

ORCA TALES

October 2006 “We can tell you more about them than their mother” Volume 13 Issue 10

JOIN THE CRIME FREE HOUSING PROGRAM

And watch profits increase while decreasing criminal activity and expenses!

The Crime Free Housing Program is a public safety partnership that helps owners, managers and residents of rental properties keep drugs and other illegal activities off their properties by working together in cooperation with their local police departments. This program is an effective crime fighting program utilized in over 1,700 American and Canadian cities in 43 U.S. States and 4 Canadian Provinces.

Participation in the Crime Free Program has been proven to be a valuable asset to the property owner and manager. Participants see increased property values; a stable, more satisfied tenant base; increased demand for rental units with a reputation for active management; lower maintenance and repair costs; improved safety for residents, staff and owners; reduced police calls for service to the property; and most importantly for the manager – spending more time on routine management issues and less on crisis control!

The program utilizes a unique three part approach which ensures the crime prevention goal, while maintaining a resident friendly atmosphere. Phase One involves classroom training for managers and owners. Phase Two requires a property survey or inspection of the property to ensure it meets the minimum standards for resident safety and security – looking at the “lights, locks and landscaping”. Phase Three requires the manager invite their residents to an annual Safety Social or Neighborhood Watch meeting presented by the local police department.

An added benefit for participating apartment communities is that, although police departments do not endorse any particular rental, they will share with the public those communities that are actively participating in the Crime Free Program – this is especially important in the Puget Sound area where there are numerous military installations, major businesses and numerous colleges that are constantly bringing new employees and students to the area! These people often contact area police departments to determine a ‘safe place to live’ when moving to a new location. As a nationally recognized program, certified properties are invited to use the Crime Free logo on all their advertising as well.

When drug activity, criminals and other destructive residents operate out of rental property, neighborhoods suffer and landlords pay a very high price. This price may include: a decline

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in property value, particularly when the activity begins to affect the neighborhood reputation; property damage arising from abuse, retaliation, neglect and police raids; fire or other damage resulting from active drug manufacturing or growing operations; and loss of rent during eviction and repair periods as well as possible criminal charges against managers or owners who allow illegal activity to continue on site. So, why deal with these issues if there is a program willing and wanting to partner in keeping your property values up, residents and staff happy and safe? Join the Crime Free Program, work in partnership with police and increase your bottom line – profits!

For more information about the Crime Free Program in your area, contact your local police department or call Lisa Isaacs, Crime Free Coordinator for City of Tacoma, Human Rights & Human Services Department at 253-591-5048 or email:

LIsaacs@cityoftacoma.org

Or ca *WISDOM*

It is not genius, nor glory, nor love that reflects the greatness of the human soul; it is kindness.

Henri-Dominique Lacordaire



FRAUD

White-collar crime is on the increase. According to the Association of Certified Fraud Examiners, losses from white-collar crime in the United States average more than \$200 billion each year. Access to vital background information is essential in preventing large and often devastating losses that result from fraud. In-depth background information on prospective employees and vendors is at your fingertips. Whether it's evaluating existing and prospective employees or conducting due diligence on suppliers, Orca is the information service more companies are turning to for cost-effective solutions for fighting fraud.

Illegal Immigrants

Questions often arise concerning the status of undocumented residents and federal housing laws. The Fair Housing Act (FHA) makes it unlawful for housing providers to discriminate against any protected class (race, color, religion, sex, disability, familial status or national origin) and charges HUD with investigating discrimination complaints. Neither citizenship nor one's current immigration status is a protected class, so apartment owners have a right to determine the immigration status of their residents. HUD communicated this view of the FHA to the Texas Apartment Associate in a letter dated Nov. 20, 2001. A copy of the correspondence may be found on NAA's Web site.

**Sondrab Laden, CAM, and NAA Lease Director Michael Senko*

What people in the know are saying about ORCA

"I appreciated both the private instruction and the presentation to the AHA Group that you did recently. It has helped us understand better the people who apply here. Also, a Thank You to the POD for other paperwork they send our way (applications and support documents) and in a very timely manor!"

Thanks, Bob Lauer with the Frye Apartments

RAPING A STROKE VICTIM

He was a nursing assistant at a hospital. He was charged with RAPE. Rape of an incapacitated woman, a stroke victim, a 31 year old. Why didn't the Hospital know this man had a previous history of this kind of behavior when they hired him?

Look at what ORCA found out when we searched the following court record databases. Review the comparison listed below.

<u>Database #1:</u>	<u>Database #2:</u>	<u>Database #3:</u>	<u>ORCA Information, Inc.</u>
No Match Found.	1/05 Rape 1st Degree, Acquitted	1/05 Rape 1st Degree, Acquitted	1/05 Rape 1st Degree, Acquitted
	1/05 Kidnapping 1st Degree, Acquitted	1/05 Kidnapping 1st Degree, Acquitted	1/05 Kidnapping 1st Degree, Acquitted
	1/05 Rape 2nd Degree, Acquitted	1/05 Rape 2nd Degree, Acquitted	1/05 Rape 2nd Degree, Acquitted
	1/05 Kidnapping 2nd Degree, Acquitted	1/05 Kidnapping 2nd Degree, Acquitted	1/05 Kidnapping 2nd Degree, Acquitted
	1/05 Unlawful Imprisonment, Not Guilty	1/05 Unlawful Imprisonment, Acquitted	1/05 Unlawful Imprisonment, Acquitted
	7/99 Domestic Violence Assault 4th Degree, Dismissed	7/99 Criminal -No Traffic, Dismissed	7/99 Domestic Violence Assault 4th Degree, Dismissed
		1/05 Rape 1st Degree, Acquitted	1/05 Rape 1st Degree, Acquitted
		12/04 Rape 1st Degree, no finding	12/04 Rape 1st Degree, Dismissed
			8/06 Rape 2nd Degree, pending - ACTIVE WARRANT
			8/06 Indecent Liberties, pending - ACTIVE WARRANT
			7/00 Civil: Domestic Violence (respondent)
			6/04 Domestic Violence Assault 4th Degree, Dismissed
			6/04 Criminal Trespass 1st Degree, Dismissed
			6/04 Interfere with Reporting Domestic Violence, Dismissed