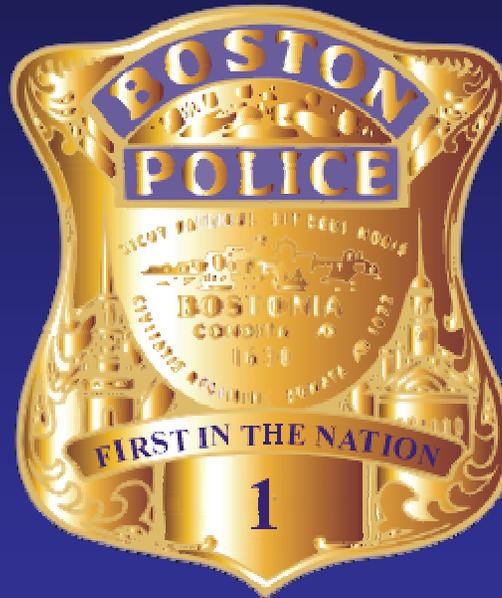


Boston Police Department

Boston, Massachusetts

District 14

Breaking & Entering Solution Plan

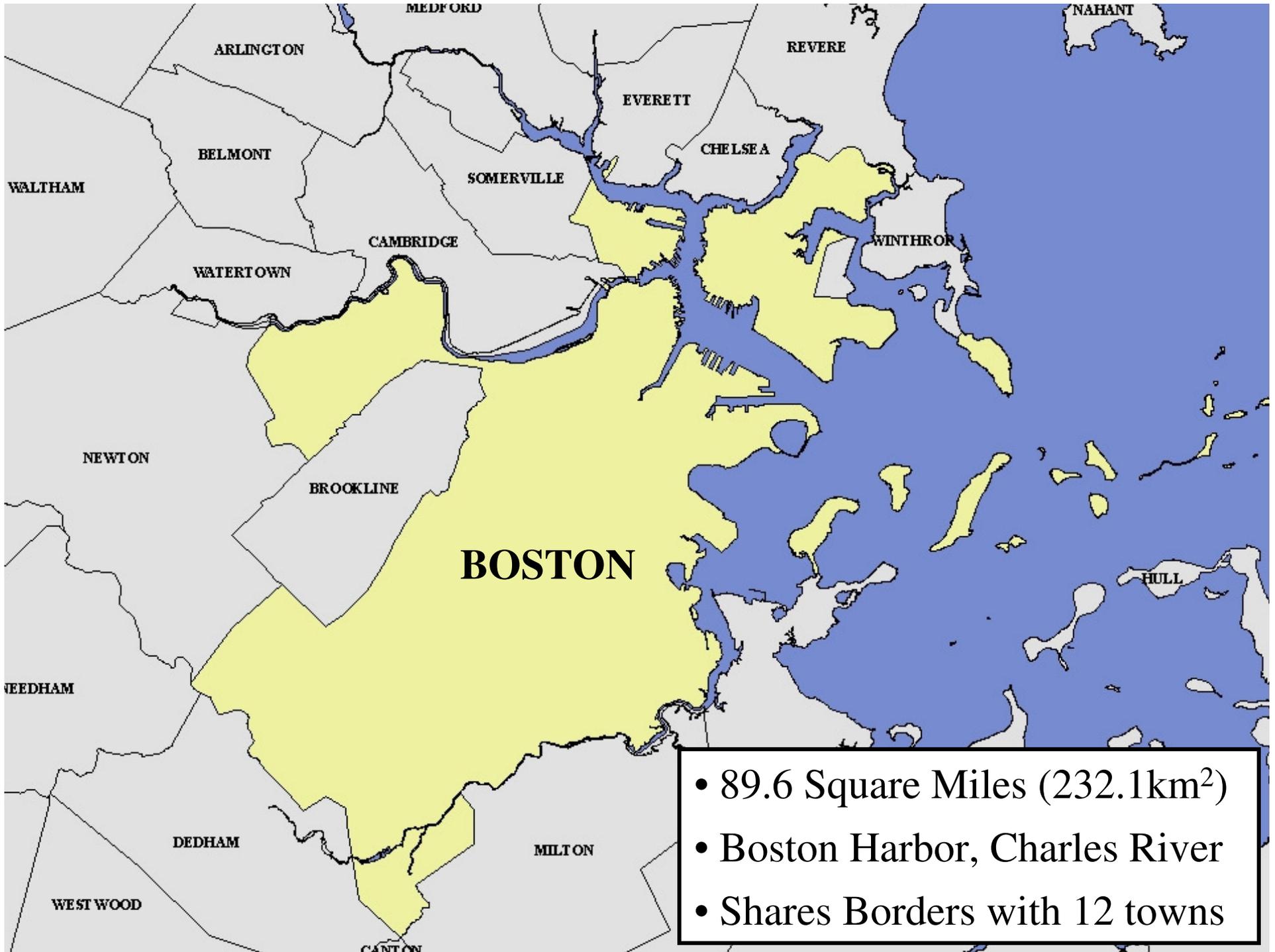


Capt Mark Hayes, District 14 Commander

Sgt John Flynn, District 14 Anti-Crime

Introduction to the City of Boston

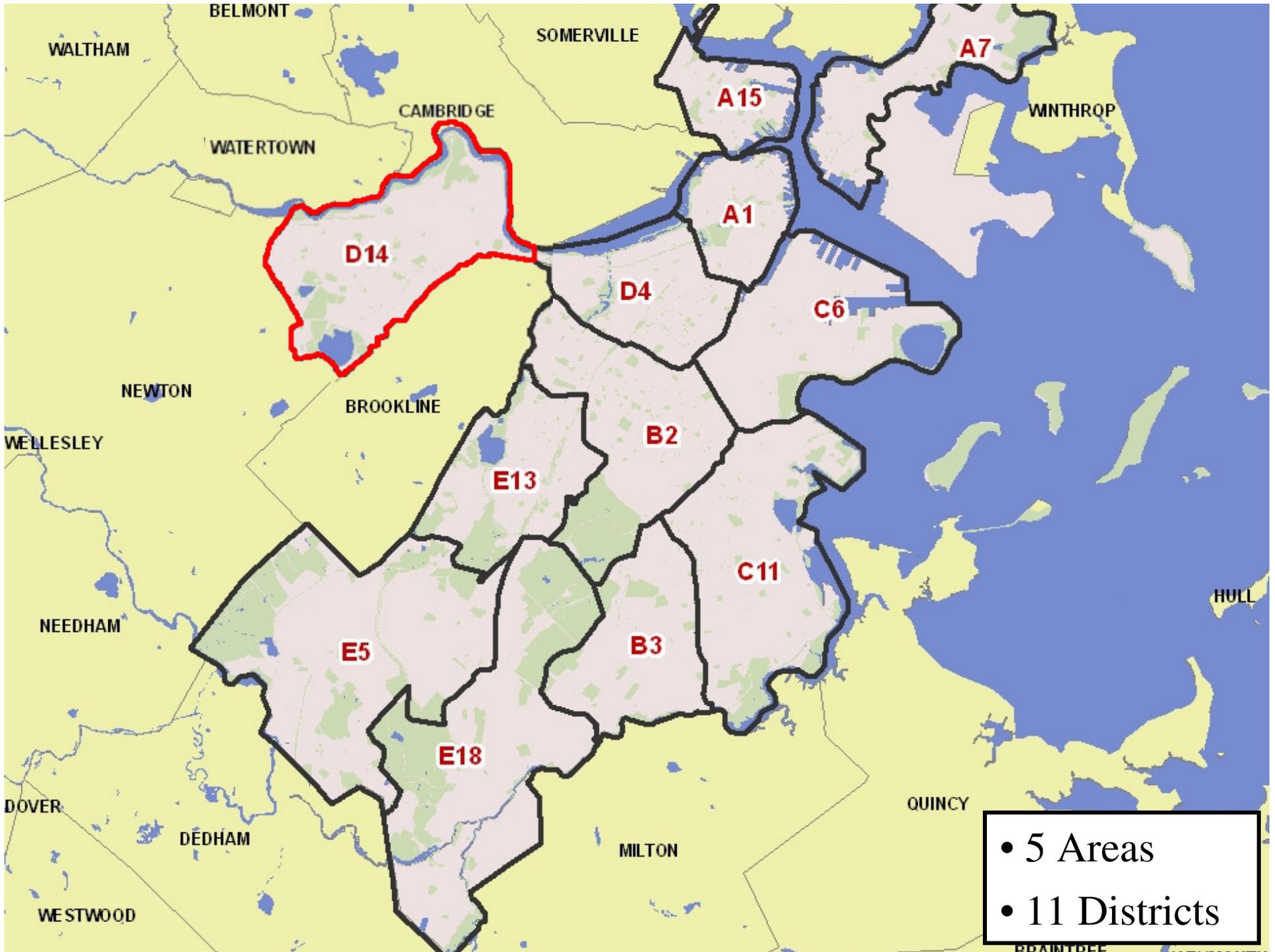






Introduction to the City of Boston

- Population of 599,351₍₂₀₀₇₎
- Daytime population increases to 2 Million
- 4th Highest major city population density (behind Chicago, New York & San Francisco)
- 4th Busiest rapid transit in the U.S.
- Approximately 2,200 Sworn Officers & 800 Civilian Personnel
- 11 Districts



- District 14 (Allston / Brighton)

- Major Roads
- Colleges
- Public Transportation



Boston Police Department

D-14 Breaking & Entering Solution Plan



S.A.R.A.

- **SCANNING**
 - ANALYSIS
 - RESPONSE
 - ASSESSMENT
1. Crime Data
 2. Demographics
 3. Infrastructure
 4. Community Input



1. Crime Data

A. COMPSTAT

- Biweekly statistical review of District crime data
- Communication & planning with Command Staff

B. Boston Regional Intelligence Center (BRIC)

- Applies classic intelligence cycle to street crime
- Detailed analysis of gang activity and geographic crime patterns

C. Crime Mapping

D. Incident Reports



1. Crime Data

2004 Citywide Residential Burglary By District

District	Total	Percent
A1	177	4.9%
A15	91	2.5%
A7	206	5.8%
B2	400	11.2%
B3	226	6.3%
C11	516	14.4%
C6	234	6.5%
D14	651	18.2%
D4	447	12.5%
E13	311	8.7%
E18	205	5.7%
E5	117	3.3%
Total	3581	100.0%

The Allston/Brighton Area accounts for over 18% of the City's Residential Burglaries



1. Crime Data

2005 Citywide Residential Burglary By District

District	Total	Percent
A1	127	3.6%
A15	95	2.7%
A7	226	6.4%
B2	453	12.9%
B3	221	6.3%
C11	339	9.6%
C6	224	6.4%
D14	633	18.0%
D4	693	19.7%
E13	175	5.0%
E18	193	5.5%
E5	141	4.0%
Total	3520	100.0%

The Allston/Brighton Area accounts for over 18% of the City's Residential Burglaries



1. Crime Data

2006 Citywide Residential Burglary 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%
D14	650	20.5%
D4	408	12.8%
E13	233	7.3%
E18	194	6.1%
E5	150	4.7%
Total	3177	100.0%

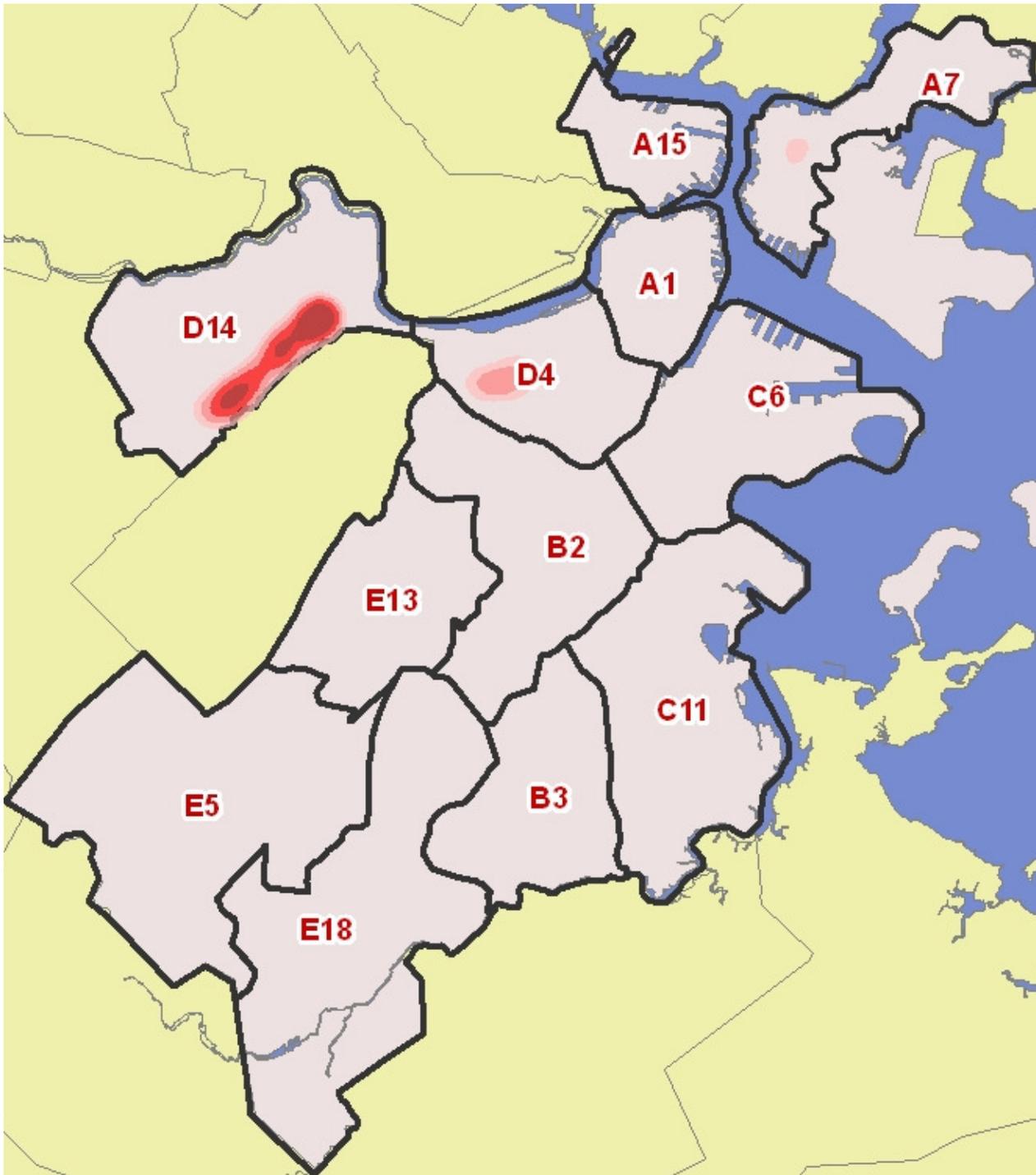
The Allston/Brighton Area accounts for over 20% of the City's Residential Burglaries

(1 out of 5 B&Es)

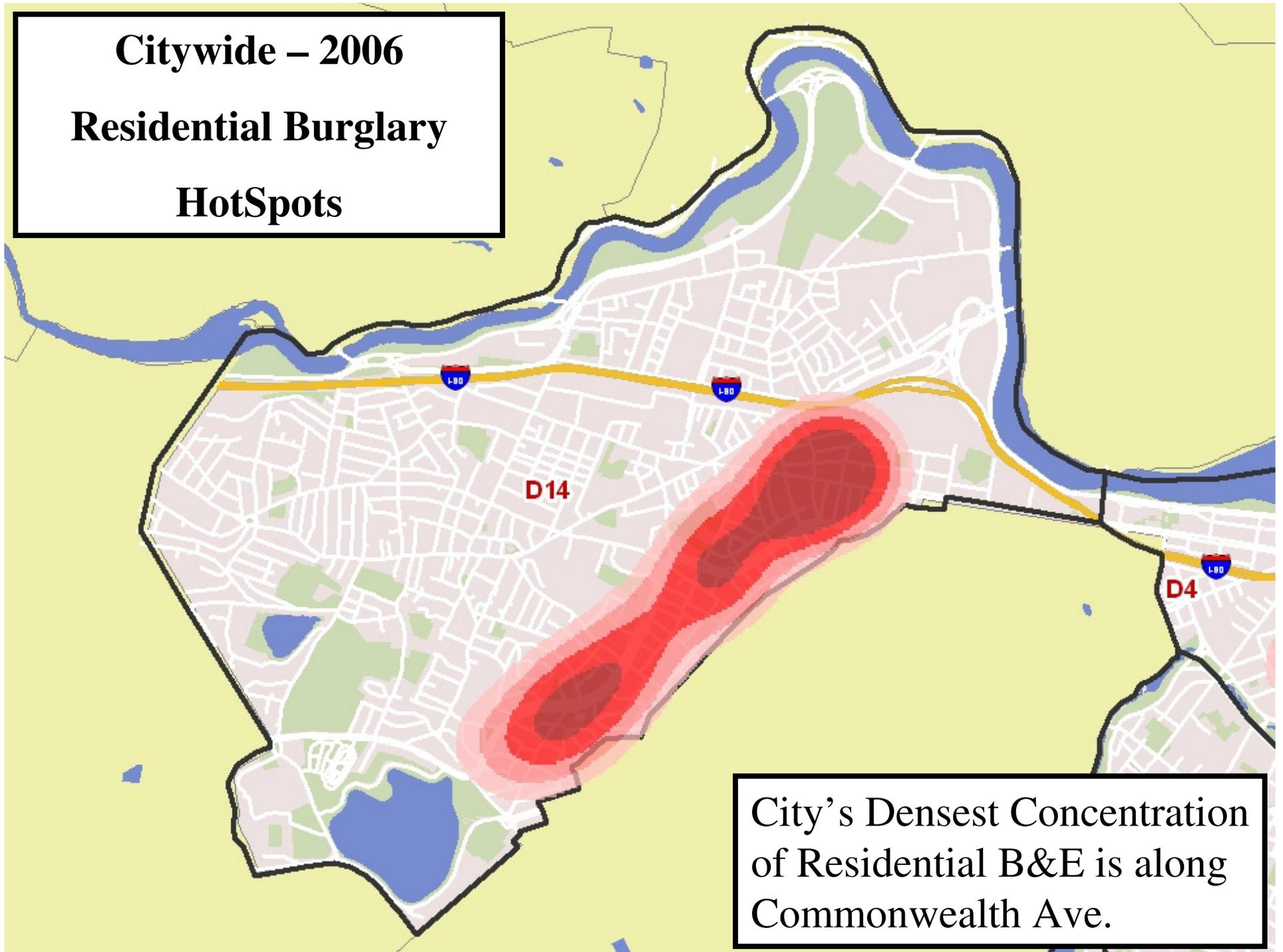
Scan

Citywide 2006 Residential Burglary HotSpots

The City's primary
B&E HotSpot was
along one major
stretch of D-14.



**Citywide – 2006
Residential Burglary
HotSpots**

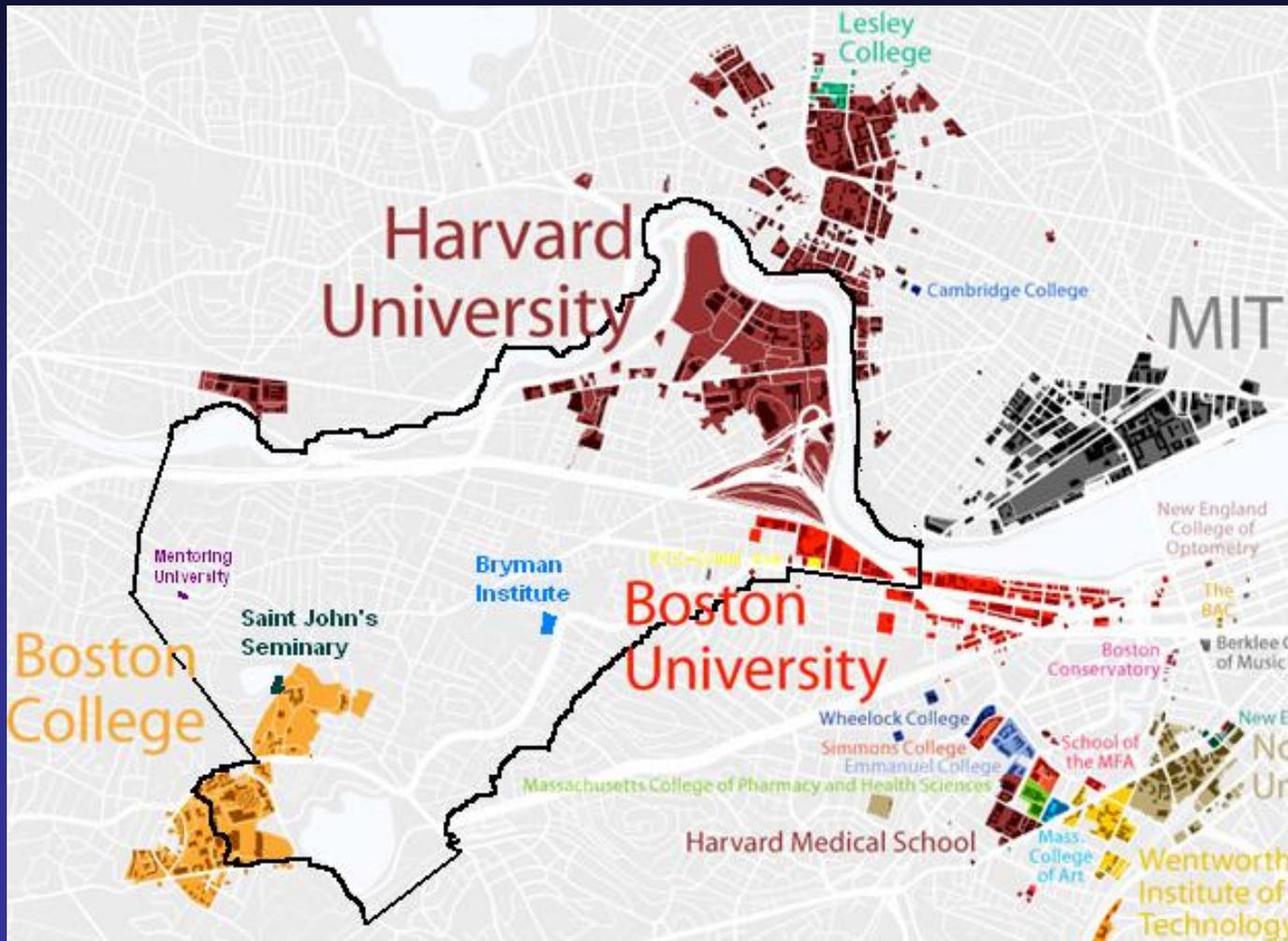


City's Densest Concentration
of Residential B&E is along
Commonwealth Ave.



2. Demographics

District 14 Colleges & Universities



Host/Proximal to
10 Colleges &
Universities

More alcohol-
licensed premises
than any other
area of the City.



2. Demographics

Allston / Brighton

A. Population

- Census population over 65,000
- 60% between 18-24 years old
- Students increase population to over 100,000

B. Housing

- 79% of housing units renter occupied
- 60% of housing units multi-family
- Majority non-family households



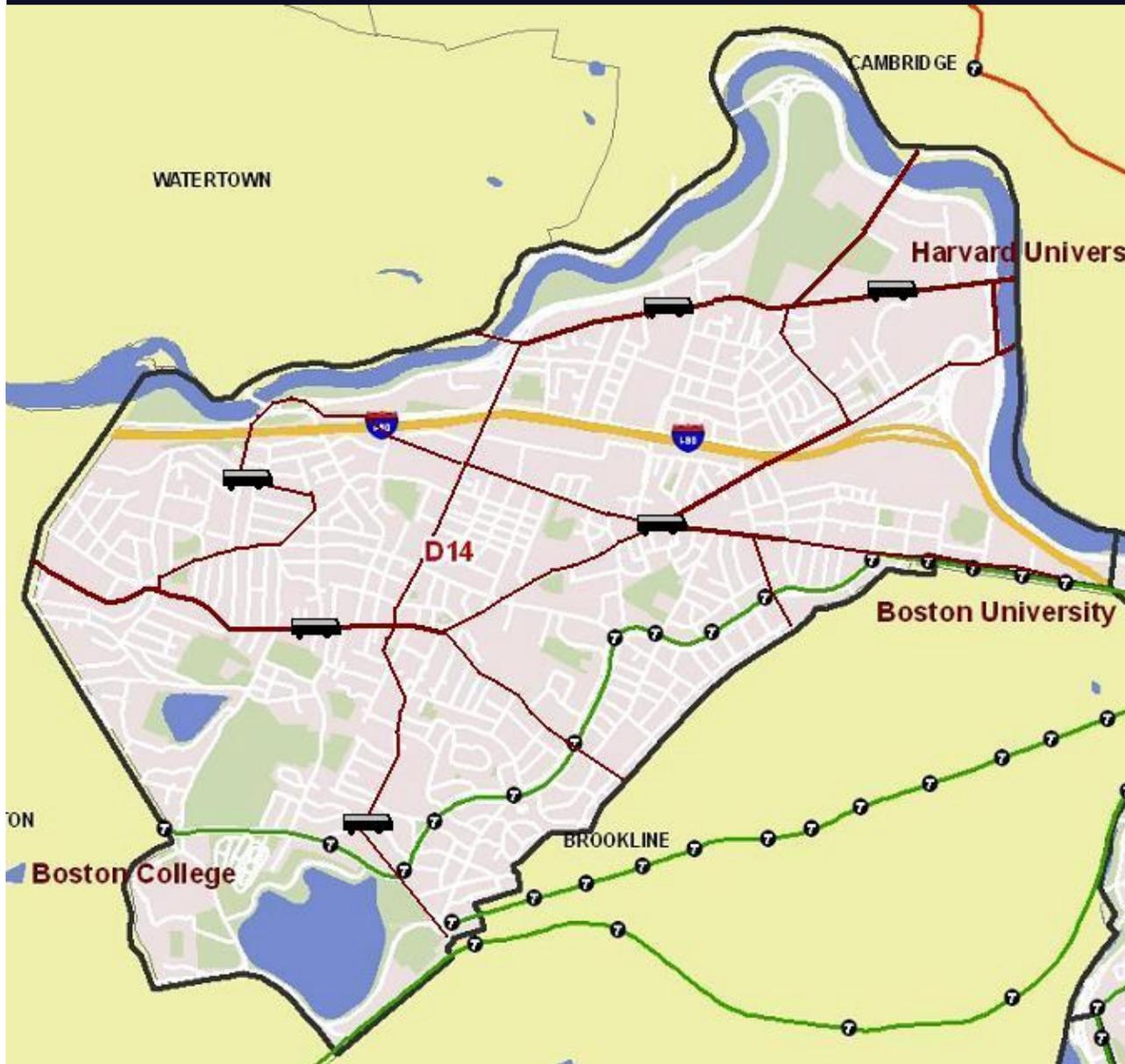
3. Infrastructure

A. Residential Housing

- A number of large companies own a significant portion of the residential buildings
- Small building owners contract with large companies to help maintain & manage property
- Large Apartment Buildings / Town House Complexes / Multi-Family Homes



3. Infrastructure



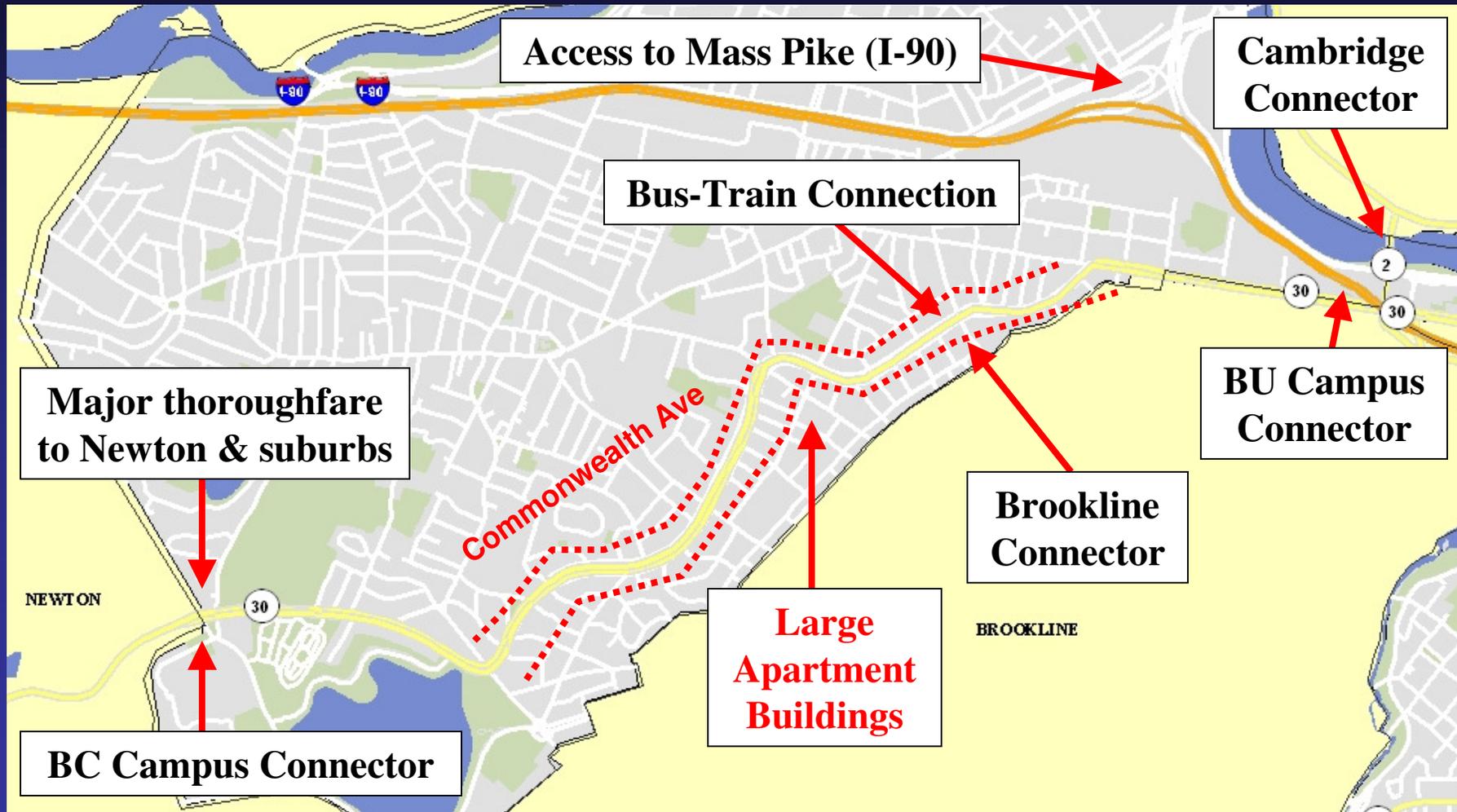
B. Public Transit System

- Aboveground Light-Rail Boarding
- Over 30,000 Riders Daily
- 8 Bus Lines



3. Infrastructure

Major Roadways – Commonwealth Ave (Rt. 30)





4. Community Input

A. Community Service Officer (CSO) Outreach

- Community meetings
- Liaisons to Colleges/Universities

B. Patrol Officer Outreach

- Department mission of neighborhood policing

C. Neighborhood Services

- Mayor's Hotline
- Council members
- University Staff & Campus Police



Summary

- Identified B&E Problem:
 - Reviewed Crime Data
 - Observed unique population & infrastructure
 - Listened to community & district officers
- Scanning Results:
 - B&E was District's #1 crime problem
 - Longstanding Police Concern
 - Community Concern



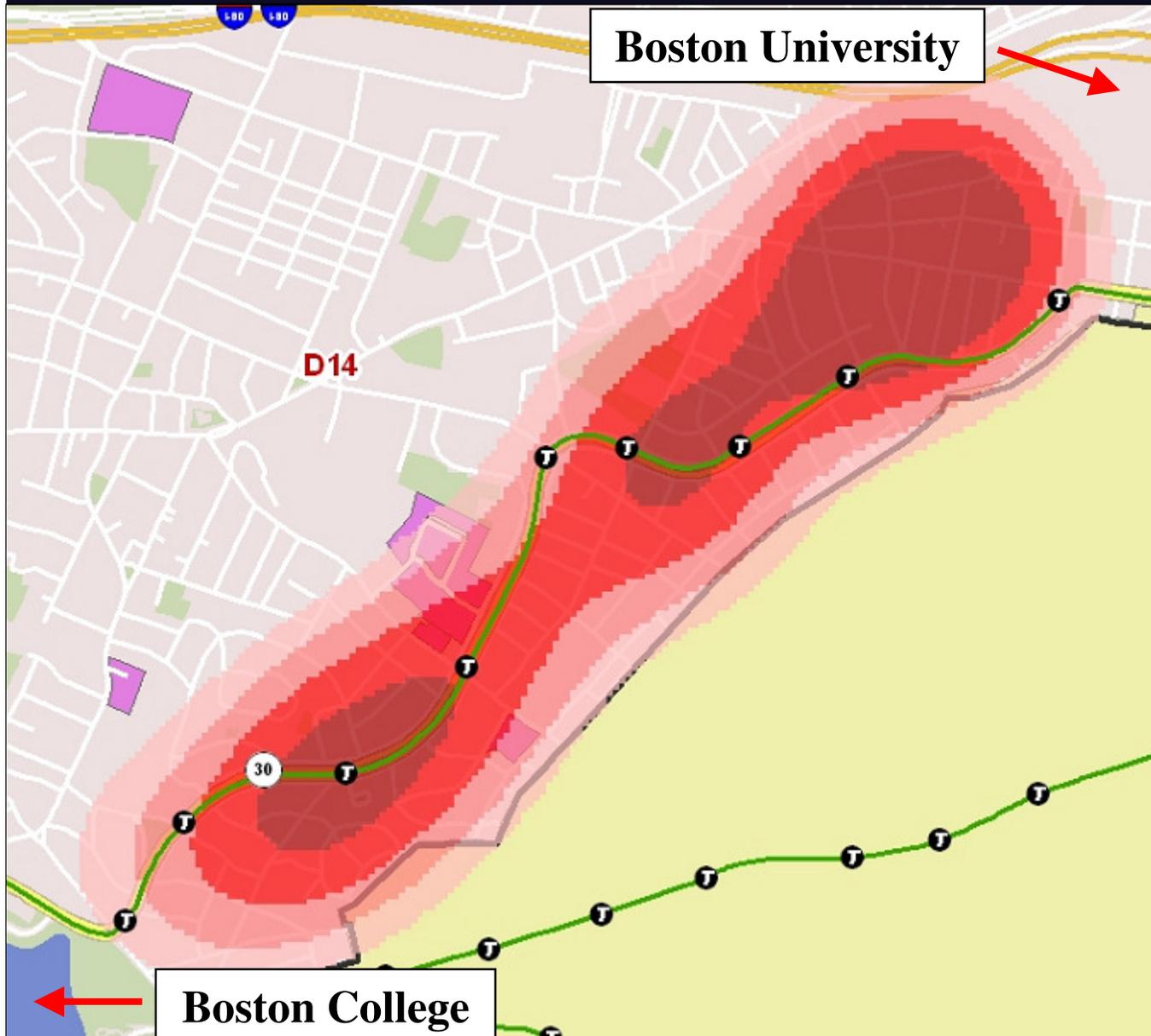
S.A.R.A.

- SCANNING
- ANALYSIS
- RESPONSE
- ASSESSMENT

1. District Crime Data
2. Field Observations
3. Canvassing the Community
4. Review of Police Policies



Crime Data Analysis



D-14 B&E 2006 HotSpot

1. Between two major colleges
2. Along major roadway/rail line



1. District Crime Data

A. HotSpots

- The HotSpot was about 320 blocks² along a 2.0mi stretch of Commonwealth Ave.
- Major HotSpots occurred along Green Line Light-Rail and major intersections.
- B&E Factors
 - Ease of transportation
 - High traffic areas
 - Blend of retail and residential property



1. District Crime Data

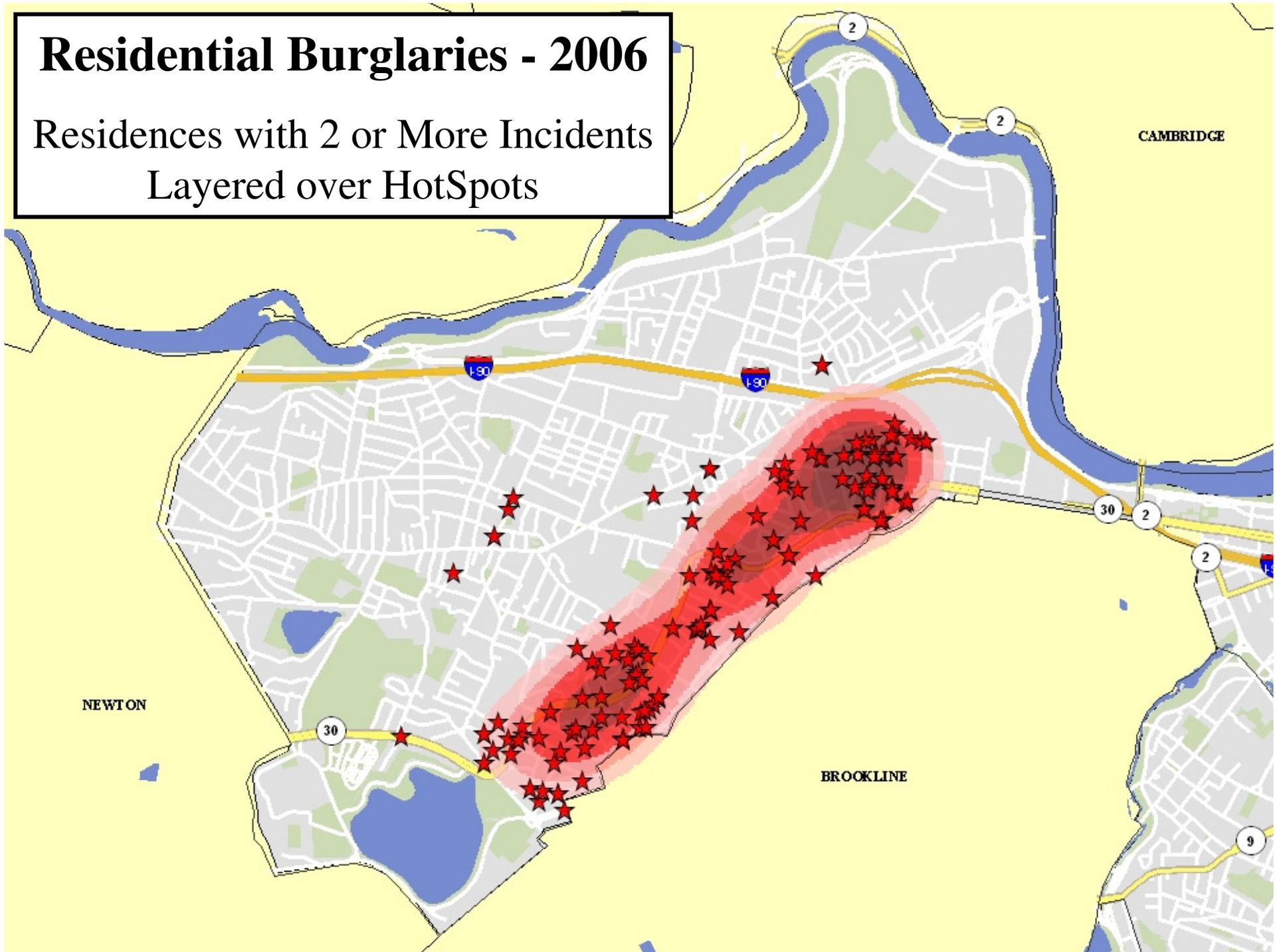
B. Repeatedly Targeted Addresses

- Buildings with multiple B&Es in 2006

Number of B&E Incidents at Address	Number of Buildings (2006)
One only	389
Two or more	134
Three or more	39

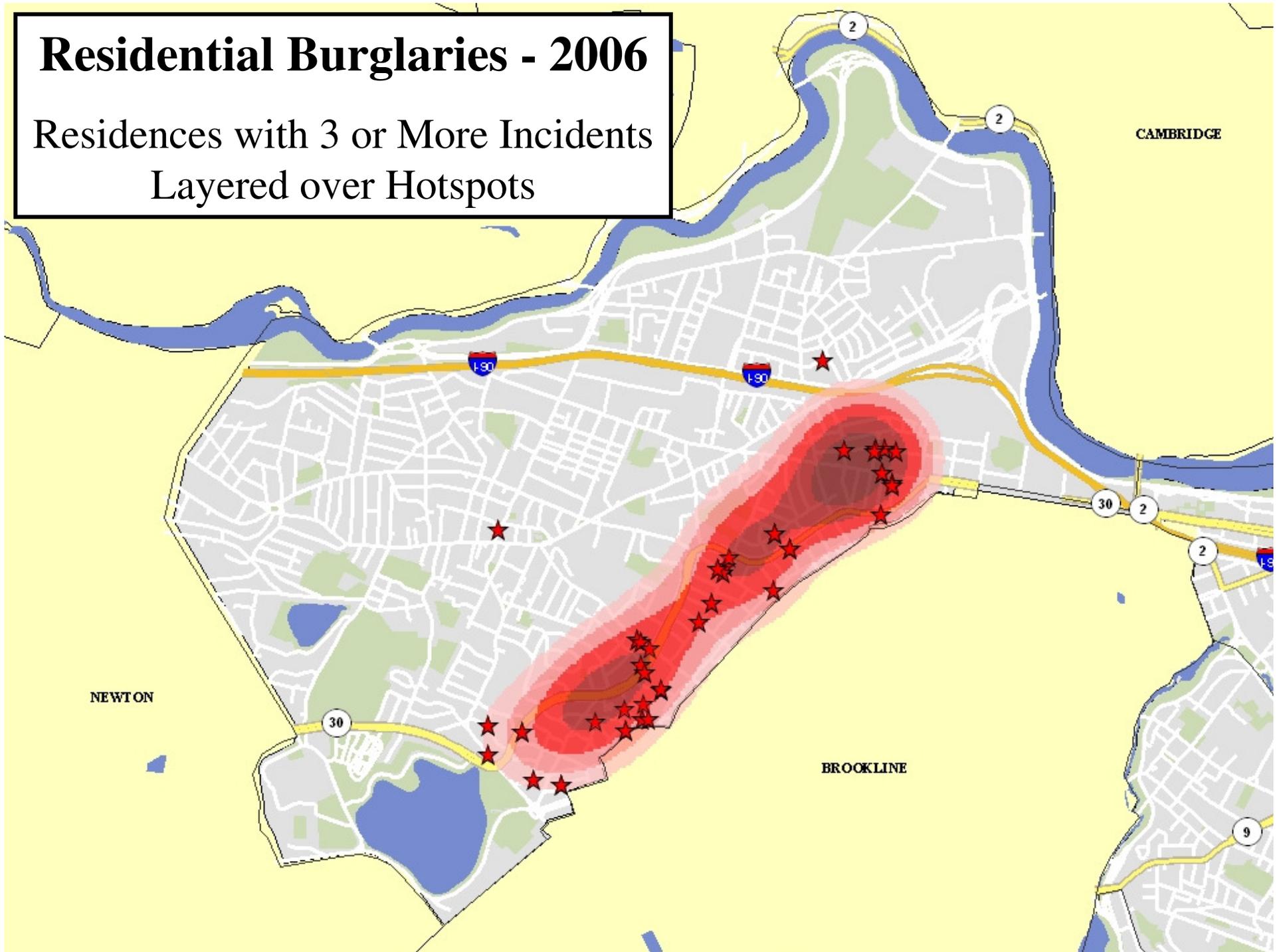
Residential Burglaries - 2006

Residences with 2 or More Incidents
Layered over HotSpots



Residential Burglaries - 2006

Residences with 3 or More Incidents
Layered over Hotspots





1. District Crime Data

C. Date/Time Analysis

- B&Es during Daytime Hours
 - Work/Class Time
- B&Es during Weekends
 - Students Travel More
- B&Es during Vacation Periods
 - College Vacation Dates
- B&Es not immediately reported



1. District Crime Data

D. Repeat B&E Offenders

- B&E Arrest Records
- Field Interrogation Observation (FIO) reports
 - Threshold Inquiry
- Offender Characteristics
 - Average age: 40-60 yrs old
 - History of property & drug offenses
 - At least 1 significant criminal sentence
 - Quickly out on bail
 - Many did not live in District 14



2. Field Observations

A. Property Security Checks

- On-site Visits to Buildings with 3 or More B&Es
- Identify Physical Security Problems
- Focused Visits Based on Crime Reports
- During each visit:
 - Observed & analyzed physical property
 - Talked to residents & landlords
 - Documented all findings



2. Field Observations

48 Brighton Ave.

- Reports indicated that in 4 of 5 instances, entry was made through a window



← Rear alley obscured from street view



2. Field Observations – 48 Brighton Ave

- Side door leading to basement laundry room without a lock
- Residents aware that entire building could be accessed from laundry room
- The management company had an office within that same building





2. Field Observations



↑ Windows on ground level without bars or ↑
obstructions (tall bushes) offer easy entry



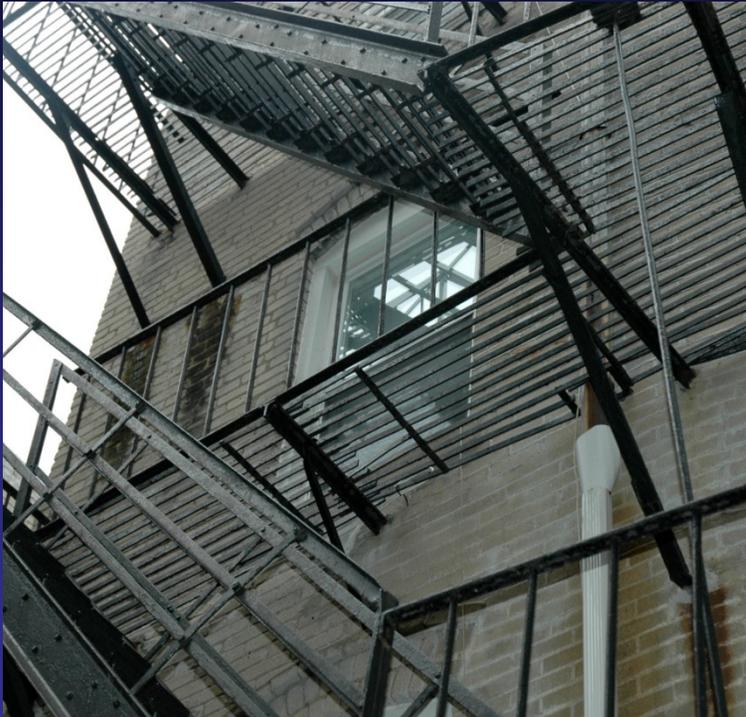
2. Field Observations



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



2. Field Observations



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



2. Field Observations



↑ Windows with air conditioners are easy targets ↑



2. Field Observations



↑ Doors with malfunctioning or fake locks ↑



2. Field Observations



↑ Doors that do not close securely ↑



2. Field Observations

Doors that could easily be opened using a flyer found in the hallway →





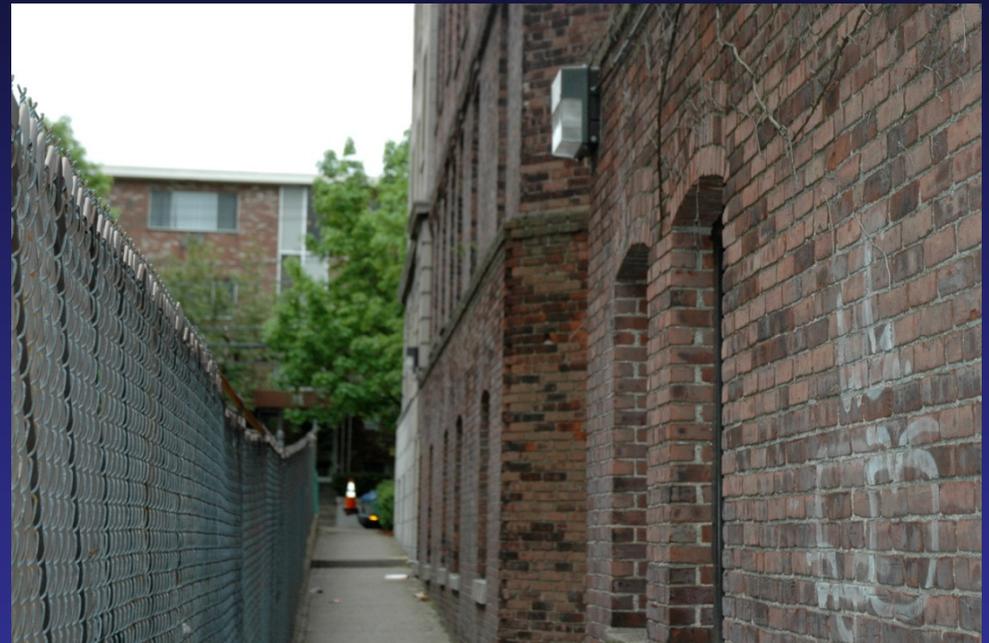
2. Field Observations



↑ Some buildings have undefined property lines that allow people to cut through the lot to another street ↑



2. Field Observations



↑ Long alleys in rear of buildings out of view of the street ↑



3. Canvassing the Community

- Commonly Identified Problems:
 - Repairs not made in a timely manner
 - Maintenance Workers without IDs or Uniforms
 - Failure to Notifying Tenants:
 - Work being done on building
 - Realtors showing apartment or house
 - Tracking Master keys
 - Who has them? Who needs them?



3. Canvassing the Community

The Noe Case

- November 2006 and January 2007 - sudden increase in burglaries with no signs of forced entry
- During canvassing, officers found that neighbors had been home, had a plumber suddenly enter their residence & then leave
- Buildings were owned by the same management company
- Management company lost track of sets of maintenance keys
- In total, former maintenance worker responsible for 30-40 B&Es using lost keys



4. Review of Police Policies

- Reviewed Incident Reports
 - Consulted Command Staff
 - Found that B&Es were not sufficiently prioritized:
 - Insufficient canvassing
 - Incomplete incident reports
 - Minimal use of Detectives & Crime Scene Response (CSR)
 - Insufficient supervisor review
- * Delayed reporting of B&Es by residents contributed to incomplete police reports.



Summary

- In-Depth Analysis of B&E Problem:
 - B&E Incident Reports and Maps (Quantitative)
 - Building and Tenant Observations (Qualitative)
 - Policy Review
- Analysis Results:
 - B&Es Occurred in Certain Locations
 - Physical Conditions Contributed
 - Maintenance Policies Contributed
 - Tenant Schedules/Behavior Influenced B&E
 - Police Investigative Practices could be Enhanced



S.A.R.A.

- SCANNING
- ANALYSIS
- **RESPONSE**
- ASSESSMENT

1. Creating Partnerships
2. Community Education
3. Leveraging Existing Resources
4. Special Initiatives



1. Creating Partnerships

A. Neighboring Police Departments

- Brookline Police Department
 - Every morning D-14 emails the previous night's incident reports to Brookline detectives
 - Copy of Offender Watch List also forwarded to Brookline patrol units
- Newton & Cambridge Police Departments
 - Share information on trends & active offenders
 - D-14 receives Newton & Cambridge crime bulletins
- University Police Departments
 - D-14 forwards incident reports involving students
 - University Police Chiefs meet with D-14 Captain



1. Creating Partnerships

B. Court System

- Judges
 - Buy into B&E as priority for district
 - Made aware of trespassing arrest plans
 - Sought higher bail
- District Attorney
 - Buy into B&E as priority for district
 - Utilize B&E related statutes
- Probation
 - Enforcement of probation terms



1. Creating Partnerships

C. City Services

- Boston Housing Inspection Division
 - Enforces State Sanitary Code & City of Boston ordinances on public & private housing
 - B&E incident reports with housing deficiencies forward to Inspector
 - Inspector on-call in the district
- Public Works
 - Maintain Public Spaces and Utilities



1. Creating Partnerships

D. Community Partners

- Building Owners / Property Managers
 - Information meetings
 - Uphold legal responsibilities
- Residents/Tenants
 - Community education and information sharing
- Letter Carriers/UPS
 - Unique knowledge of their “beat”
 - Asked to report suspicious behavior



2. Community Education

A. Meetings with Building Owners

- Building Owners/Managers with properties with 3 or more B&Es in 2006
- PowerPoint included pictures of each owner's property
- Message that profitability & safety go hand-in-hand
 - Safer buildings are more attractive to potential tenants
 - Better security means lower maintenance costs
- Housing Division Inspector attended
- Doorknob hangers & flyers with safety tips were distributed



2. Community Education

A. Meetings with Building Owners

- First Meeting – February 2007
- Showed B&E stats to show scope of the problem
- Inspector presented existing housing laws
- Read letter written by victimized resident to the Mayor
- Offered suggestions for improvements
- Agreed to meet again in 3 months



2. Community Education

B. Community Handouts

BOSTON INSPECTIONAL
SERVICES

HOUSING DIVISION

RENTAL
INSPECTIONS



"We care about your home"



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





2. Community Education

B. Community Handouts

Remember, Criminals are opportunists!!
BE SAFE
Boston Police Department

Self Defense Course
from the Boston P



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

please be aware of the
following offenses and subsequent penalties.

1) **Disturbing the peace-**

People can and have been arrested for disturbing the peace in their own home.



3. Leveraging Existing Resources

A. Internal Policy Changes

- District Detectives required to respond to all B&Es
 - Dispatchers instructed to send Detective to each call
 - Patrol Supervisors respond during last half shifts
- Detectives encouraged to use CSR Unit to process B&E scenes
 - Freed up Detective's time for other investigative steps
 - CSR Unit made more available by Headquarters
- All incident reports:
 - Must include detailed notes of canvassing
 - Are reviewed by a supervisor



3. Leveraging Existing Resources

B. Targeted Patrols

- Plain-clothes Anti-Crime Units beefed up patrols in most severe HotSpots
- Anti-Crime Unit used plain-clothes officers on walking beats
- Increased access to unmarked and undercover vehicles
- Patrol Officers notified of repeat incident locations
- Patrol Officers were given Watch Lists



3. Leveraging Existing Resources

C. Targeting Career Criminals

- Majority of B&Es committed by a small number of offenders
- Watch List of known offenders
 - Active or with previous D-14 B&E arrests
 - Distributed to Patrol cars for quick reference
 - Updated based on arrests & FIOs



3. Leveraging Existing Resources

C. Targeting Career Criminals

- “Common & Notorious Thief” Massachusetts Criminal Law Statute
- Designation carries possible 20 yr prison term
 - Powerful bargaining tool with offenders & for setting higher bail
- The criminal record of every B&E arrestee was reviewed
 - If record met criteria of statute a supplemental incident report & the charge were added



3. Leveraging Existing Resources

C. Targeting Career Criminals

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 accessory 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.



3. Leveraging Existing Resources

D. City Services

- Housing Inspection Division
 - Had an Inspector on-call in the District for whenever a building issue would arise
 - Guided building owners and managers through the process of upgrading physical security
- Public Works
 - Repaired lighting failures along large stretch of Commonwealth Ave.



3. Leveraging Existing Resources

D. Housing Inspection Division

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 II of the State Sanitary Code [105 CMR 410.000] entitled Minimum Standards of Fitness for Human Habitation.



3. Leveraging Existing Resources

D. Housing Inspection Division

Security

All dwellings must be secured against unlawful entry.

[410.480(A)]

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 device.

[410.480(B),(D)&(E)]

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)]



3. Leveraging Existing Resources

D. Housing Inspection Division

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]



4. Special Initiatives

A. Applying Spring Brake

- Reduce B&Es during College Spring Break



- Locations with 3 or more B&Es
- Plain-clothes officers & sergeants
- Officers most familiar with areas
- Property Information Forms
- Also implemented in May, post-graduation



4. Targeting HotSpots

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 area – 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 information that you find relative to security issues.*

Exterior -

Doors _____

Windows _____

Lighting _____

Interior -

Front Entry _____

Common Areas _____

Lighting _____

General Comments: _____



4. Targeting HotSpots

B. Operation Fall Cleanup

- College move-in week, August 31st-September 6th.
- Period of increased traffic & decreased guardianship
 - August 31st is last day of most leases
 - September 1st is first day of most leases
 - Moving vans, Strangers, Open doors
- Emphasis on police visibility & info sharing



Summary

- Response to B&E Problem:
 - Spurred physical improvements
 - Educated the community
 - Improved police practices
- Response Results:
 - Fostered partnerships & shared responsibility
 - Leveraged existing resources
 - Emphasized immediate & long-term goals



S.A.R.A.

- SCANNING
- ANALYSIS
- RESPONSE
- **ASSESSMENT**

1. Partnerships
2. D-14 B&E Rates

*District 14
Breaking & Entering Solution Plan*



1. Partnerships

A. Building & Property Outcomes

- Added “No Trespassing” Signs
- Security Measures
 - Locks
 - Cameras
 - Lighting
- Reported Decreased Maintenance Costs



1. Partnerships

B. Courts

12 major arrests for “Common & Notorious Thief”

- S. Rogers: Age 54, 90 Adult Arraignments – sentenced 4-6 yrs
- W. Garrett: Age 60, 88 Adult Arraignments– sentenced 2-3 yrs
- P. Guilmette: Age 59, 130 Adult Arraignments– sentenced 7-9 yrs
- R. Lombard: Age 43, 67 Adult Arraignments– sentenced 3 yrs
- F. Abernathy: Age 44, 114 Adult Arraignments - sentenced 20 yrs
- D. Brun: Age 62, 109 Adult Arraignments - Awaiting trial



Home News & Opinion Local / Regional Local Coverage

Clean Sweep

Old BPD strategy cleans up 'common & notorious' thugs



By Jessica Van Sack / The Beat

Monday, March 24, 2008 - Updated 161d 18h ago

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E-mail Printable (0) Comments Text size Share (5) Rate

It was February 2007, and Allston/Brighton was being plundered. Thieves were relentlessly ripping off the same buildings over and over - almost for sport. A whopping 39 buildings were each hit three times or more in 2006.

Enter Sgt. John N. Flynn, a former prosecutor, who was assigned to Brighton at the height of a breaking-and-entering scourge. He dispatched more cops to "hot-spot" areas. Building management companies got with the program, installing surveillance cameras and other security measures.

The article you requested has been archived

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1 2 3 4

Franklin Abernathy.

TOP ARTICLES IN NEWS & OPINION

Sarah Palin's one cool customer

By Michael Graham

Baby drama unfolds on Sarah Palin's campaign trail

By Hillary Chabot

Bloggers in attack mode get personal

By Jessica Van Sack



Get out of Brighton!

Check out [The Beat](#) today, which highlights four crooks that the BPD cops in District 14 Brighton took of the street. There were several other notable arrests over the last year as cops tackled the neighborhood's infamous burglary problem.

Here are some characters who didn't make the cut. And if you live in Brighton and you see these knuckleheads lurking around, check your locks...



Dane "the mole" Brun, who was on a Suffolk County Sheriff's Department work-release program last March when cops caught him peering into the back window of 219 Harvard Ave., trespassing in an area inundated with break-ins. His history includes more than a dozen robbery convictions. He committed a burglary while on parole 2006. His excuse when cops caught up to him? That he was looking for the late Mr. Butch, who by the way was listed as a "top 10 impact player" in Brighton. You aren't surprised, are you?



Ronald J. Lombardi, 42, apparently not the sharpest shank. When cops allegedly found him with a backpack filled with stolen marijuana (and other assorted goods) in September, he understandably wanted to shift attention from the matter at hand. So he suggested cops go after the tenants, proclaiming, "they've got grass!!" Also found on Lombardo: European currency stolen from the Community of Faith Christian parish on Washington St., allegedly.

This entry was posted on Monday, March 24th, 2008 at 10:07 am and is filed under [BPD](#), [public safety](#),



news in Europe and covered South Shore towns before joining the Herald.

She works out of City Hall where you can send tips to jvansack@bostonherald.com

RSS Feed

SEARCH

GO

RECENT POSTS

- Boxers or briefs for alleged coke-carrying crook?
- And the winners are ...
- JP homicide victim identified
- Police probe JP homicide
- City now enforcing anti-prostitution ordinance
- State Police bust alleged home-invader
- MBTA launches campaign to "expose" subway gropers
- Officer on detail helps deliver baby in traffic
- Bay State sex offender collared in Vegas
- BPD homicide makes three arrests
- Help solve Chelsea murder mystery
- Peter Pan perv
- Archives



1. Partnerships

C. Housing Inspection Division

- Utilized by BPD Districts as Part of Regular Protocol



1. Partnerships

D. Neighboring Police Partnerships

- Continue to Share Information
- B&E in Brookline decreased
 - 147 incidents in 2006 to 118 in 2007
 - 47 incidents in first-half 2007 to 35 in 2008
- Brookline PD reported no displacement
- Shared intelligence led to repeat offender arrests



2. District 14 B&E Rates

A. Applying Spring Brake

University Calendar	Date Range	B&Es 2006	B&Es 2007	Percent Change
Spring Break	March 3 – March 17	27	7	-74%
End of School Year	May 12 – May18	12	5	-58%



2. District 14 B&E Rates

B. Repeatedly Targeted Addresses

- The buildings that had been repeatedly targeted in the past are no longer frequent targets.

Incidents at Address	2006	2007	2008 YTD
One	389	332	108
Two or more	134	41	5
Three or more	39	8	0

None of the Repeat Incident Addresses are owned by Building Managers who attended the meetings



2. District 14 B&E Rates

2007 Citywide Residential Burglary By District

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%
D14	390	12.4%
D4	422	13.4%
E13	285	9.1%
E18	182	5.8%
E5	153	4.9%
Total	3140	100.0%

In 2006, D-14 accounted for over 20% of the City's Residential Burglaries

Most in the City

In 2007, D-14 accounted for over 12% of the City's Residential Burglaries

4th in the City



2. District 14 B&E Rates

Jan 1–Aug 25, 2008 Citywide Residential Burglary By District

District	Total	Percent
A1	59	3.7%
A15	34	2.1%
A7	84	5.3%
B2	203	12.8%
B3	168	10.6%
C11	251	15.9%
C6	89	5.6%
D14	113	7.1%
D4	283	17.9%
E13	124	7.8%
E18	98	6.2%
E5	77	4.9%
Total	1583	100.0%

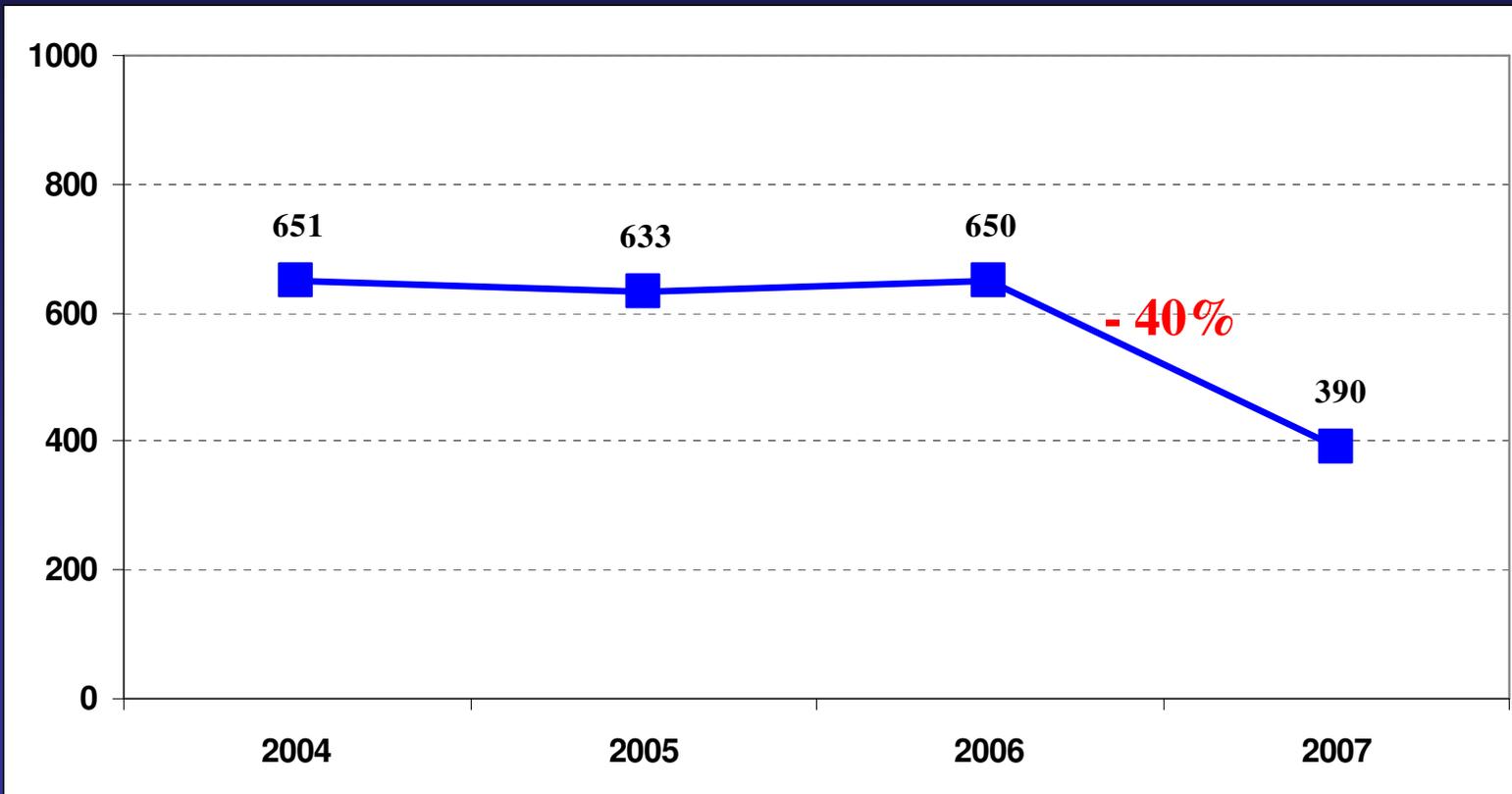
2008 Year-to-Date, D-14 accounts for 7% of the City's Residential Burglaries

6th in the City



2. District 14 B&E Rates

District 14 Residential Burglary 2004 – 2007

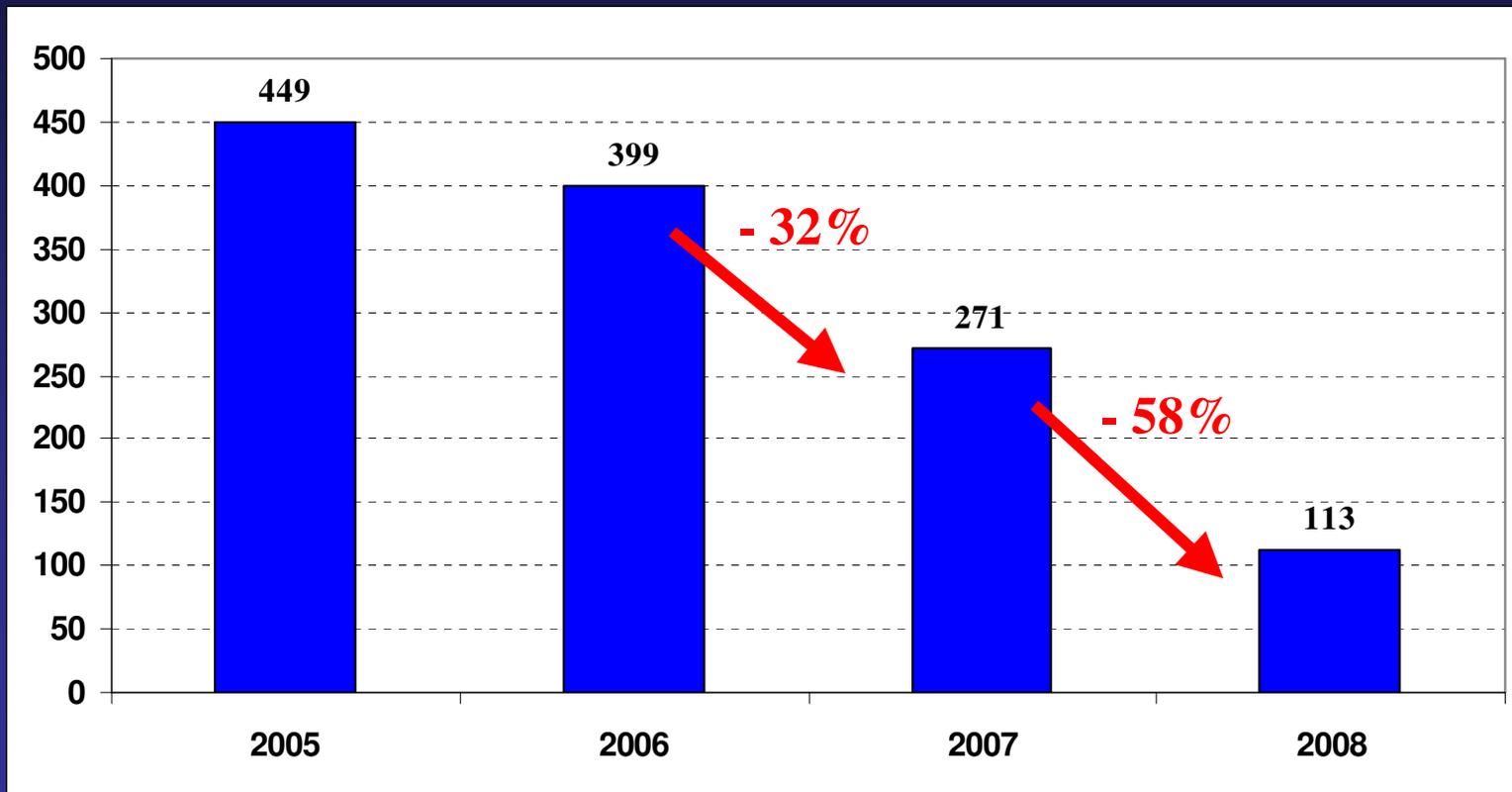




2. District 14 B&E Rates

District 14 Residential Burglary

Jan. 1 – Aug. 25, 2008



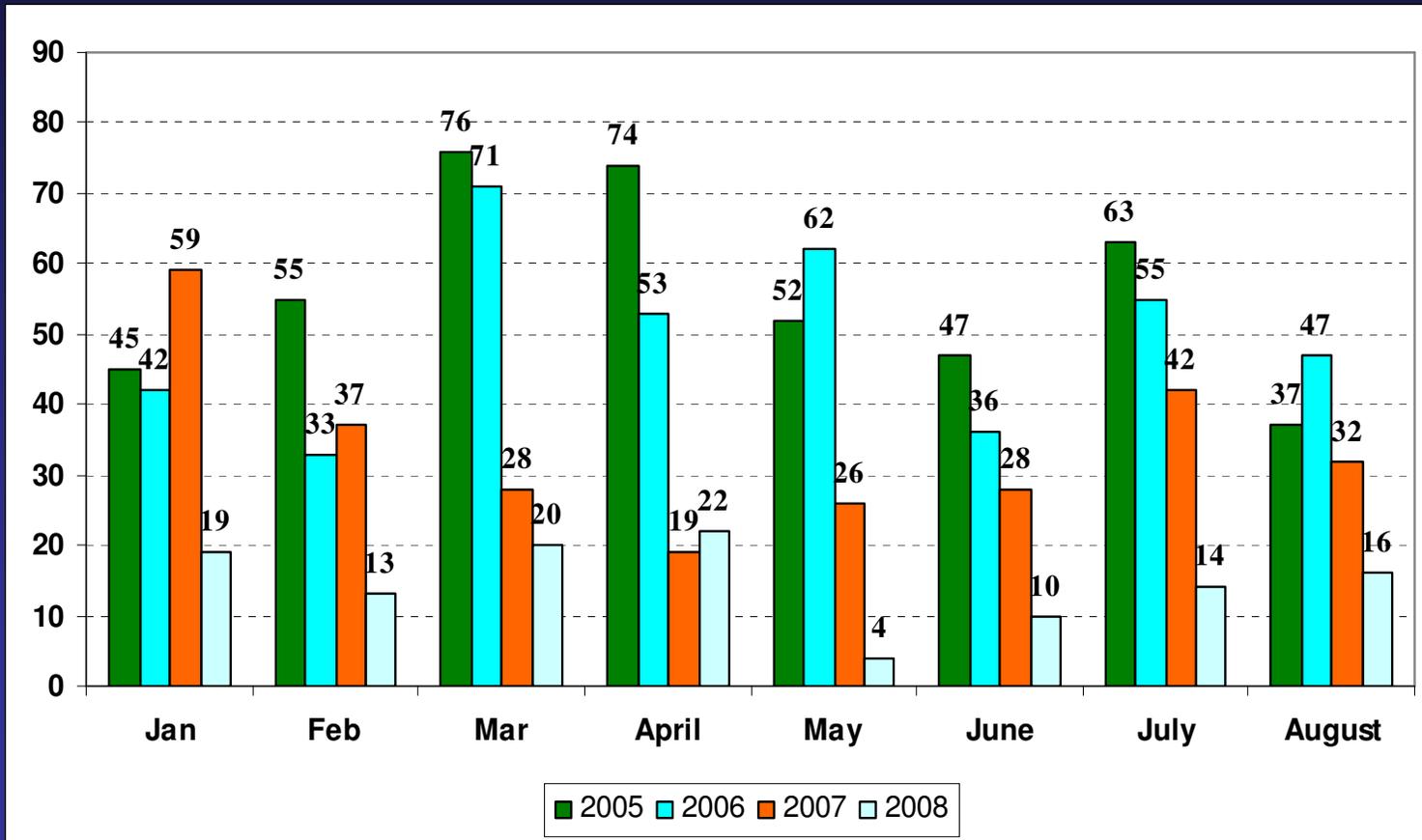
2008 showed a 72% decrease as compared to 2006



2. District 14 B&E Rates

Residential Burglary

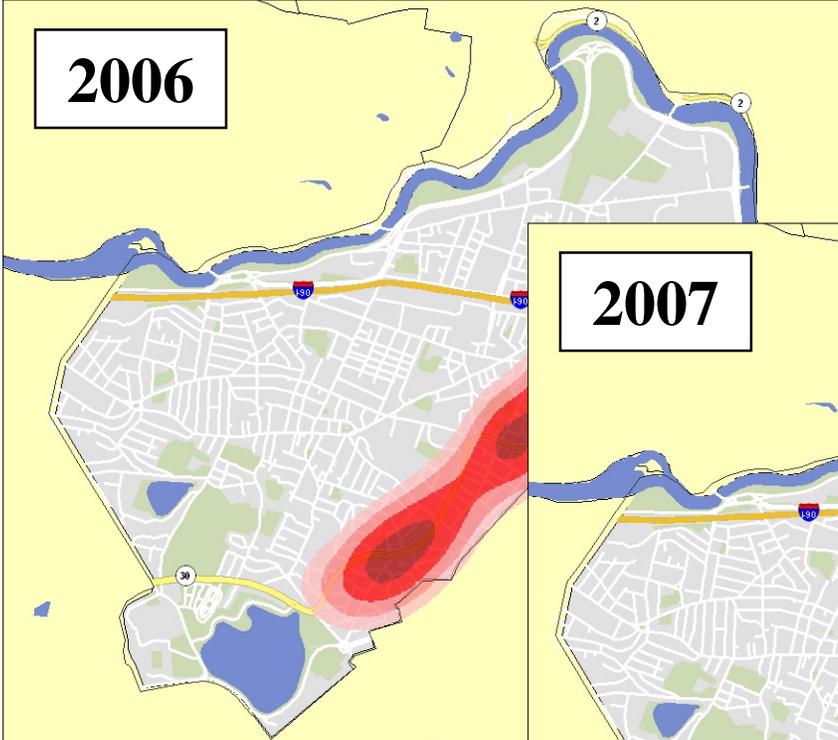
Jan. 1 – Aug. 25, 2005-2008



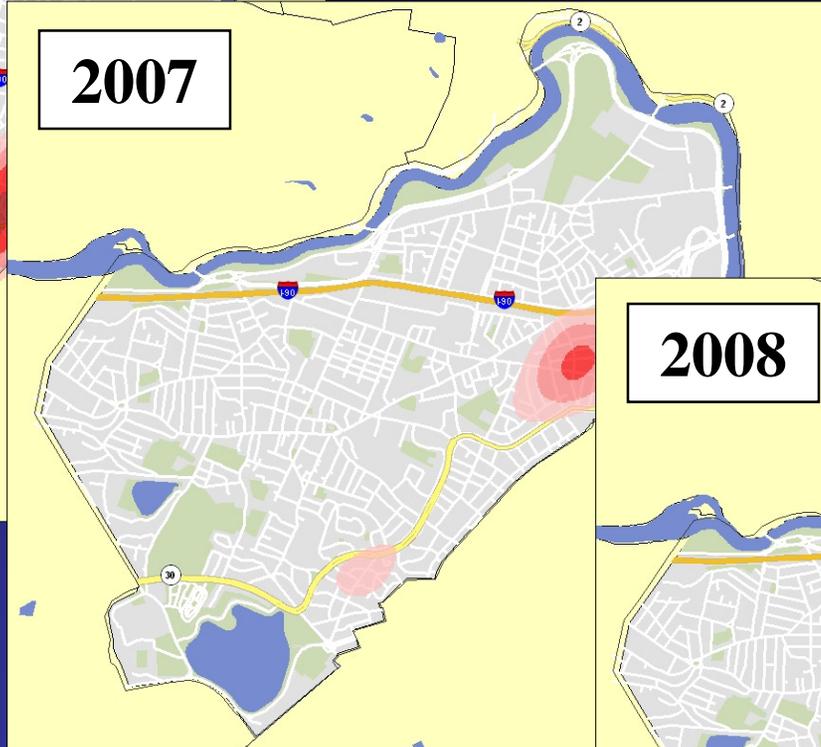


2. District 14 B&E Rates

2006



2007



2008



D-14's B&E HotSpot



Summary

- Assessment of B&E Solution Plan:
 - Program & Partnership Evaluation (micro)
 - B&E Reduction (macro)
 - Crime Stats (quantitative)
 - Community Response (qualitative)
- Results of B&E Solution Plan:
 - Unprecedented Decrease of B&E
 - Immediate & Sustained Reduction
 - Model Replicated in Other Districts

Boston Police Department

*Our Mission is Neighborhood Policing
Prevention, Intervention & Enforcement*



Questions?