

# Boston Police

D E P A R T M E N T

May 30, 2008

Rob T. Guerette, Ph.D  
School of Criminal Justice  
Florida International University  
University park, PCA 366B  
11200 S.W. 8<sup>th</sup> Street

Dear Mr. Guerette, Ph.D:

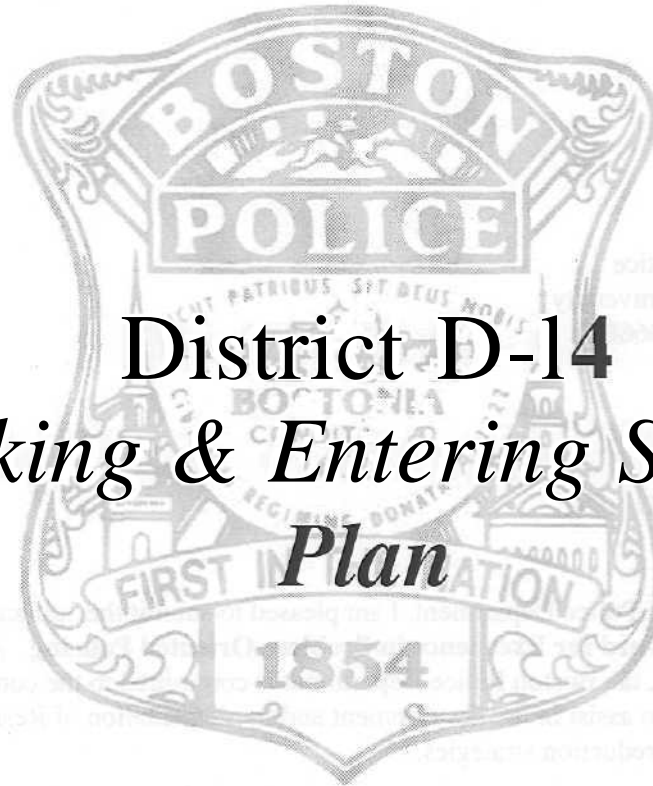
On behalf of the Boston Police Department, I am pleased to submit the application for the **Herman Goldstein Award for Excellence in Problem-Oriented Policing**. As you will read in this submission, the Boston Police Department is committed to the continued use of crime data analysis to assist in the development and implementation of Residential Breaking and Entering reduction strategies.

Using the Compstat and SARA problem solving models, the District **D-14** Breaking and Entering Solution Plan demonstrates an effective approach that provides critically important services to our city.

I thank you for your consideration.

Sincerely,

Edward F. Davis HI  
Police Commissioner



**District D-14**  
*Breaking & Entering Solution*  
*Plan*

2008 Herman Goldstein Award for Excellence in  
Problem-Oriented Policing

Submission To:

Center for Problem Oriented Policing  
Rob T. Guerette, Goldstein Award Coordinator

June 1,2008

## Abstract

The Boston Police Department's District D-14 *Breaking & Entering Solution Plan* is a multifaceted strategy designed to combat the residential burglary that is historically a persistent crime issue for the Brighton/AHston area of the City.

### A) Scanning

By employing the COMPSTAT process and holding meetings with community stakeholders, the Boston Police Department (BPD) identified residential breaking and entering (B&E) as the primary crime issue facing District D-14. In 2006, the District accounted for 20% of the City's residential B&E. A substantial portion of the District's residents are college students and young professionals.

### B) Analysis

The Department conducted a four step, in-depth, district level analysis of the residential B&E issue:

- 1) Crime data analysis  
UCR data and crime mapping revealed that B&Es were clustered around a handful of repeat locations and high-traffic/density areas. College vacation and travel period were also a risk factor for burglary.
- 2) Field observations and evaluation  
Property evaluations revealed rampant failures in basic building security.
- 3) Review of police B&E call handling  
Several areas were identified where call handling could be improved, including increased data collection and administrative **supervision**.
- 4) Canvassing of residents and property owners  
Revealed that managing maintenance crews with building access was a principle threat to security.

### C) Response

D-14 implemented a three-pronged response model to combat residential B&E:

- 1) Increased use of BPD resources
  - a. Improved B&E call handling procedures
  - b. Housing Inspection Division of Boston Inspection Services Department
  - c. Repeat offender *Watch LAI/book*
  - d. Strict repeat offender statutes
- 2) Residential community education
  - a. Property owner target hardening meetings
  - b. Tenant target hardening meeting
- 3) *Hotspot* targeted programs.
  - a. Year-round emphasis on repeatedly burgled locations
  - b. College vacation crime prevention programs
  - c. College moving weeks crime prevention programs

### D) Assessment

In 2007, following the implementation of the District D-14 *Breaking & Entering Solution Plan*, Brighton/AUston experienced a 40% reduction in residential burglary<sup>7</sup>. As of May 22, 2008, D-14 was ranked fifth in residential burglary among all Districts, accounting for 7.6% of the City's residential B&E with 75 incidents. Individual *Hotspot* targeted programs saw decreases in residential burglary- up to 75 percent.

## A) Scanning

The Boston Police Department has been using data collection and incident mapping to analyze crime trends and patterns in the city for over ten years. Upon his appointment in January 2007, Commissioner Edward Davis reinstated the COMPSTAT process and affirmed the Department's commitment to using research and analysis to help fight crime. The COMPSTAT process provided an opportunity for the Police Commissioner, Chief of Police, district Captains, and patrol officers to jointly review and identify the most pressing issues facing the District, resulting in a unified approach to problem solving.

Also critical to the problem identification process were neighborhood and district level community meetings. One of the primary duties of the district Community Service Officers is to facilitate community meetings and conduct outreach to relevant community stakeholders, such as neighborhood watch groups, community activists, clergy, and concerned residents. In the years preceding the implementation of the Boston Police Department's District D-14 *Breaking & Entering Solution Plan*, community stakeholders had become increasingly vocal over concerns about the security of their homes and apartments against the growing number of residential burglaries in the District.

From 2000-2006, D-14 saw a steady increase in the number of residential burglaries (See Table 1). In 2006, approximately 1/5 (20.5%) of the city's residential burglar' incidents occurred in D-14. By comparison, the District accounted for only 5% of the city's violent crime and 9% of the city's overall property crime. This discrepancy indicated to District **supervisors** that something unique was affecting their District and that their single biggest crime concern was residential breaking and entering (B&E).

**Table 1. 2000-2006 City of Boston Residential Breaking & Entering Statistics**

<b>Year</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>
<b>Total City Residential B&amp;E</b>	3029	3053	2996	3553	3584	3524	3177
<b>Total D-14 Residential B&amp;E</b>	383	395	374	524	651	633	650
<b>D-14 % of City Residential B&amp;E</b>	12.6%	12.9%	12.5%	14.7%	18.2%	18.0%	20.5%
<b>Rank Within City</b>	4 <sup>th</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>	2 <sup>nd</sup>	1 <sup>st</sup>	2 <sup>nd</sup>	1 <sup>st</sup>

A demographic analysis of the area revealed that Brighton/Allston (D-14), with 15,974 residents per square mile (population 65,276), is one of Boston's most densely populated sections 34 (See Table 2 for City District Map). The population is characterized by a majority of college students and young professionals who are not permanent residents. Approximately 60% of D-14's population is between the ages of 18 and 24 years old. Brighton/Allston is host to the Bryman Institute, Saint John's Seminary and portions of Boston College, Harvard University and the Berklee College of Music (See Table 3). The area is also proximal to other colleges, including Boston University, and houses many of their students and faculty. 79.1% of housing units in the district are renter occupied. Over 60% of the district's residential housing are multi-family homes and the majority are non-family households.

Table 2. City of Boston Police District Map

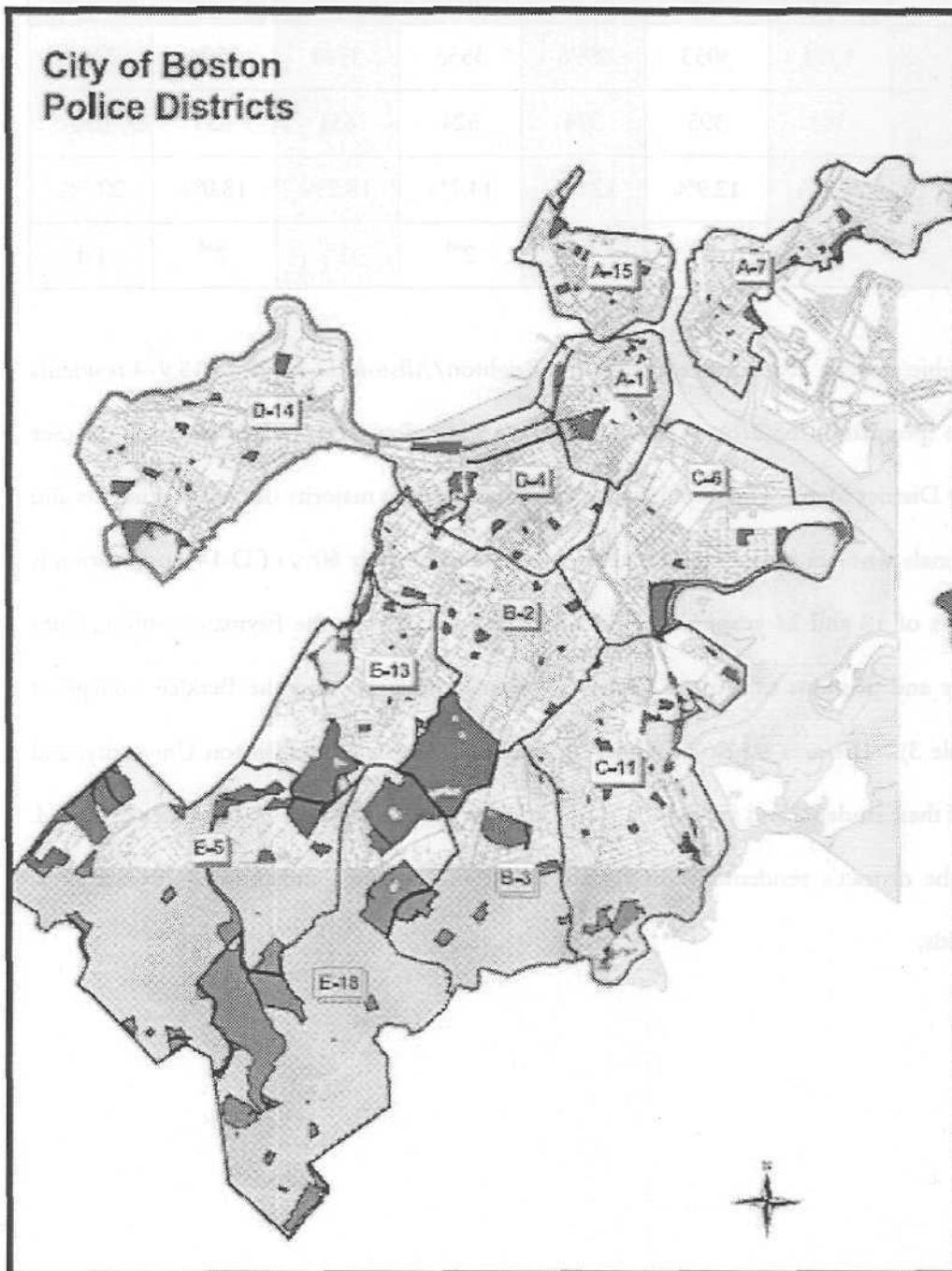
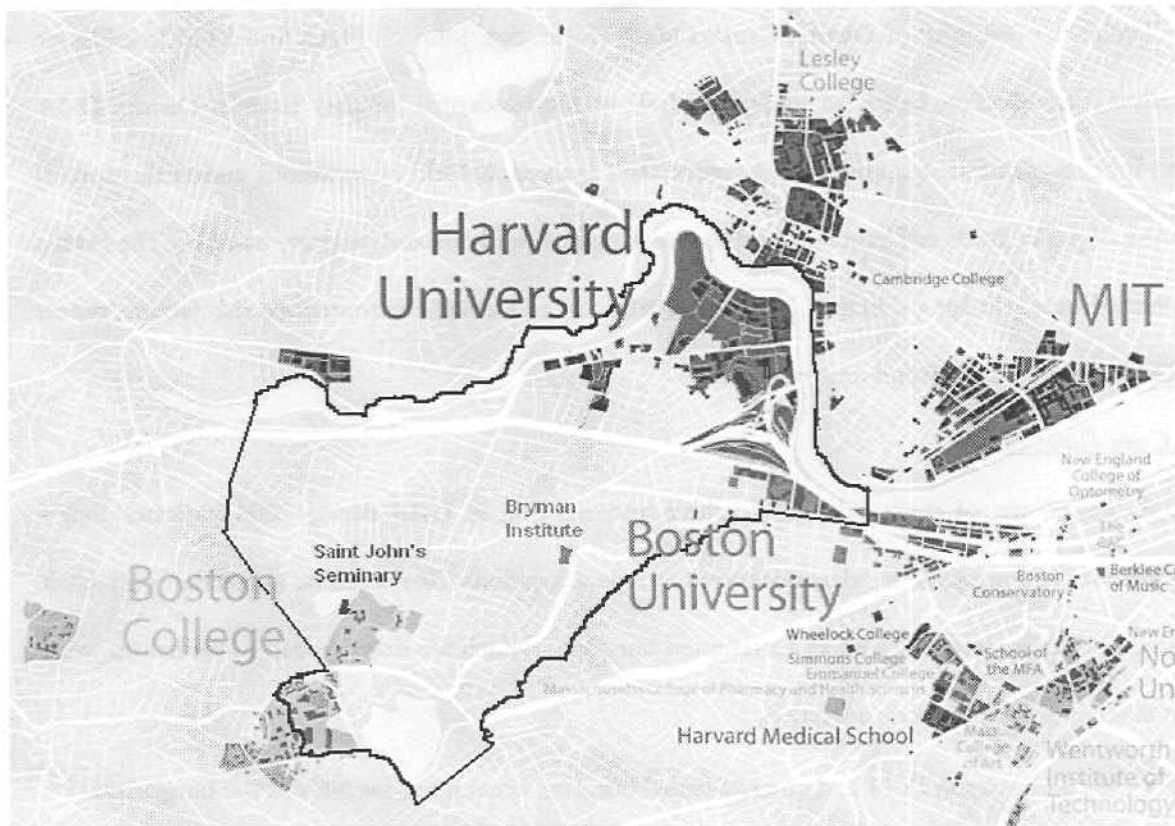


Table 3. Colleges and Universities In and Around District D-14



## B) Analysis

Under the direction of District Captain Mark Hayes, Sgt. John N. Flynn and BPD Intelligence Analyst Alex Moskos, began an in-dept analysis of the residential burglary issue in District D-14. The four stages of analysis included 1) crime data analysis, 2) field observations and evaluation, 3) review of police B&E call handling, and 4) canvassing of residents and property owners. The results identified trends in age of victims, type and location of residency, environmental risk factors, repeat offenders, and even day and time of incident.

### 1) Crime Data Analysis

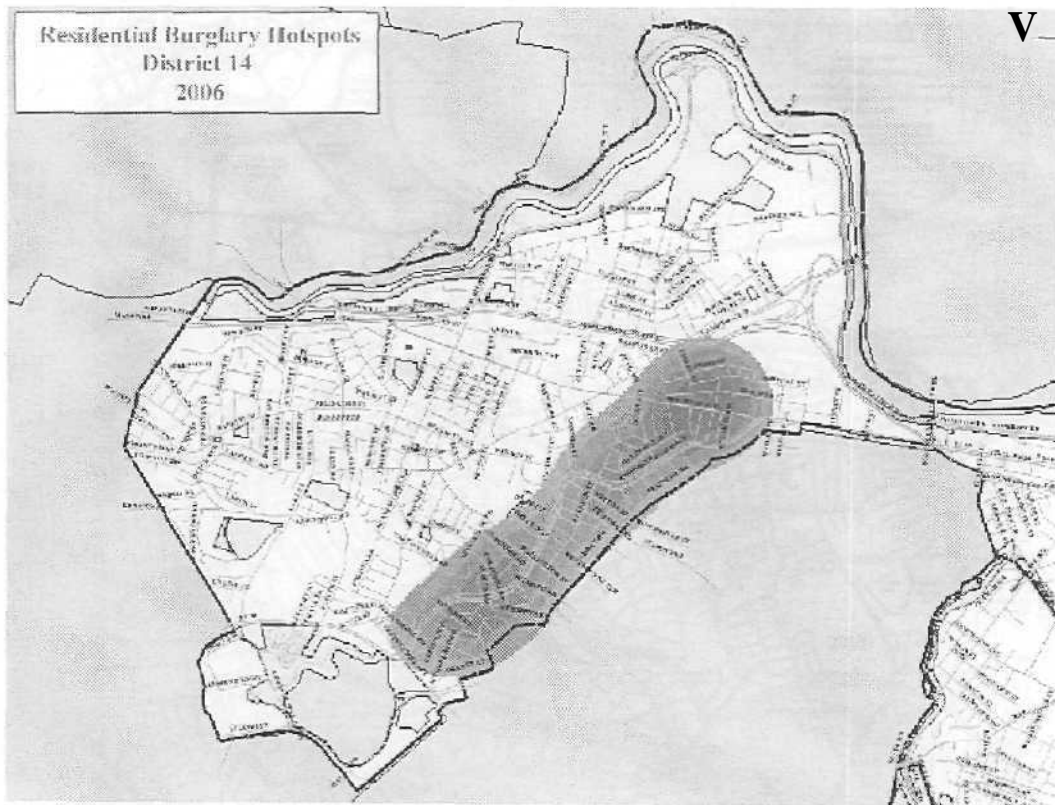
A breakdown of the residential breaking and entering in D-14 during 2006 indicates that a significant portion of the incidents occurred at repeat locations. It should be noted that only UCR coded burglaries were analyzed and attempted burglaries, which are downgraded to vandalism, were not taken into statistical consideration.

- 389 addresses in D-14 had one residential burglary, accounting for 54% of the burglaries.
- 134 addresses had 2 or more incidents, accounting for 46% of the burglaries.
- 39 addresses had 3 or more incidents, accounting for 20% of the burglaries.

A map of residential burglar)- activity shows that the majority of incidents were occurring along Commonwealth Avenue, a major thoroughway that bisects the most densely populated portion of the district, with *Hotspots* around the Washington Street and Brighton Ave./Harvard Ave. areas (See Table 4).

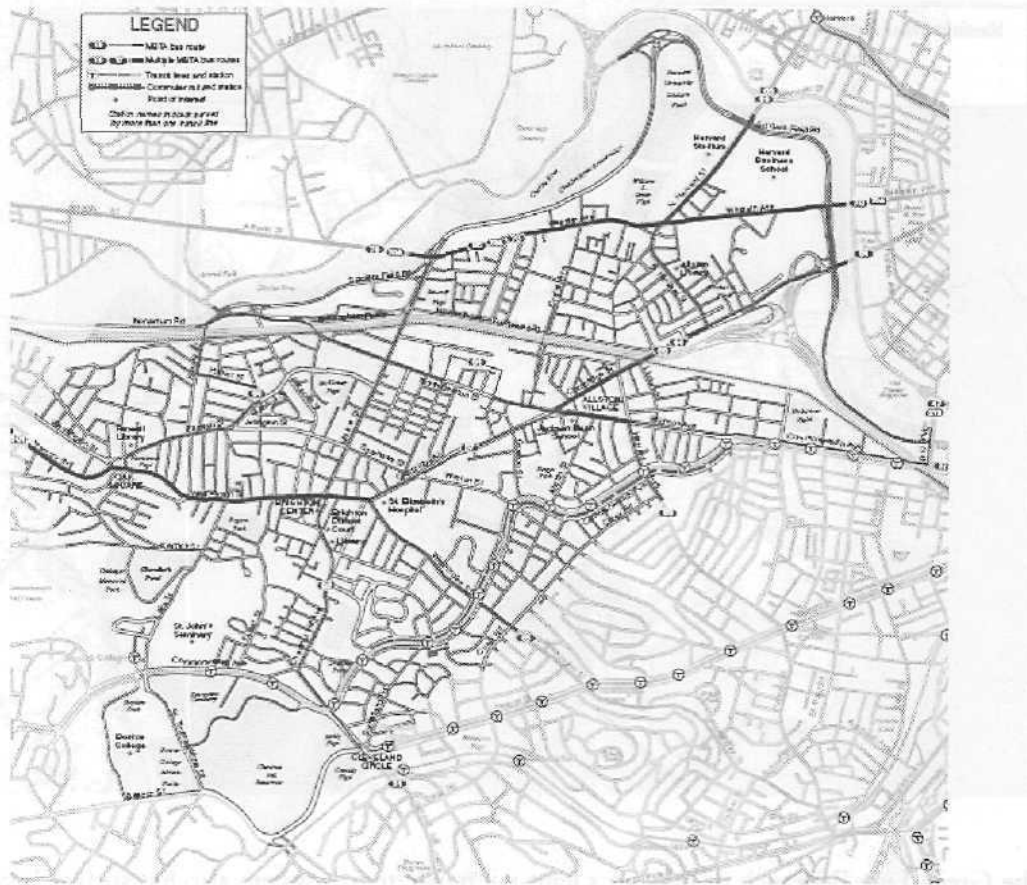


**Table 4. Residential Burglary Hotspots District D-14**



The Green Line B-Branch of the City's light-rail public transit system also has surface boardings along the length of Commonwealth Avenue (See Table 5). **Servicing** approximately 30,600 riders daily, it is the City's busiest streetcar/subway line. With an additional eight bus lines running through the District, three of which transverse the *Hotspots*, idlerant traffic was identified as a contributing factor to the trends in residential burglary.

Table 5. District D-14 Transit Map



Analysis of D-14 residential burglaries also indicated a correlation with the day of the week. Approximately 48% of the District's burglaries occur on Friday, Saturday and Sunday. When Monday is included, those four days account for 71% of the District's burglaries. Long weekends away, particularly for college students whose limited work and evening class schedules allow them to take time off to travel to visit family, is a contributing factor to this trend.

Additional trends were identified in relation to the travel patterns of resident college and **university** students (See Table 6). The District traditionally experiences an influx in B&Es as students travel for vacation, leaving their residences unattended- This is indicated by the high number of B&Es that occurred during the Thanksgiving and Spring Break periods in 2006. The

first and last weeks of the academic year, during which many students are moving in and out of their residences, were also identified as potentially high-risk periods of time for residential burglary. At these times building entrances are more likely to be left open and unattended during the day. Potential burglars can also more easily blend in with parents, movers, and maintenance workers who are legally accessing the properties.

**Table 6. College/University Calender Related Residential B&E**

<b>Number of Residential B&amp;Es</b>	<b>Date Range (2006)</b>	<b>Corresponding College/University Travel Pattern</b>
<b>27</b>	March 3 <sup>rd</sup> -March 17th	Spring Break
<b>12</b>	May 12 <sup>th</sup> -May 18th	End of Academic Year (Move-Out)
<b>4</b>	August 31 <sup>st</sup> —September 6th	Beginning of Academic Year (Move-In)
<b>16</b>	November 22 <sup>nd</sup> - November 27th	Thanksgiving Break

2) Yield Observation

Following the statistical and geographic analysis of the police reports and UCR crime data, Sgt. Flynn and Analyst Moskos conducted extensive field evaluations of all of the locations with three or more residential break-ins during 2006. These evaluations identified a number of unique environmental characteristics that made these locations more vulnerable to break-ins, including:

- => Have side or rear alleys that are not visible from street
- ^> Are away from regular pedestrian traffic
- => Security lapses such as:
  - Ground level windows without bars or obstructions
  - Windows with broken panes or air conditioner units
  - Malfunctions door locks and weak doors/doorframes
- => General disrepair indicating vulnerability

Specific problem areas were photographed and documented for inclusion in community education programs as well as for officer training (See Appendix A).

### 3) Review of Police B&E Call Handling

A review of the call handling procedures for B&E calls indicated several ways in which police response could be improved to increase the apprehension of burglars' suspects. Some problem areas identified were:

- => Not thoroughly canvass the area surrounding the burglary location on all incidents
- => Incident reports with missing information of particular importance to residential B&E
- => Minimal use of forensic technology
- => Insufficient prioritization and review of residential B&Es by detectives and District supervisors

### 4) Canvassing Community

In addition to making visual observations in the field of the buildings and their physical surroundings, Sgt. Flynn and Alex Moskos began the process of canvassing tenants, landlords, and realtors within the community. Their findings identified several common problems that compromise residential buildings security, including:

- => Failure to adequately notify tenants that maintenance work is being done on the building
- => Maintenance workers in and around the residences without proper visual identification or uniforms
- ^> Failure to track building Master Keys — in one instance, five burglaries at a single location were the result of a lost master key.

### C) Response

The Boston Police Department's District D-14 *Breaking & Entering Solution Plan* is a multifaceted **strategy** designed to combat the residential burglary that is historically a persistent crime issue for the Brighton/Allston area. The program involves the active participation of a number of District stakeholders and enforcement partners, including:

Q Land/building owners

Q District residents

- Brookline and Newton Police Departments

- a The Suffolk County District Attorney's Office

Q The Housing Inspection Division of the Boston Inspection Services Department

- Various Boston Police Department units:

- o Headquarters

- o Crime Scene Investigation Unit

- o D-14 Community Service Officers

- o D-14 Detectives and Patrol Officers

The *B&E Solution Plan* incorporates three distinct response components: 1) Increased use of BPD resources, 2) Residential community education, and 3) **Hotspot** targeted programs.

Prior to the implementation of the *B&E Solution Plan*, Sgt. Flynn and Capt. Hayes reached out to the Police Departments of the neighboring towns of Brookline and Newton. They informed the Departments of the plan to target residential burglary within the District and discussed the potential for crime displacement into their communities. Brookline, which borders the southern side of District D-14, along Commonwealth Avenue, provided Sgt. Flynn with biweekly reports detailing crime trends in Brookline as a tool for tracking any potential displacement.

1) Increased Use of BPD Resources

Principle to the increased use of BPD resources was a new set of protocols for B&E Calls, which included the following provisions (See Appendix B for complete Memo):

- => District Detectives must respond to all B&E calls. Dispatchers were instructed to send a detective to all B&E **calls**.
- => District Detectives are encouraged to utilize the Crime Scene Investigation Unit (CSI) to process the scene, freeing up Detectives to perform other investigative steps associated with the case. The CSI Unit was a resource made specially available by Headquarters.
- => Patrol Supervisors must respond to all B&E Calls during last half shifts when Detectives do not work.
- => 1.1 Incident Reports must include detailed notes on area canvassing relating to a case. These reports are to be reviewed and evaluated by **supervisory** personnel.

Another primary resource that was increasingly employed was the Housing Inspection Division of the Boston Inspection Services Department (ISD). The Housing Division enforces the State Sanitary Code and the City of Boston Ordinances that regulate the quality of Boston's public and private housing stock (See Appendix C for Department of Public Health Regulations). By collaborating with the ISD, D-14 was able to affect changes to the physical structure of residential buildings in the District, which leads to long-term target hardening and **burglary** reduction.

A *Watch list* book was developed containing the photos and identifying information of known habitual B&E offenders in the area. Analysis of crime reports indicated that a majority of the District's residential burglaries were committed by about 12 career criminals. Each time the *Watch List* book was updated during 2007., it was distributed to patrol officers during roll call and would remain in the patrol cars for quick field reference. The District also utilized an oft-unused commonwealth statute that allowed tills group of known offenders to be qualified as "common and

notorious" thieves (See Appendix D). This designation carries a possible prison term of 20 years, a hefty bargaining chip for police officers and prosecutors for getting habitual offenders off the street.

## 2) Community Education Programs

The residential community education program revolved around a series of *Partners in Crime Prevention* meetings held with local building owners, as well as Building Meetings at each address with more than two B&E incidents. All of the District's major landowners, including Hamilton, Samia, and Finburg Co., attended the Partners in Crime Prevention meetings, held on February 22<sup>nd</sup> and May 30<sup>th</sup> 2007. The demeanor of the meetings was intended to be collaborative, not punitive, as indicated by the invitation letter included in Appendix E. An important message that was conveyed to the building owners was that safety and profitability can go hand-in-hand. The officers of D-14 emphasized the role of *Target Hardening* in burglary prevention, and offered tips on how to make buildings more difficult and more risky to break into (See previously listed burglary risk factors). The Inspection Services Department also participated in the meetings, informing building owners of their legal responsibilities and reviewing the "to do list" on how to make their buildings safer. In addition, building owners were educated about whom to call for various types of emergencies and building safety concerns. Doorknob hangers with safety tips were given out to be posted around buildings.

The Building Meetings, which targeted the most at-risk properties, were similarly well attended by building residents. Residents were informed about what risk factors in their building they should be on the lookout for. Furthermore, the D-14 Community Service Officers provided safety tips on how to better secure their individual property. In addition to physical security measures, residents were encouraged to become more familiar with their neighbors and fellow tenants, and to consider building a 9-1-1 phone tree, a practice in which one resident makes a 9-1-1 call and follows it up with a call to a neighbor who would in turn do the same. The ISD also participated in many of

these meetings, informing residents of their rights as tenants. Posters and doorknob hangers with safety tips were distributed (See Appendix F for Community Education Materials).

### 3) Hotspot Targeted Programs

The targeted programs focused police resources on specific locations and times that were identified through crime data analysis as the most at-risk and criminogenic. Overall, a year-round emphasis was placed on increasing police presence and surveillance around the *Hotspot* locations where the most B&Es were occurring. This included numerous plain-clothes officers walking the problem streets and assigning Anti-Crime Officers to the problem areas. Headquarters allocated increased access to unmarked and undercover police vehicles to enhance patrols. Patrol and Anti-Crime Officers utilized the *Watch Ust* books and *Hotspots* maps to direct their efforts.

On March 3, 2007, D-14 implemented *Operation Applying Spring Brake*, a program designed to reduce the residential burglaries that occur specifically during the two-week college spring break period. The program employed five plain-clothes officers and two plain-clothes sergeants to conduct assessments and increased surveillance of *Hotspot* locations, particularly those with three or more previous B&Es. At each of the identified buildings, officers completed Property Information Forms documenting its security status (See Appendix G). If the officers were able to gain access during these checks, they arrested any individual found trespassing in the building. Officers were also required to conduct Field Interrogation Observation (FIO) reports on individuals found in or around buildings. It is important to note that three police officers and a sergeant were hired for backfill overtime, which allowed D-14 officers already familiar with the District to participate in the initiative. A second phase of *Operation Applying Spring Brake* was implemented from May 12th-18th, 2007, a week at the end of the academic year during which a majority of college students move out of their housing for the summer or graduation.



*Operation Fall Clean Up*, which uses the same techniques as *Operation Applying Spring Brake*, was conducted during the week of August 31st-September 6th, 2007, a period of heavy traffic around residential properties in the area as students move in for the upcoming academic year. Although traditionally not as high-risk a time period for burglaries as the end of the academic year, the walking beats and field observations that are a part of *Operation Fall Clean Up* provided an opportunity for officers to inform new tenants of their rights and responsibilities regarding building safety and the risk factors they can help to avoid.

**D) Assessment**

In 2006, Brighton/Allston had the most residential burglaries of any district, making up 20.5% of the City's residential B&Es. In 2007, following the implementation of the District **D-14 Breaking & Wintering Solution Plan**, Brighton / Allston experienced a 40% reduction in residential burglary. As of May 22, 2008, D-14 was ranked fifth in residential burglary- among all Districts, accounting for 7.6% of the City's residential B&E with 75 incidents (See Tables 7-10).

**Table 7. Citywide Residential Burglary by District**

**2006 Citywide Residential Burglary**

**2007 Citywide Residential Burglary**

**By District**

**By District**

District	Total	Percent
A1	125	3.9%
A15	65	2.0%
A7	235	7.4%
B2	416	13.1%
B3	233	7.3%
C11	322	10.1%
C6	146	4.6%
<b>C</b> D14	650	20.5%
D4	408	~12.8%
E13	233	7.3%
E18	194	6.1%
E5	150	4.7%
<b>Total</b>	<b>3177</b>	<b>100.0%</b>

District	Total	Percent
A1	132	4.2%
A15	59	1.9%
A7	153	4.9%
B2	417	13.3%
B3	291	9.3%
C11	440	14.0%
C6	216	6.9%
<b>C</b> D14	390	12.4%
D4	422	13.4%
E13	285	9.1%
E18	182	5.8%
E5	153	4.9%
<b>Total</b>	<b>3140</b>	<b>100.0%</b>

**Table 7 (Continued).** Citywide Residential Burglary by District

Jan 1 - May 22, 2008 Citywide Residential Burglary  
By District

District!	Total	Percent
A1	38	3.8%
A15	19	1.9%
A7	51	5.2%
B2	118	11.9%
B3	101	10.2%
C11	157	15.9%
C6	67	6.8%
D14	75	7.6%
D4	168	17.0%
E13	67	6.8%
E18	67	6.8%
E5	61	6.2%
Total	989	100.0%

Table 8. D-14 Residential B&E by Year

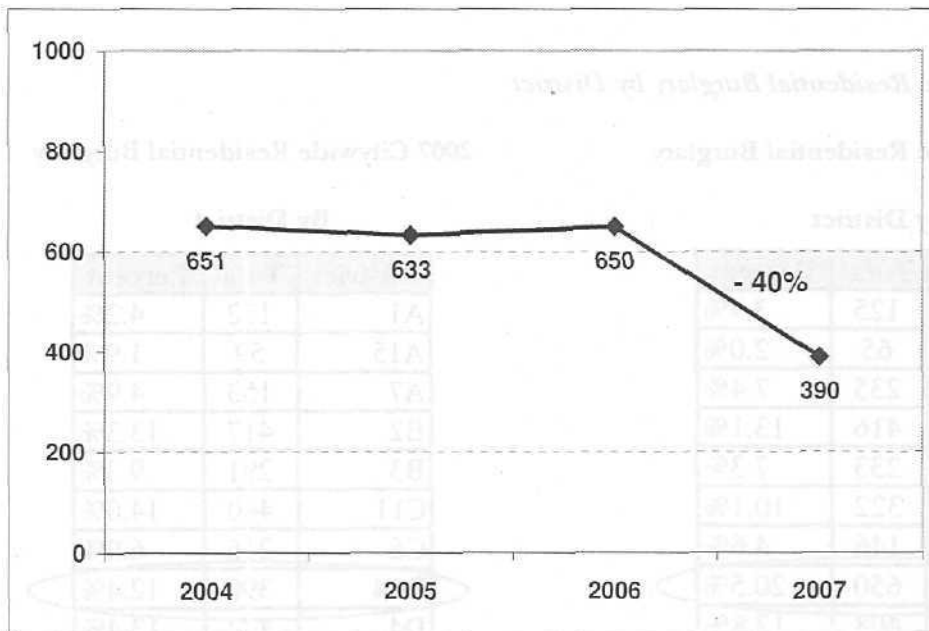
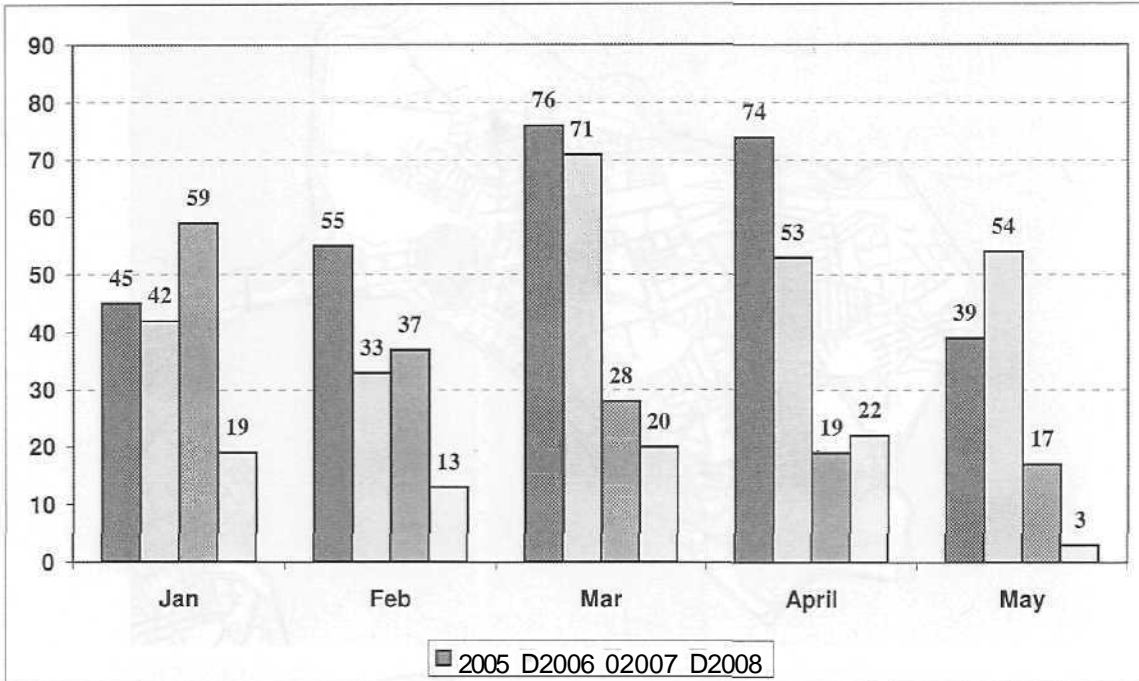


Table 9. D-14 Residential Burglaries January-May (2005-2008)

By Month:



By Year:

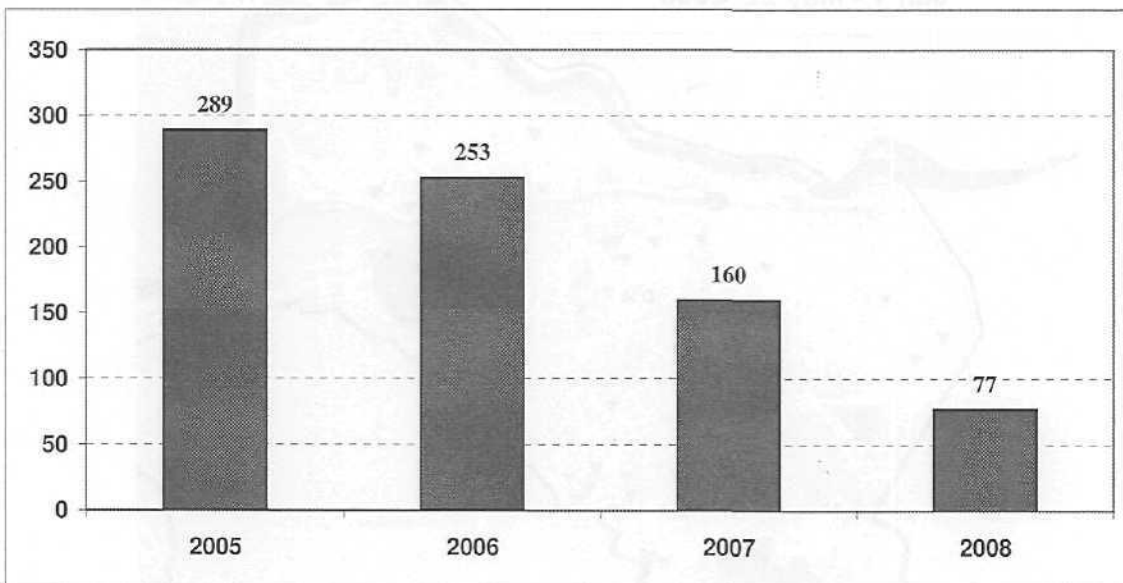
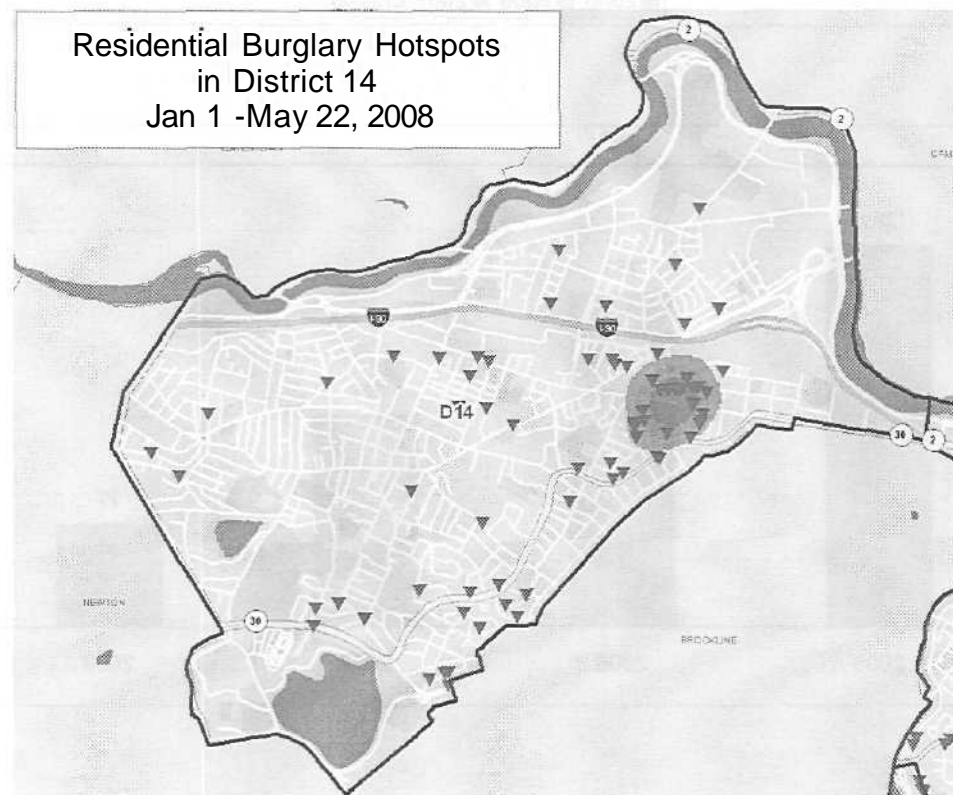
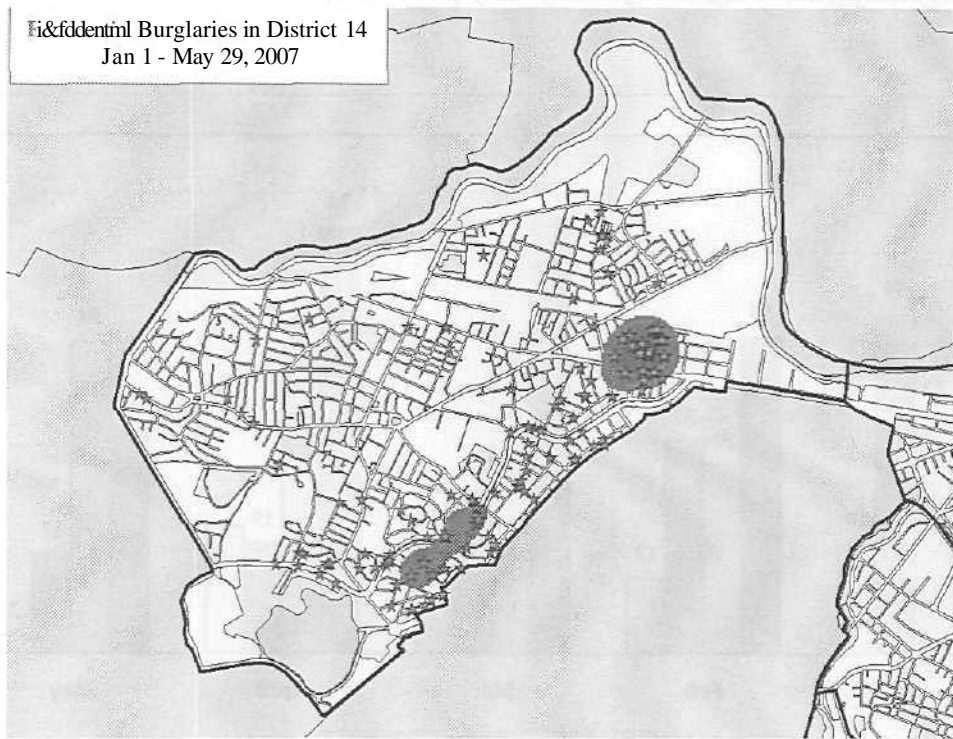


Table 10. D-14 Residential Burglary January-May Incident Maps



A breakdown of the Residential Burglaries in D-14 during 2007 indicates a significant drop in the number of the incidents occurred at repeat locations (See Table 11 for 2006-2007 comparison).

- 283 addresses in D-14 had one residential burglary, accounting for 86% of the burglaries.
- 45 addresses had 2 or more incidents,, accounting for 14% of the burglaries.
- 8 addresses had 3 or more incidents, accounting for 2% of the burglaries.

**Table 11. D-14 Repeat Residential B&E Locations**

Number of Residential B&E Incidents at Address	2006		2007	
	Number of Addresses	Percent of Residential B&Es	Number of Addresses	Percent of Residential B&Es
One	389	54%	283	86%
Two or more	134	46%	45	14%
Three or more	39	20%	8	2%

A map of residential burglary activity shows a decrease in the number of incidents occurring along Commonwealth Avenue, the major thoroughway that bisects the most densely populated portion of the district, and the *Hotspots* around the Washington Street and Brighton Ave./Harvard Ave. areas (See Table 10).

Throughout 2007, neither Brookline nor Newton Police Departments reported a demonstrable increase in residential burglaries in areas bordering D-14 or by known repeat offenders. This indicates that displacement of residential burglary' to neighboring towns, who share similar demographics and proximity to colleges and universities, did not occur as a result of the D-14 Breaking and Entering Solution Plan.

The successes of the individual components of the program were measured in a number of

during the *Hotspot* time periods targeted by *Operation Applying Spring Brake* and *Operation Fall Clean Up*. The Hamilton Companies incorporated the target hardening checklist into their building plans. This included the posting of over 150 *No Trespassing* signs. Hamilton Companies notes a significant decrease in expenditures on work orders to replace cut screen and damaged doors.

The first phase of *Operation Applying Spring Brake* resulted in a 74% decrease in the number of residential burglaries compared to the same time period in the previous year. Officers made 11 arrests, conducted 136 FIO reports, and issued 63 citations and tags. One of the FIOs led to the identification of a habitual offender whose suspicious behavior was reported to his parole officer. The second phase of *Operation Applying Spring Brake* resulted in 58% decrease in the number of residential burglaries compared to the same time period in the previous year. Officers, in the course of visiting 76 properties, made 5 arrests, conducted 16 FIO reports, and issued 22 citations and tags. During *Operation Fall Clean Up*, officers visited over 100 properties in a seven-day span. While no change was noted in the already low number of residential burglaries, D-14 credits this program with impacting the overall year-end reduction in residential B&Es.

**Table 12. Results of Targeted Programs**

College/University Calendar	Date Range	Residential B&Es 2006	Residential B&Es 200?	Percent Change
Spring Break	March 3 <sup>rd</sup> - March 17 <sup>th</sup>	27	7	-74%
End of Academic Year (Move-Out)	May 12 <sup>th</sup> - May 18 <sup>th</sup>	12	5	-58%
Beginning of Academic Year (Move-In)	August 31 <sup>st</sup> - September 6 <sup>th</sup>	4	4	0%

Through the combination of increased use of *Hotspot* patrols, **FIO** reports, and the CSI Unit, the distribution of the *Watch List* book, and coordination with the District Attorney's Office, **D-14** was able to arrest more than 12 career B&E criminals (See Appendix *hi*). Getting these repeat offenders

off the streets, and putting others on notice, played a critical role in the dramatic decreases in residential burglaries occurring in Brighton/A Us ton.

#### **E) Agency and Officer Info**

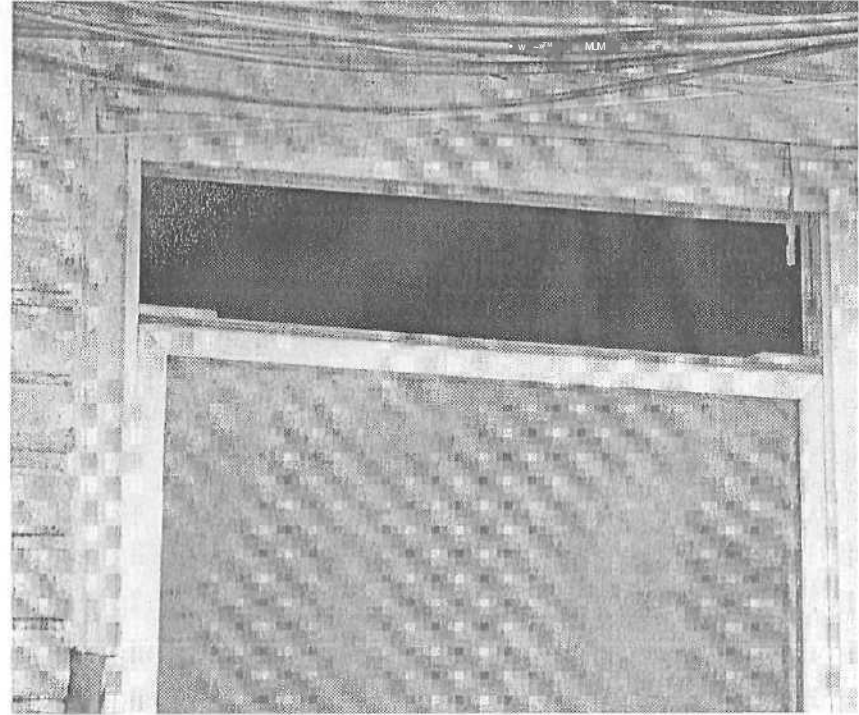
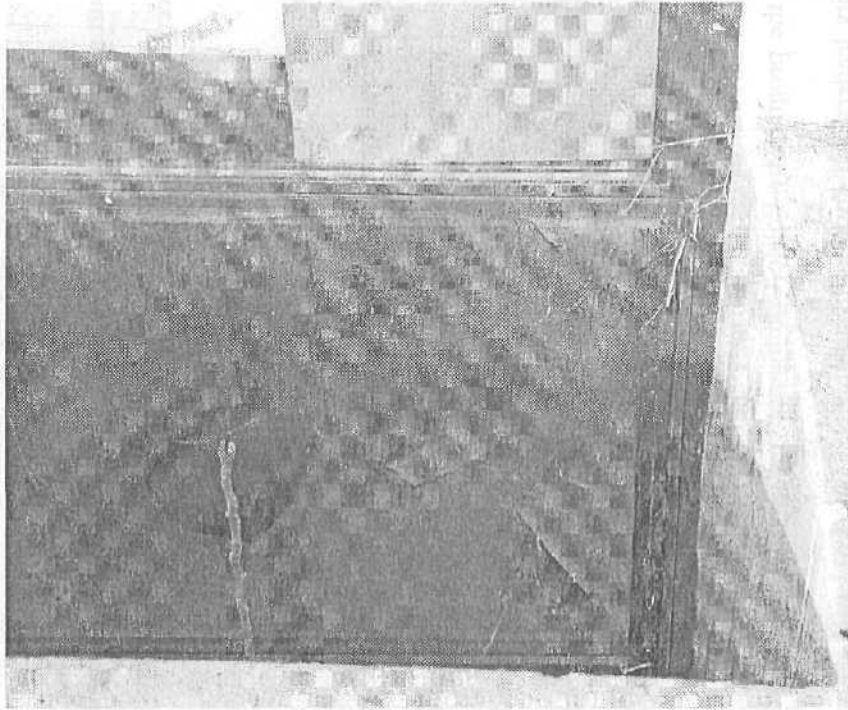
Front-line Officer, Sergeant John Flynn of District D-14, took the lead in developing the solutions proposed in this initiative. This included working closely with intelligence analyst Alex Moskos, coordinating with outside agencies, such as the Inspection **Services** Division and District Attorney's Office, conferring with Captain Mark Hayes and Superintendent in **Chief** Robert Dunford over the allocation of Department resources, and directing other line-level officers in the District. No additional training was received for this program. Officers were given recognition for the program by Police Commissioner Edward Davis and the command staff, as well as by City leaders and community members. Line-level officers were given an Executive Memo on improvements made to the policy for handling residential B&Es, as well as Property Information Forms to assist with the collection of all relevant data during targeted programs. General resources came from Headquarters in the form of increased access to personnel and specialized units in responding to residential B&E calls and implementing targeted programs.

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Email: GunaratneH.bpd@cityofboston.gov



# Common Problems Windows Windows



Windows that have not been maintained or repaired are visible hints that a target is vulnerable.

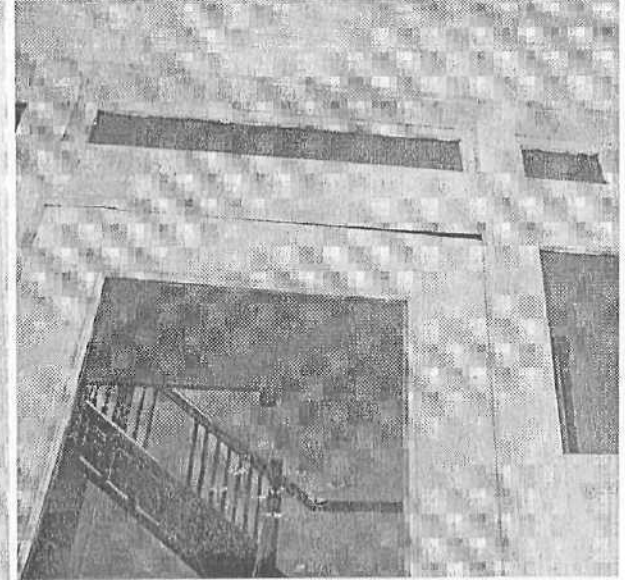
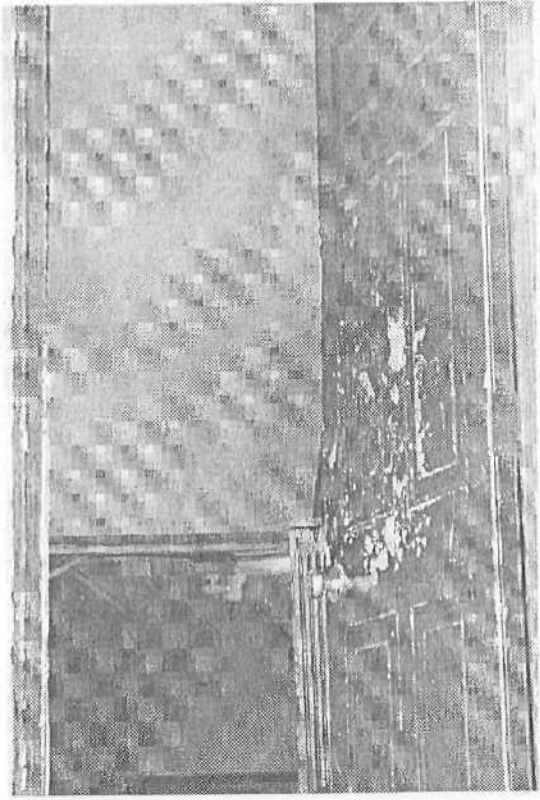
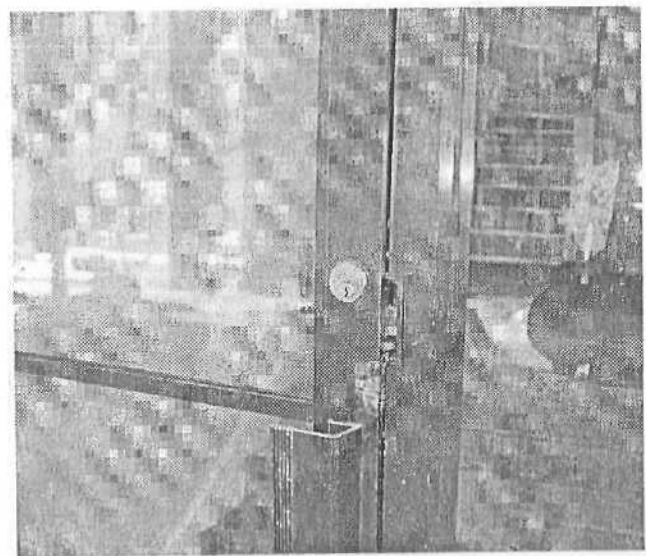




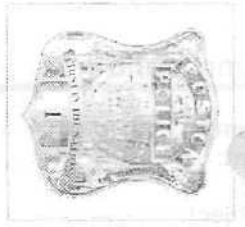
# Common Problems



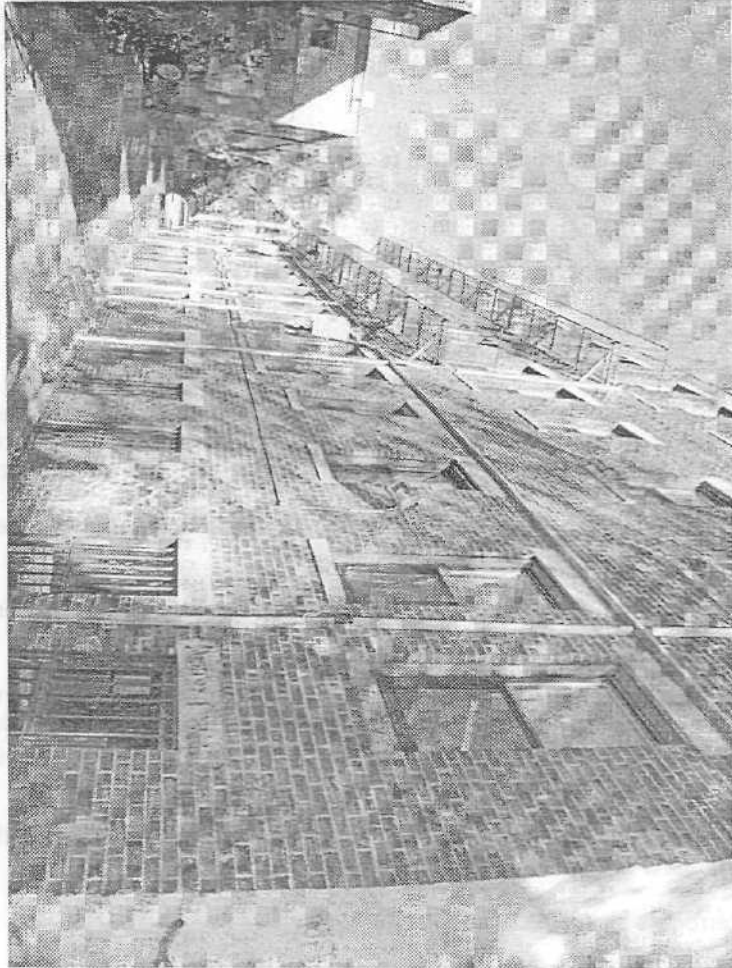
## Doors



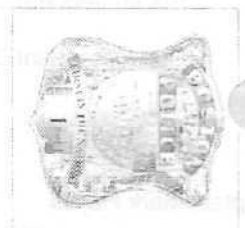
We found several doors that do not close securely.



# Common Problems Areas Behind Building



The rear of some buildings are in long alleys, out of view of the street



**Flynn, John**

---

^f  
\* From: Flynn, John  
Sent: Monday, October 08, 2007 3:02 PM  
To: Flynn, John  
Subject: FW: Burglaries

---



**From:** Hayes, Mark  
**Sent:** Saturday, January 27, 2007 11:33 AM  
**To:** D14  
**Cc:** Dunford, Robert; Greeiey, Darrin; Crossen, Patrick; Dowd, Thomas  
**Subject:** Burglaries

As you are well aware, the crime of Burglary is our # 1 problem and priority on D-14. You have been doing good work and making some good arrests. This is our # 1 priority for 2007. I want to reiterate how important this issue and that I want you to continue taking the following steps on all B&E calls:

1. Responding Officers) determine if a break occurred.
2. District Detectives must respond to all B&E calls. ( I am going to ask Deputy Fong to instruct all dispatchers to send a detective to all B&E calls.)
3. District Detectives will assess the crime scene and make a determination if the Crime Scene Investigation Unit should respond to process the scene. This is a resource that is available from HQ to help us. Use them to process the scene and this will free up the Detectives to perform other investigative steps associated with the case.
4. Patrol Supervisors should respond, especially on last half tours when Detectives do not work. Last half PS must assess the scene and determine whether or not to call out GSI.
5. Responding Officer(s) must remain on scene until the Detectives and CSI investigation has been completed.
6. Responding Officer(s) must specifically document the following in the 1.1 Incident Report:
  - a) Results of neighborhood or building canvass. What addresses and/or apartments did you canvass and what were the results? Who did you speak with? What did they say? if there was no response indicate this so the Detectives can try to canvass that address later. Last half officers should use discretion when conducting canvass. If people are awake, talk to them.
  - b) Document whether or not the District Detectives and the CSI Unit responded. For example, the Detectives may determine that it is not necessary to request a CSI response. Note this in the report.
7. Detectives must attempt to interrogate all suspects arrested for B&E.
8. When we relocate into the trailers during renovations and suspects are booked at E-5, Detectives will have to go to E-5 to interrogate them.
9. When in doubt as to whether or not you should request **CSI**, then just request them to respond.
10. Duty Supervisors must ensure that these steps are being taken and do not approve 1.1 Incident Reports unless they contain this information.
11. Superintendent Dunford is closely scrutinizing the 1.1 Incident Reports to see if these steps are being taken,
12. Superintendent Dunford and Captain-Detective Dowd want us to call out the CSI Unit whenever we need them. Do



fejt!

Captain Mark Hayes





## Regulations



*The Massachusetts Department of Public Health establishes regulations detailing the standards, which must be maintained by the occupants and owners of housing. These regulations protect the health, safety and well being of Massachusetts' s citizens and are found in Chapter 11 of the State Sanitary Code [105 CMR 410.000] entitled Minimum Standards of Fitness for Human Habitation.*



## Regulations

*Security*  
*All dwellings must be secured against unlawful entry.*  
*[410.480(A)J*  
*Entry doors to the dwelling and the dwelling unit and every opening exterior window of a dwelling must be secured against unlawful entry and fitted with a functioning locking devise. [410.480(B),(D)&(E)J*  
*The main entry door of a dwelling with three or more dwelling units must be equipped to close and lock automatically. Every door of the main common entryway and every exterior door leading into the dwelling other than the door of the main common entryway, which is equipped as described above, must be equipped with an operating lock.*  
*[410.480(C)J*

	<h2>Regulations</h2>	
<p><i>The owner of a dwelling is required to post a notice which is constructed of durable material and which is no smaller than 20 square inches in size listing the owner's name, address and telephone number if he/she does not live in the dwelling or have a manager living in the dwelling. If the owner is a realty trust or partnership, the name, address and telephone number of the managing trustee or partner must be posted. If the owner is a corporation, the name, address and telephone number of the president of the corporation shall be posted. [410.481]</i></p>		

	<h2>Regulations</h2>	
<p><i>Security</i></p> <p><i>All dwellings shall be secured against unlawful entry.</i></p> <p><i>[410.482A]</i></p> <p><i>Every door to the dwelling and the dwelling unit and every opening except for windows of a dwelling must be secured against unlawful entry and fitted with a functioning locking device.</i></p> <p><i>[410.482B]</i></p> <p><i>The main entry door of a dwelling with three or more dwelling units must be equipped to close and lock automatically. Every door of the main common entrance and every exterior door leading into the dwelling other than the door of the main common entrance, which is equipped as described above, must be equipped with an opening lock.</i></p> <p><i>[410.482C]</i></p>		

# The General Laws of Massachusetts

Search the Laws

Go To:  
[Next Section](#)  
[Previous Section](#)  
[Chapter Table of Contents](#)  
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**PART IV. CRIMES, PUNISHMENTS AND PROCEEDINGS IN CRIMINAL  
 CASES**

## TITLE I. CRIMES AND PUNISHMENTS

### CHAPTER 266. CRIMES AGAINST PROPERTY

#### Chapter 266: Section 40. Common and notorious thief

Section 40. Whoever, having been convicted, upon indictment, of larceny or of being accessory to larceny before the fact, afterward commits a larceny or is accessor}' thereto before the fact, and is convicted thereof upon indictment, and whoever is convicted at the same sitting of the court, as principal or accessory before the fact, of three distinct larcenies, shall be adjudged a common and notorious thief, and shall be punished by imprisonment in the state prison for not more than twenty years or in jail for not more than two and one half years.



One Schrceder Plaza, Boston, MA 0212G-2014

May 15, 2007

Samia Companies  
Leo Birmingham Parkway  
Brighton, Ma 02135

Dear Building Owner,

The Boston Police Department would like to invite you to the next Partnership in Crime Prevention Meeting. The meeting will be held at 10:00AM on Wednesday, May 28, 2008 at 301 Washington Street in Brighton (D-14 Police Station - Guard Room).

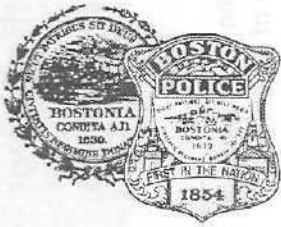
In the fall of 2006, the D-14 Supervisor Staff began an initiative to tackle the long time breaking and entering problem existing in the Allston/Brighton area. At our first meeting in February 2007 you were asked to join the partnership with us to decrease the Residential Breaking and Enterings. This effort has been a great success and we have enjoyed a substantial decrease in Residential Breaking and Enterings. We would like to continue this partnership.

Thank you and I look forward to seeing you at the meeting.

Sincerely,

---

Sergeant John N. Flynn  
Boston Police, District 14  
617 733-4734



*YOUr* Safety Begins With *You*  
Some easy ways to make yourself less likely to be come a victim of a crime!!

Out and about

- 1) **Always** **uy** to walk in pairs when out and about.
- 2) Don't over indulge in the consumption of alcohol
- 3) Keep a cell phone with you at all times to call the police should you encounter a problem.
- 4) **Know** your route of travel prior to leaving a location.
- 5) Don't take short cuts or use isolated areas to reduce your travel time. Better to arrive late than to not arrive at all
  - 6) If you go out with friends leave with the friends you went out with.

At home

- 1) Lock all apartment doors and windows **especially** when leaving for the day.
  - 2) Secure air conditioners (often used entry point for criminals)
- 3) Don't advertise your valuables. Dispose of all packing material and remember to keep valuables out of sight of windows especially on ground floors. Good window shades are a great **deterrent**
  - 4) Don't Buzz in Strangers. Don't be afraid to ask for Identification.
- 5) Remove all valuables from your vehicle (laptops, Ipods, wallets, purses, GPS devices, etc..)

Remember, Criminals are opportunists!!  
**BE SAFE**

Boston Police Department

Self Defense Course for females available from the Boston Police Department.

Contact your Community Service Office at 617-343-4376

Hosting a Party please be aware of the following offenses and subsequent penalties.

1) **Disturbing the peace**- simply defined as activities which most people would find to be unreasonably disruptive and which do infringe on some one's right to be undisturbed. People can and have been arrested for disturbing the peace in their own home.

2) **Alcoholic Beverages**-

a. Possession by person under the age of 21. Whoever, being under 21 years of age and not accompanied by a parent or legal guardian knowingly possesses, transports or carries on his person any alcohol or alcoholic beverages shall be punished by a fine and arrest.

b. Fake **ID's** No person shall willfully misrepresent his or her age or in any way alter, deface (Drivers license defacement is a felony punishable in state prison for up to five years) or otherwise falsify his identification offered as proof of age with the intent or purchasing alcoholic beverages. Violation can result in a \$300.00 fine and a 90day license revocation.

c. Social Host Liability stems from a common law theory of negligence, in circumstance in which the host has served or provided liquor to an intoxicated guest and the intoxicated guest subsequently causes harm or injury to a third party. The theory of liability proceeds from the duty of care that accompanies control of the liquor supply. Supplying alcohol to minors (under 21) is an arrestable offense.

d. Open Containers: It shall be unlawful for a person to drink from or possess an open container of alcoholic beverages, in or upon any public way, in any park, or playground or on the private property of another without consent of the owner. Violation can result in arrest and subsequent fines.

e. Procuring alcohol for underage persons: No person shall agree to procure for or deliver to an individual under the age of 21, any alcoholic beverage, sealed or open. The burden of ascertaining whether the recipient is at least 21 years of age is on the person delivering or providing the beverages.

3) **Loud Noise**

a. It shall be unlawful for any person in any area of the city to operate aloud amplification device or similar equipment in or on a motor vehicle which is either moving or standing in a public way or in a dwelling house or on land premises of such dwelling house. Violation of this ordinance can result in fines and seizure of property.



City of Boston  
Office of the Mayor  
Thomas M. Wlenino



To the Citizens of the City of Boston:

As mayor of Boston, I want to ensure that tenants and landlords of residential rental properties are treated fairly and that safe sanitary housing is available in all neighborhoods.

The Rental Inspection Program is an effective way of ensuring that our residential units are safe, sanitary and respected by occupants during tenancy.

Please take the time to review this brochure, and let us all do our part in improving Boston's housing stock and quality of life.

Sincerely,

Thomas M. Menino  
Mayor of Boston

### Fees

#### Rental Inspection Fee

i-3-unit dwellings are \$50.00 per unit.  
4 unit dwellings and above are \$75.00 per unit.

#### Exemption Fees

\$50 per unit for the first 4 units. \$10 per unit for each additional unit.  
Maximum fees of \$500 per building and \$1000 per complex.

#### Filing Fees

\$25 filing fee for sworn statements from Private Authorized Inspectors.  
\$50 NON REFUNDABLE EXEMPTION APPLICATION FEE

### Exemptions

- Dwellings with 1 to 6 apartments, one of which is occupied by the owner.
- Federal, State or City Owned or managed apartments.
- Apartments inspected, approved and leased through the section 8 housing choice voucher program.
- Apartments that have been comprehensively inspected within the past 12 months, where no violations were observed.

## BOSTON INSPECTIONAL SERVICES

### HOUSING DIVISION

# RENTAL INSPECTIONS



"We care about your home"<sup>1)</sup>



Mayor Thomas M.  
Menino  
City of Boston

William J. Good III, Commissioner  
Dion S. Irish, Assistant Commissioner  
Steven G. O'Donnell, Program Coordinator

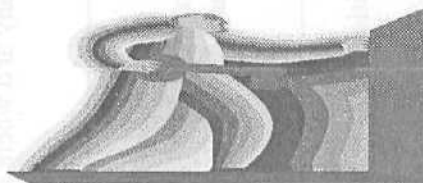
**Boston Inspectional Services**

## WHO BENEFITS

1. **Landlords** benefit:
  - A) Receiving guidance on housing requirements & practices from ISO housing professionals.  
Effective 10/04 other authorized housing professionals may also conduct inspections.
  - B) Provided with a documented record of the conditions of the rental unit at the beginning of tenancy.
  - C) Protection against consumer lawsuits for renting sub-standard units.
  - D) A tool that can be utilized against illegal rent withholding and tenant damage to unit.
2. **Tenants** benefit:
  - A) Provided with legal, safe and sanitary apartments,
  - B) Educated on their responsibilities and rights.
3. The Community benefits:
  - A) proper care and maintenance of residential properties,
  - B) promotes healthy homes that protects children, seniors, and other occupants.
  - C) The legal and proper use of dwellings in accordance with zoning, building and sanitary codes requirements.

## Rental Re-Inspection

The ordinance (CBC 9-1.3) was first adopted in 1984 by the Boston City Council and amended in 1995 and 2003. CBC 9-1.3 requires that rental housing units be inspected for compliance with Commonwealth of Massachusetts State Sanitary Code, whenever they are being re-rented to new occupant(s).



The 2003 revision has provided owners with added incentives to comply, increased compliance time frames, and expanded methods of complying.

Owners have 45 days from the date of a new tenancy to request a Rental Unit Inspection. Owners experiencing hardship may apply for an extension of time to comply, along with the submission of a compliance plan.

Owners can request a 5-year exemption from turnover requirements. Such exemption requests may be granted based on a review of the Owners properly management history, as well as the past and current management and upkeep of the property,

### PENALTY

Failure to comply with the provisions of this ordinance is punishable by a fine of \$300 per month for every month that the condition exists.

## CONTACT INFORMATION

To Request a Rental Unit Re-Inspection or to reach us for other business please call;

Housing Division (617) 635-5322

Fax Number (617) 635-5383

Website [www.cityofboston.gov/isd/housing](http://www.cityofboston.gov/isd/housing)

Please call us if you have questions or concerns about your housing conditions, or if you would like to request an inspection.

Our Business Hours are  
Sunday through Saturday, from  
8:00 a.m. until 5:45 p.m.

### Office Address:

1010 Massachusetts Avenue, 5th fl.  
Boston, Massachusetts 02119

For housing emergency complaints after regular business hours, please call;

Mayor Menino's 24 Emergency  
Hotline (617) 635-4500

APPLYING SPRING BRAKE - PHASE TWO  
PROPERTY INFORMATION FORM

Officer Call Sign: \_\_\_\_\_

Date & Time: \_\_\_\_\_

Address: \_\_\_\_\_

Building Owner: \_\_\_\_\_ Owner phone: \_\_\_\_\_

*By law information should be found inside front door In common urea — if not found please note)*

"No Trespassing" Sign Yes No  
If Yes, how many and where are they located; \_\_\_\_\_

Camera System Yes No  
If Yes, how many and where are they located: \_\_\_\_\_

Property Condition — **Give general informaion that you find relative to security issues.**

Exterior -  
Doors \_\_\_\_\_

Windows \_\_\_\_\_

Lighting \_\_\_\_\_

Interior -  
Front Entry \_\_\_\_\_

Common Areas \_\_\_\_\_

Lighting \_\_\_\_\_

General Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Hotline (611) 633-4200  
Mayor Menino's 24 Emergency

ENCORE!



Catch our special, 24-page Red Sox preview section that will get you ready for opening day tomorrow. After Page 40

INDEX

Ask Amy, Horoscope.....2S  
 Business.....22-21  
 Careers.....32-35  
 Classified.....37-44  
 Comics, Puzzles.....30-31  
 Editorials.....1S-33  
 Inside Track.....16-17  
 Lotteries.....43  
 Obituaries.....20-21  
 Racing.....45  
 Television.....2S  
 The Edge.....25-2S  
 Weather.....2S

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800-882-120

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Arts & Lifestyle

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Business News

617-619-6455

Photo

617-619-6468

TIPS, COMMENTS

617-613-5755

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hofnefind.com

carfind.com

G17-615-S70G

www.bostonherald.com

BOSTON HERALD MONDAY, MARCH 24, 2008

# CLEAN SWEEP

## Old BPD strategy hits at thug crime wave

It was Febra'ry 2007, and Abston/Brighton 'AMS being plundered. Thieves were referilessly ripping off the sdint building over and over — almost for spon. A whopping 39 bulKilngs wers each hit three rimes or more in 2006.

Enter Sgt. John N. Fiyrai, a former prosecutor, who was assigned to Brighton ar thi: height of a br raking-ami-entering scoirge. He dispatched rr.ore cops to "hot-spot" nrens. Bulsiung manage-nicnt companies got with the program, instnllirtg survcilUnce cameras and orhet security measures.

By: die key to cleaning up Brighton's B&E crime wave was 3 law-enforce-ment strategy iha; harRei^a back to the wild-we^dny. Cail ii the "get on! of Dodge" fambH. Investigators discovered rhat m>st of the 730 Ai]«Qt!/Bnf.h: on home heists in 200ft were committed by 3 small band of about. 12 career criminals.

Police and prosecutors uneshrd y ^uninc. ccn- tury-oid conimotr.veath statute that allowed them to 6ih this dirty dozen "commwsiand notorious" thieves, a designaiion that carried a prison sentence of up to 20 years. Using the (hreat of lhasf h(wry statmeto negotiate quick plea deab, copy and prosecu- tors .iregettiig these career criraituis out of Dodge ar.d behind bars.

The result; home heists in Brighton are down (his year by 77 percent so far compared to the Kanie time last year.

5Vo of Che bad guys now off Brighten streets are Wiibert Garrett and Stephen j. Rog^r?. They were rabbel. in February 2007 as they sauntered down the stairs of their ktesr Knglewood Avenue mark, reeking of cologne and wearing m.ttchin? ;!l igafT-skir. j>hocs. l"hey were carrying loot in one hand, vodka bottfes ic the other, and had already ripped off an apartment across the street. All in a day's ft\*ort

Indeed, Rogers, 5J. had more than 50 B&E busts -it r\* (\$record. Garrett, 5^, boasted a suniisr rap sheet, W\$ih she threat of 20 years fechiniis bars hanging over them. &oth pleadedc gyISq- in inT\*Y conf-er to breaking g arid ehterinp. Gnrrrett is

servng three years behind bar: Rogers got six.

"They were pr&flic," District 14 Boston Police Cap.: lh-j.uk Msacka, said iif the "common end rtatori- oijs" thieves who were ravaging Allston/Brighton. "One person can do dozens of thefts — maybe even

hundreds before (he' 'gst caught."

Thirc rip-off artists preyed on the neighbor- hood's bid-back crowd of college transient?. They picked tieir apartments b^re of valuables, walking nffwifii bags of jewelry and all manner of expen- sive eieccronics, from iPods to laptops. During spring break, the pkkins' were almost too easy.

But thanks to a good, old-fashioned strategy, getting these career thieves OUT of Dod^c has been relatively easy loo.

Take the case of Paul Citilmf te, who was convicted of his first burglary tour decades ago in Brookline. Guilrme's one-mars crime spree has taken him from tfe stan w the South Shore

Last September, police sa3 they foaad the SS-v-ear-oid iLmkheai hi-yiHi: behind a mattress g3 in the basement of a Sutherland Rosd building \*viti a sack of fe^v-y As it happens, a tenant in the fculdnf; told police that prior to die alleged brrak-in, he heard Guilmette outside an rparvreni window sayins to himself, "I can't do it I can't do it." It was unclear exactly whsi he was wrestling with, his conscience >r the window.

At last report, Guu- metce was wrestJing with taking a plea or going to trial

Another notable Brighton bust was that of FrsrJdin Abernathy, who is now within the familiar confines of Chateau Cedar Junction, awsitirig trial. His capmre was no easy task, as he allegedly led cops on s treacherous backyard chase.

But trying fthenMthy, 43, shouldn't be too difficult. For one thins he's representing himself. •For another, police said when they caught up with him, he was carrying i receipt for the crowbar and chisel he allegedly left in die victim's kitchen.

Ever, more telling was what cops said Abeinathy purportedly proclaimed after being captured last yeay "I do 10 BBS's and get cacghi or.ee. it's worth it!" But no; here ir. Dodge.



WILBERT GARRETT



STEPHEN J. ROGERS



PAUL GUILMETTE



FRANKLIN ABERNATHY



for fici can t coin abc Den had S ing bail per mo "i abo pia Pop Virg bro ty o T clas sche T Sou T the l sche wid tean

EFFE Doug into l arme Mary

MARCH 24, 2008