

INFORMATION FOR LANDLORDS **CONSIDERING LEASING TO A REGISTERED SEX OFFENDER**

An informational booklet for landlords who are in the process of leasing rental space to registered sex offenders in King County.

The Sex Offender Management Team in King County created this informational guide as a resource to address the housing concerns of high-risk offenders.

The Sex Offender Management (SOM) Team of King County is a collaborative group that provides support for the safe, successful integration and management of sex offenders in communities. The group is focused on educating citizens and providing prevention information, as well as developing strategies to address the practical realities of sex offender issues and concerns.

The Group began in June 2001 and brings together the disciplines of law enforcement, corrections, prosecution, housing providers, victim advocates and sex offender treatment specialists. This collaboration is an example of proactive approaches that gives communities confidence and empowers citizens to keep their communities safe.

INFORMATION FOR LANDLORDS **CONSIDERING LEASING TO A REGISTERED SEX OFFENDER**

Fact: *At this time there are over 700 homeless sex offenders registered in King County. Many are homeless because they are unable to find stable housing. Most transitional housing facilities restrict registered sex offenders from housing. A registered sex offender with stable and consistent housing is easier for corrections and law enforcement to monitor and hold accountable.*

HOW CAN STABLE HOUSING LEAD TO A SAFER COMMUNITY?

- When a registered sex offender is under community supervision, Department of Corrections will investigate and approve the appropriateness of an address.

- A registered sex offender must register his or her address with the Department of Corrections and/or local law enforcement.

“Successful transition can lead to lower re-offense rates.”

Important Information

Who are victims?

Victims can be anyone. Victims can be infants, children, teens and adults. They are both male and female. Some sex offenders have a “type” of victim, for example, only child or only female adult victims. There are also sex offenders who have no victim type.

Who are registered sex offenders?

A registered sex offender is a person who has been convicted of committing a criminal sex act against another person. There is no single demographic of a sex offender. They come from all socioeconomic, income, educational, ethnic and racial backgrounds.

How are community notification decisions made in Washington State?

First: The Department of Corrections, the Juvenile Rehabilitation Administration, and the Indeterminate Sentence Review Board are required to classify all sex offenders released from their facilities into levels of risk (low, moderate, or high).

Second: These agencies then issue to appropriate law enforcement agencies narrative notices regarding the pending release of sex offenders. The narrative notices describe the identity and criminal history behavior of the offender and shall include a risk-level classification for the offender.

Third: Upon receiving a narrative notice, local law enforcement agencies review all available information and assign risk-level classifications to all sex offenders about whom information will be disseminated for the purpose of community notification.

Level I: Low risk to re-offend to the community at large. Notice is given to law enforcement agencies, which may disclose information, upon request, to any individual community member who resides near an offender.

Level II: Moderate risk to re-offend to the community at large. Information may also be disclosed to schools, day care centers, family day care providers, businesses and organizations that serve primarily children, women, vulnerable adults, and neighborhood groups,

Level III: High risk to re-offend to the community at large. For offenders classified as a risk Level III, in addition to the disclosures as a Level II, law enforcement may also disclose relevant, necessary, and accurate information to the public at large.

Please note that "community at large" in these definitions means someone outside the offender's home or family who does not know the offender or in a casual acquaintance at best.

What is the Department of Corrections Community Supervision?

Recently released registered sex offenders may be under the supervision of the Department of Corrections. Seldom are offenders released with no supervision ordered. Usually the Department of Corrections supervises a sex offender from 1 year to life, depending on the Washington state sexual assault statute in effect when the crime was committed.

Conditions are ordered individually for each sex offender on an individual basis. The Community Corrections Officer (CCO) monitors the offenders' compliance of the conditions.

The CCO may or may not have regular contact with the sex offender, which is determined on an individual basis. The contact can range from monthly in-office visits, weekly or even daily visits. And sometimes include regular home visits.

The CCO is available to respond to any questions you or the public may have regarding an offender and would appreciate the opportunity to work with you.

In addition to Department of Corrections, local law enforcement (county sheriff or city police) will maintain the sex offenders' registered address. They may visit the address at regular intervals to verify the offender still lives at the registered address.

Law enforcement or Department of Corrections should be contacted if suspected criminal or risky behavior is observed.

KEYS TO A REGISTERED SEX OFFENDER'S SUCCESSFUL TRANSITION INTO THE COMMUNITY

1. TREATMENT
 - Current or successful treatment with a qualified sex offender treatment provider
2. STABILITY
 - Consistent source of income and/or a stable job
 - Consistent and stable housing
 - Access to health care
 - Access to services
3. SUPPORT NETWORK
 - Family
 - Friends
 - Positive peers
 - Non-offender associates
 - Faith community
 - Employer
 - Housing providers
 - Sex offender treatment provider
 - Community Corrections Officer (CCO)
 - Treatment group
 - 12 step group

What are the crimes of conviction that would require a sex offender to be a registered sex offender?

- Under RCW 9A.44.130 offenders with the following offenses must register with the county sheriff for the county of the offender's residence.
- Rape 1, 2, or 3
- Rape of a child 1, 2, or 3
- Child Molestation 1 or 2
- Sexual Misconduct with a Minor 1 or 2
- Indecent Liberties
- Incest 1 or 2
- Voyeurism
- Kidnapping 1 or 2 (if victim is a minor and offender is not the minor's parents)
- Sexual Exploitation of a Minor
- Dealing in Depiction of Minor engaged in sexually explicit conduct
- Sending, Bringing in State Depictions of Minor engaged in
- Sexually explicit conduct
- Communication with a Minor for Immoral purposes.
- Patronizing Juvenile Prostitute
- Any felony with a finding of sexual motivation
- Any federal, military, foreign or out-of-state conviction for an offense that would have been one of the foregoing offenses under the laws of the state of Washington
- Any gross misdemeanor that is under RCW 9A.28, a criminal attempt, criminal solicitation, or criminal conspiracy to commit an offense that is classified as a sex offense under RCW 9A.44.030

YOUR ROLE AS A LANDLORD

- The sex offender is responsible for his or her compliance and accountability
- As a landlord, your duties are similar to those of any tenant that may be renting from you
- You will be involved in developing with the registered sex offenders CCO an individualized agreement in accessing a supervised sex offender's residence.
- You can call the Department of Corrections community corrections officer if you have questions or concerns about a supervised registered sex offender

- You can call a community corrections officer or local law enforcement if you are suspicious of a sex offenders actions or behaviors

QUESTIONS FOR LANDLORDS TO ADDRESS BEFORE RENTING TO A REGISTERED SEX OFFENDER

- Do I have conditions or restrictions on my insurance?
- Do I have the names and contact information of the people involved in the supervision of this sex offender?
- Has the registered sex offender been up front with me about his or her crime and victim?
- Has the registered sex offender shared his or her conditions for community supervision?
- Has the registered sex offender shared his or her "risks" with me?
- Do I have an idea of what impact this registered sex offender would have on the community?

QUESTIONS TO GET ANSWERED BY THE REGISTERED SEX OFFENDER BEFORE YOU RENT TO HIM OR HER

- Is he or she registered with local law enforcement as a sex offender?
- Is he or she in sex offender treatment at this time? For how long?
- Did he or she successfully complete sex offender treatment? When?
- What are the restrictions or conditions of their release?
- Is he or she under Washington State Department of Corrections supervision?
- For how long?
- What is the name of their community corrections officer?
- Is he or she under supervision with United States Probation Office?
- If yes, for how long?
- What is the name of their probation officer?

POSSIBLE QUESTIONS FROM THE COMMUNITY

- What does Level one, two, three mean?
- For what sex crime was the registered sex offender convicted?
- Will there be increased law enforcement presence in the neighborhood?
- Who do I call if I see suspicious behavior?

- Will my property value decrease because a sex offender is living in my neighborhood?
- Who is available to assist my family and I with safety concerns?

Resources available to Landlords

Community Education Resources

Sex Offender Management Team in King County
Contact Lindsay Palmer at 425-282-0353 or
lpalmer@kcsarc.org

Community Notification Information and Resources

King County Sheriff's Office for access to local law enforcement
206-205-7948

Risk Management and Re-entry Strategies

Department of Corrections Special Assault Unit
206-516-7600

Checking on a Particular Registered Sex Offender

Websites:

www.wl.waspc.org

www.kingcounty.gov

Important note:

This document is for information only. We are not in the business of locating or validating housing for sex offenders. Make sure you do your homework to mitigate risk in your setting or in your community. Remember: Communication + Networking = Safety