

CRIME AND DRUG FREE HOUSING POLICY

Goal:

To directly and indirectly diminish all types of criminal and drug activity by residents, guests, and other persons on the property site which may have an adverse effect on the social atmosphere of the property and it's residents.

Prevention by Applicant Screening:

Police records shall be ascertained and evaluated on all applicant adults as specified in the *Resident Selection Policy*. Any applicant with arrests or convictions of crime or drug related acts will be denied admission as a resident as specified in the *Resident Selection Policy*.

Prevention by Drug Screening Of Employees:

Employee Screening – Police records are obtained and evaluated according to company policy in order to prevent criminals from becoming employed.

Employee Drug Testing – Management conducts drug screening of all employees upon hire; and in addition, at other times it deems necessary, in order to prevent users of illegal drugs from working at the property.

Prevention by Participation in Anti-Drug Social Programs:

Anti-Drug Poster Contest – Management shall encourage resident children to participate in the Annual Anti-drug Poster Contest sponsored by NAHMA. In conjunction therewith, Management will sponsor at least one party and provide poster supplies in order to encourage children to participate.

Participation in Local Community Crime Prevention Programs – Management shall take steps to encourage resident meetings sponsored by the local police departments. Examples are DARE, Neighborhood Watch, and other special programs.

Ascertaining Information Concerning Drug Activity On Site:

Logging Police Calls – Management shall request local police department records of all police calls to the property on an annual basis (calendar year). The results of the calls shall be summarized by the Property Manager and forwarded to the Regional Property Supervisor for evaluation.

Develop Close Relationship with Local Police Department – Management shall take steps to develop a relationship with local police, both on patrol and those in supervisory capacities. This relationship will enable Management to ascertain information on criminal activity on site and to convey our interest and goals as well.

Investigate Complaints of Residents and Neighbors – Management will follow up on complaints of criminal and drug activity, which occur on-site.

Eviction of Residents Involved in Crime and/or Drug Activities:

Rental Agreement – for HUD properties, the HUD Model Lease contains verbiage that specifically addresses crime and illegal drug related activity by residents or their guests. The USDA-RD lease also addresses these issues.

At other properties the Crime and Drug-Free Lease Addendum [RA 1(a)] is used to ensure that all residents are aware that Management will not tolerate crime or illegal drug activity in or around our apartment communities.

Eviction – Management shall vigorously pursue eviction according to State law of lease violations concerning crime and illegal drug activity by its residents or their guests.

Other Management Actions:

Based upon information obtained, the Regional Property Supervisor shall evaluate at least on an annual basis, other measures that may be taken in order to curtail crime and illegal drug activity on-site. Such measures may include, but are not limited to:

- Hiring of private security service
- Installation of security fencing in order to control ingress and egress of the property
- Enhanced nighttime lighting of the property
- Use of security cameras

Because such measures may involve additional costs to the property, they must be carefully considered in regard to budget constraints of the property.