphia Geriatric Center  
Philadelphia, Pa.

Robert Maffin, Exec. Director  
NAHRO  
Washington, D.C.

George Wyatt, Exec. Director 2  
Buffalo Municipal Housing Authority  
Buffalo, New York

Abe Isserman 1  
Consultant on Aging  
New York, N.Y.

4/ Physical design of Hely for elderly

5/ Who should control HR security (police, mgmt, residents) what are respective responsibilities. Enable to route ~~elderly~~ mail ~~assist~~ & turn into elderly

6/ Role of local security pts. Problem of continuing funding - model sites etc. short terms.

7/ How to secure funds for security  
How to maintain security

8/ Security funds special budget items  
Eliminate HR's which are unworkable  
~~Design~~ ~~standards~~ for Hely  
open lobby

9/ Funding for sec should be considered.  
Mechanisms for security exp for elderly  
Role of security forces

BACKGROUND SKETCHES OF  
PROGRAM PARTICIPANTS.

BENJAMIN H. ALEXANDER

Dr. Alexander, with the National Institutes of Health in Bethesda, Maryland, serves as both Assistant Chief of the Research Division, General Research Support Branch, as well as Health Scientist Administrator for the same Division. He is President of the D. C. Federation of Civic Associations, and is a Trustee of the NAACP. A participant in a great many civic activities, and recipient of numerous awards, Dr. Alexander has had published several hundred research papers and popular articles.

RONALD S. BRENNER

Mr. Brenner, under a LEAA grant to the National Sheriff's Association, is the Director of Neighborhood Watch Research and Development. Formerly with Research for Better Schools, Inc., in Pennsylvania, Mr. Brenner was a Research Fellow and Consultant.

JOSEPH J. CHRISTIAN

Mr. Christian, was named in the spring of 1973 as Chairman of New York City Housing Authority - a complex of 213 public housing developments housing nearly 600,000 people. Mr. Christian has also been a General Manager, and Director of Program Planning with the Authority. Formerly Commissioner of Development with New York's Housing and Development Administration, Mr. Christian holds the New York City Mayor's Medal for Distinguished Performance.

H. R. CRAWFORD

Mr. H. R. Crawford, nominated by the President on March 7, 1973, to be Assistant Secretary of HUD for Housing Management, was confirmed by the U. S. Senate on March 13, 1973. Mr. Crawford was formerly the Vice President of both The Polinger-Crawford Corporation, and Kaufman and Broad Asset Management, Inc., as well as President of the management and development company - H. R. Crawford, Inc. A member of many civic organizations, and affiliated with professional organizations such as the Washington Board of Realtors, and NAHRO, Mr. Crawford received a citation from the President for "Exceptional Service to Others in the Finest American Tradition."

SUMMARY  
1ST DAY

1/ SEGREGATION OR NOT FOR ELDERLY/  
CONTROL BY AGE

CONVERSION TO ELDERLY UNITS  
THRU FEDERAL FINANCING (REV SHAWNE  
INSUFF)

LOCAL AUTH. CONTROL FUNDS

2/ CONVERSION TO ELDERLY UNITS  
CHANGES IN EDUCATIONS - LIVING TOGETHER  
REVISION AGES WITH LOCAL SVCS  
SENATE BILL - DEMO FINANC

3/ What mechanisms exist to provide  
software for elderly  
and housing resp local public depts  
leaders of states cities  
attempts to fortress concept  
Extend security outside project

4/ mechanical security vs personal  
where should security features be located  
considered (uniform) (role of municipal govts)  
should elderly not be located in these areas

CARL L. CUNNINGHAM

Mr. Cunningham, a senior member of the staff of Midwest Research Institute of Kansas City, Missouri, is studying the problem of crime against aging Americans and some possible solutions, as part of a grant from the Administration on Aging. Other areas of special concern are social and political systems analysis, and the application of criminalistics to state and regional needs, social unrest and drug abuse in industry.

GEORGE P. DEMITROPS

Mr. Demitrops, Superintendent of the New York City Housing Authority's Management Department's Engineering Section, serves as a consultant on hardware and security matters. A licensed locksmith, Mr. Demitrops is also a New York City licensed teacher for Builder's Hardware, with over 35 years in the Hardware and Security field working for private realtors and real estate firms as well.

SAMUEL GRANVILLE

Mr. Granville, Deputy Director of Management with the New York City Housing Authority, was formerly in charge of the Authority's Modernization Program and Tenant Patrols. He has also been a housing assistant with the same Authority.

LEO J. GULINELLO

Mr. Gulinello, formerly a City of Boston police officer for 25 years, is now Director of Security and Internal Affairs, Boston Police Department. He acted as Consultant on Problems of Crime and Security to Boston's Mayor, and was detailed as Boston Housing Authority's Director of Security and Internal Affairs in 1969. Co-founder and Legal Officer of the Municipal Police Science Institute, Mr. Gulinello lectured before HUD, NAHRO, and LEAA, and has written articles on crime and security in public housing.

M. POWELL LAWTON

Dr. Lawton, Director of Behavioral Research at the Philadelphia Geriatric Center, was past secretary of the Gerontological Society, and a former president of the Division on Adult Development and Aging of the American Psychological Association. Dr. Lawton is the Associate

1/ DESIGN Interface between design  
& social organ & beh - what  
happens to local offenders when  
the physical environment is altered?

- 1/ stop offenses
- 2/ move
- 3/ change

2/ Elderly are undoubtedly victims  
of rob. What about aptly  
outside of their envelope? Should  
they live in inner city?

CARL BECK

STUDY ON ANTI-CRIME <sup>ACTIVITIES</sup> IN HOUSING  
PROJECT EFFECT ON SURROUNDING AREAS

- INDICATE CRIME DECREASED.

Editor for Social Gerontology for the "Journal of Gerontology".  
He is principal investigator of the National Survey of Housing for  
the Elderly, under an Administration on Aging grant, and has con-  
ducted related research for HUD as well.

ROBERT W. MAFFIN

Mr. Maffin, Executive Director of NAHRO, is also Chairman of the  
National Ad Hoc Housing Coalition and a Director of the Council for  
Urban and Economic Development. Before coming to NAHRO, Mr. Maffin  
was senior vice president of the consulting firm, Development Research  
Associates, and prior to that general deputy in HUD's Renewal As-  
sistance Administration. He is author of a booklet on the Neighbor-  
hood Development Program concept published by NAHRO.

WILLIAM D. McINERNEY

Mr. McInerney, Assistant Director of Technical Services at the  
National Crime Prevention Institute, University of Louisville,  
Kentucky, is a certified Police Instructor and a consultant in the  
fields of physical security, hardware equipment and prison-jail  
security. Mr. McInerney previously was Vice President and General  
Manager of an electronic law enforcement equipment manufacturing  
company as well as a locksmith and safe technician.

OSCAR NEWMAN

Mr. Newman, Director of the Center for Defensible Space Design, and  
Associate Professor of City Planning, New York University is also a  
practicing architect and city planner with experience as project  
director of many planning and urban design programs. He also serves  
as a consultant to HUD, the National Center for Housing Management,  
and to such housing authorities as New York City Housing Authority and  
Cleveland Metropolitan Housing Authority. Mr. Newman has published  
Defensible Space and Architectural Design for Crime Prevention, the  
basis for such other works as "Defensible Space Modifications to Eight  
Jersey City Housing Projects", prepared by the Center.

RICHARD M. RAU

Dr. Rau, is Program Manager of the Criminal Opportunity Program Area  
in the Research Administration Division of the National Institute of  
Law Enforcement and Criminal Justice, LEAA. He has coordinated such



9/9/73

TAXI TO M -4.00  
RA 2.80  
TAXI TO PC 1.50  
HOTEL 19.00 HOTEL  
TAXI TO HOT. 1.00

9.50  
10.40

9/11/73

HOTEL  
CAB TO STAT. 2.00  
BRAVE 1.00  
CAB TO JVC 2.00  
CAB TO STAT 2.00  
DINNER  
CAB TO HOTEL 1.25

9/10/73

HOTEL  
BREAK 1.42  
DINNER 13.00  
CAB 2.00

9/12/73

HOTEL  
BREAK 1.50  
LUNCH 4.00  
DINNER  
CAB  
HOTEL

*Debate over reg police vs local security forces*

9/13/73

CAB TO STAT 1.60  
BRAVE 1.00  
CAB TO JVC 1.70  
RA TO WEST 2.80

HARTFORD

HOTEL  
TIPS - 2.50  
PARKING -  
BRAVE

LEAA activities as their "LEAA Impact City Program", a seminar on "Urban Design, Security and Crime", and is the author of one of the Agency studies. Dr. Rai represents LEAA on the LEAA-HUD Action Program for the Elderly and the Fort Lincoln New Town Program, and has been a panelist on the subject of crime and law enforcement.

THOMAS A. REPETTO

Mr. Repetto, an associate professor of criminal justice at the John Jay College of Criminal Justice, City University of New York, has been commander of detectives of the Chicago Police Department, and a consultant to such groups as the LEAA, HUD, and the Ford Foundation. He has served as research associate at the MIT-Harvard Joint Center for Urban Studies, has written several papers on aspects of the criminal justice system, and was principal investigator for the NILECJ study "Crime in and Around Residences".

JAMES M. ROSE, JR.

Mr. Rose has been Assistant Administrator of HUD's Federal Insurance Administration's crime insurance program since 1971. As Secretary and Counsel of the New York Atlantic Mutual Insurance Company and its subsidiary, Mr. Rose established a Legal Department to handle this company's involvements with governmental insurance authorities. He has served as Assistant U. S. Attorney in the Southern District of New York, and has been a member of a private law firm, as well.

SEYMOUR J. ROSENTHAL

Mr. Rosenthal, since 1969, has been both Director of the Center for Social Policy and Community Development and Associate Professor of the School of Social Administration at Temple University, Philadelphia. Mr. Rosenthal has guided the Center to create a series of curriculum in the form of career ladders for tenants of HUD-assisted housing, including a guide for resident security aides and officers. Mr. Rosenthal has been Chief of Human Resources Branch, Model Cities Administration, HUD, and Chief of the Training Section of HEW's Office of Juvenile Delinquency.

JAMES H. SCHEUER

Mr. Scheuer, President of the National Alliance for Safer Cities, and former member of the U. S. House of Representatives, received

(2)

Turn high vis over to  
elderly or well structured families

W.C.  
WEST.  
1968.  
LITRE.

Never this Use low vis  
for typical (public) families - low  
vis will involve ten concerns.

DISP.  
OFFS.

Housing security gets should  
be rep to local mgt not  
central pd. - Means is diff  
from P.D.

PM

Senator Wms security as no. #1  
concern in public housing - part elderly  
HUD has not made security commitment.  
(want others to do it) STRESS HOUSING PROBLEMS  
SPECIAL SURVEILLANCE VS PUBLIC FIRE

the 1970 Man of the Year Award from the New York State Parole Officers' Association. Author of the book, "To walk the Streets Safely", Mr. Scheuer is a member of the Board of the National Housing Conference, and the National Council on the Aging, only two of the many on which he serves.

RICHARD C. STEVENS

Mr. Stevens, Principal Associate of PRC Public Management Services, Inc., in Virginia, has been an operations research analyst, and was involved in several anti-crime projects. With the Metropolitan Washington Council of Governments, Mr. Stevens prepared a study of crime with prevention programs for the Washington area, and has authored several articles and reports on security and burglary prevention.

GEORGE SUNDERLAND

Mr. Sunderland, for the past year has served as a Program Specialist for Crime Protection for the Elderly, the American Association of Retired Persons, as well as for the National Retired Teachers' Association.

HARRISON "PETE" WILLIAMS

Senator Williams, a third term Senator, is chairman of the Senate Labor and Public Welfare Committee, to which he has added two new subcommittees on Youth and on the Handicapped. Senator William's "Economics of Aging" hearings led to the 1971 White House Conference on Aging. The Senator is immediate past chairman and ranking member of the Senate Committee on Aging, serving as chairman of its Housing Subcommittee.

JAMES G. BANKS

Mr. Banks, since 1969 has been Assistant for Housing Programs, to the Mayor of D.C., as well as Executive Director of the National Capital Housing Authority, since 1971. Mr. Banks is also Administrator of the D.C. Model Cities Program, and he was formerly HUD's Director of the Office of Community Development.

ROBERT MACY

Mr. Macy is a Director of the Technical Assistance Division, LEAA. Formerly an Associate Director of LEAA's National Advisory Commission on Criminal Justice Standards and Goals, he has served as Assistant Attorney General in Oklahoma, as municipal judge, attorney, police officer and lecturer in criminal law procedure.

JOHN B. MARTIN

Mr. Martin is a Special Consultant to the American Association of Retired Persons and the National Retired Teachers Association. Director of the 1971 White House Conference on Aging, he was a former U.S. Commissioner on Aging with the Federal Administration on Aging, and the President's Special Assistant on Aging, 1969 to 1973.

9/10/73 AM

(1)

Will ask 3 or 4 basic questions at the end

See lowford etc tone - Pruitt also and future of PH.

~~The~~ Bonds Point to improvement programs key to security is resident involvement

Notes

D.S. largely addressed to physical factors

Crime rate strongly affected by no. of welfare recipients (a proxy?)

But predictors of crime rate - no. of families which share an entrance to city (Technology and urban concepts still limited)

Matters property as sub-entirety of crime

**END**