



City of Jacksonville – The Jacksonville Journey

Neighborhood Safety & Stability

Crime-Free Multi-Family Housing Work Group

Minutes

Of

NEIGHBORHOOD SAFETY & STABILITY

SUB-COMMITTEE

CRIME-FREE MULTI-FAMILY HOUSING

WORK GROUP

February 28, 2008

The Jacksonville Journey – Neighborhood Safety & Stability

Sub-Committee

Crime-Free Multi-Family Housing Work Group

February 28, 2008

4:30 p.m.

PROCEEDINGS before the Jacksonville Journey - Neighborhood Safety & Stability Sub-Committee Crime-Free Multi-Family Housing Work Group taken on Thursday, February 28, 2008, Edward Ball Building, 8th Floor - 214 N. Hogan Street, Jacksonville, Duval County, Florida commencing at approximately 4:30 p.m.

Crime-Free Multi-Family Housing Workgroup

Ronnie Ferguson, Chair
Jack Barnette, Member
Mark Bowen, Member
Charlie Commander, Member
G. Troy Cook, Member
Joni Foster, Member
Suzanne Jenkins, Member
Vickie Murphy, Member

APPEARANCES

COMMITTEE CHAIRS & MEMBERS:

Ronnie Ferguson, Chair
Jack Barnette, Member
Mark Bowen, Member
Charlie Commander, Member
G. Troy Cook, Member
Joni Foster, Member
Suzanne Jenkins, Member
Vickie Murphy, Member

ABSENT MEMBERS:

None

STAFF:

Jennifer Savage

OTHERS PRESENT:

Wight Greger
Matt White, JSO
Matthew Stewart, HUD

PROCEEDINGS

February 28, 2008

Neighborhood Safety & Stability Sub Committee, Crime-Free Multi-Family Housing Work Group 4:30 p.m.

Call to Order and Comments. Chairman Ferguson called the meeting to order at approximately 4:30 p.m.

Purpose of Meeting. Discuss the Mayor's crime initiative - The Jacksonville Journey - Take a Step - Neighborhood Safety & Stability Sub-Committee, Crime-Free Multi-Family Housing Work Group.

Chairman Ferguson called the meeting to order and welcomed the group. He said that he would begin all meetings with a public comment period and opened the floor for that portion of the meeting. There were no speakers at that time. Chairman Ferguson then referred to his charge to the Crime-Free Multi-Family Housing Work Group, which is available online at coj.net. He stated that there is a lot that property owners and citizens can do without police and legislative action through addressing environmental, leasing and service issues.

As amended by the work group, the environmental recommendations for property owners/managers of high-risk complexes are:

- Implement Crime Prevention Through Environmental Design strategies
- Place sign on HUD properties in visible entry area listing a number to call to voice concerns or complaints
- Erect an accurate and legible site map at entry way

- Enhance lighting
- Place locks on all doors and windows
- Ensure clear and legible street signs and apartment numbers
- Install useful peepholes (ie: wide view, accessible by people with disabilities)
- Issue parking decals to all residents to make it easier for police to identify what vehicles belong and which do not
- Improve general attractiveness and cleanliness
- Offer diversity training for property owners/managers

At the request of work group members Joni Foster and Charlie Commander, Chairman Ferguson also said that the city should develop incentives for property owners to implement these recommendations. Incentives would be available to property owners in high-crime areas who are certified participants in JSO's Crime-Free Multi-Family Housing program. Depending on the source of revenue, this program may be expanded throughout Jacksonville.

The leasing-related recommendations for low-income complexes in high-crime areas, as amended by the work group, are:

- Develop and enforce leases which prohibit criminal acts by lease holders and make leaseholders responsible for their guests. The lease standards must be strict and uniformly enforced.
- Participate in a citywide database showing the names and driver's license numbers of all persons evicted in order to prevent these residents from moving into another development. The JSO is working with a private party to take ownership of

the database. Furthermore, property owners/managers should network regularly w/ adjoining communities to uncover area evictions.

- Work with the court system and Legal Aid to have judges and attorneys understand the need for strong lease enforcement and the need to support property owners in maintaining crime-free environments. Furthermore, call for an accelerated eviction process through the court system to better serve as a deterrent for criminal behavior. JSO is currently working with judges to educate them on the Crime-Free Multi-Family Housing program.
- Encourage HUD to require its properties to participate in the JSO's Crime-Free Multi-Family Housing program, and to stay in closer touch with its property managers and request that they be notified of all criminal acts on their properties

Matthew Stewart of U.S. HUD spoke and stated his willingness to work with this work group because a significant amount of crime takes place on HUD properties.

The services-related recommendations are:

- Provide social service programs in low-income developments to enable residents to improve skills and transition to higher levels of housing
- Partner with health, education, social service and faith based agencies to enable them to have a presence in the development. Where possible, space should be made available for these services to take place.

- Encourage HUD properties to take advantage of its Neighborhood Network Coordinator program.

Chairman Ferguson asked that Matthew Stewart provide a list of all 43 HUD properties in Jacksonville and which ones take advantage of Neighborhood Network program.

The work group then began discussing recommendations relating to resident/tenant organizations. The recommendations, as amended by the workgroup, are:

- Develop resident organizations in all low-income properties in high-crime areas
- Provide financial support so that resident organizations can conduct their business. (For example, the Jacksonville Housing Authority provides \$25 per unit for stamps, phone, supplies, etc.).
- Owners and managers should meet regularly with the resident organization and JSO to discuss crime, maintenance, services and other issues.
- Resident organizations should participate with other area community organizations.
- CPACs and SHADCOS should provide a space within their organizations for leaders of resident organizations in apartment complexes in their respective communities.
- Space should be provided, where possible, for resident organizations and their activities.
- A Neighborhood Watch program should be a basic component of all resident organizations.

Chairman Ferguson again opened the floor for public comment. Shannon Nazworth spoke, voicing her concerns that landlords will not participate in the recommendations made by the work group without some methods of sanction. Chairman Ferguson adjourned the meeting at 6 p.m.

2. Action Items

Property owner/manager recommendations:

- Environmental
 - Implement Crime Prevention Through Environmental Design strategies
 - Place sign on HUD properties in visible entry area listing a number to call to voice concerns or complaints
 - Erect a site map at entry way
 - Enhance lighting
 - Place locks on all doors and windows
 - Ensure clear and legible street signs and apartment numbers
 - Install useful peepholes (ie: wide view, accessible by people with disabilities)
 - Issue parking decals for all residents
 - Improve attractiveness and cleanliness
- Leasing
 - Develop and enforce leases that prohibit criminal acts by leaseholders and make leaseholders responsible for their guests. The lease standards must be strict and uniformly enforced.

- o Participate in a citywide database showing the names and driver's license numbers of all persons evicted in order to prevent these residents from moving into another development. The JSO is working with a private party to take ownership of the database. Furthermore, property owners/managers should network regularly w/ adjoining communities to uncover area evictions.
- o Offer diversity training for property owners/managers
- Services
 - o Provide social service programs in low-income developments to enable residents to improve skills and transition to higher levels of housing
 - o Partner with health, education, social service and faith based agencies to enable them to have a presence in the development. Where possible, space should be made available for these services to take place.

Resident Organization recommendations:

- Develop resident organizations in all low-income properties in high-crime areas
- Owners and managers should meet regularly with the resident organization and JSO to discuss crime, maintenance, services and other issues.
- Provide financial support so that resident organizations can conduct their business where possible. (For example, the Jacksonville Housing Authority provides \$25 per unit for

stamps, phone, supplies, etc.).

- Encourage resident organizations to participate with other area community organizations.
- CPACs and SHADCOS should provide a space within their organizations for leaders of resident organizations in apartment complexes in their respective communities.
- Space should be provided by apartment owners/managers where possible, for resident organizations and their activities.
- A Neighborhood Watch program should be a basic component of all resident organizations.

City recommendations:

- Develop incentives for property owners to implement these recommendations. Incentives would be available to property owners in high-crime areas who are certified participants in JSO's Crime Free Multi Family Housing program. Depending on the source of revenue, this program may be expanded throughout Jacksonville.
- Work with the court system and Legal Aid to have judges and attorneys understand the need for strong lease enforcement and the need to support property owners in maintaining crime-free environments. Furthermore, call for an accelerated eviction process through the court system to better serve as a deterrent for criminal behavior. JSO is currently working with judges to educate them on the Crime Free Multi Family Housing program.

- Encourage HUD to require properties to participate in the JSO's Crime Free Multi Family Housing program, and to stay in closer touch with its property managers and request that they be notified of all criminal acts on their properties
- Encourage HUD properties to take advantage of its Neighborhood Network Coordinator program
- Ask City Council to consider properties with above services in place a priority when issuing Public Service Grants and Community Development Block Grants

3. Discussion Items

None.

Adjournment. Meeting adjourned at 6 p.m.