

12 FAH-8 H-130 RESIDENTIAL SECURITY SURVEYS

(TL:RSP-02; 01-08-2002)

12 FAH-8 H-131 GENERAL

(TL:RSP-02; 01-08-2002)

a. A post's RSP must be based on a realistic assessment of current housing and threat rating. This often leads to difficult decisions concerning the retention of current dwellings and the leasing of new ones. Posts must be cognizant of the limits of RSP funding, and strive to locate housing that provides the greatest security for the lowest costs.

b. Before a specific house or apartment is leased or retained, a security survey must be conducted. The survey is used to determine whether the dwelling meets, or can be modified to meet Department security standards. The security survey should be a major factor in the decision to keep existing properties or to lease or reject a proposed property.

12 FAH-8 H-131.1 New or Prospective Residences

(TL:RSP-02; 01-08-2002)

a. The RSO and/or PSO must conduct or direct to be conducted a residential security survey for all prospective additions to the post housing pool. This survey is used to determine whether the dwelling has adequate physical security, can be secured with appropriate security enhancements, or is located in a safe area.

b. The RSO and/or PSO approval must be given prior to acquisition or occupancy of any new U.S. Government-owned and/or leased property or private lease of property for which a housing allowance will be paid. Every attempt should be made to acquire property that already meets the security standards for the post's threat rating or on which the owner will make the necessary security modifications. It is only when neither condition is possible that U.S. Government funding of residential security enhancements should be considered. In those situations, post should strive for a property lease of at least five years to amortize the cost of the security enhancements over a longer period.

c. If the post fails to follow procedures, or if the property is obtained or occupied without RSO and/or PSO approval, DS reserves the right to refuse funding of the security upgrades.

12 FAH-8 H-131.2 Existing Residences

(TL:RSP-02; 01-08-2002)

a. The RSO and/or PSO must conduct or direct to be conducted a residential security survey for all existing residences in the post housing pool for which there are no surveys or for which a survey has not been completed within five years. This survey is used to determine whether the dwelling continues to have adequate physical security, or can be secured with appropriate security enhancements and remains in a safe neighborhood.

b. Before security enhancements are made to an existing leased property, the lease should be reviewed to determine whether there is sufficient time remaining to amortize the costs. If a sufficiently long lease does not exist or cannot be negotiated with the owner, the post should consider an alternative property.

12 FAH-8 H-132 RESIDENTIAL SURVEY

(TL:RSP-01; 11-01-2001)

a. Conducting a residential security survey is a straightforward procedure for the RSO and/or PSO or his or her designee. First, it is a matter of identifying all the areas that do not meet the required security standards. Second, determining whether or not the standards can be met, i.e., yes, no for cost reasons, no for technical reasons, no for other reasons.

b. The RSO should prepare a checklist by type of residence (apartment, townhouse, single-family dwelling, etc.) according to the 12 FAH-6, *Security Standards*, and the threat ratings at their posts. The RSO, PSO or person designated to conduct the survey, using the appropriate checklist, and a residential security survey form (similar to the sample in 12 FAH-8 Appendix V), must examine prospective residences to determine required security enhancements.

c. Using the results of the survey(s), the RSO and/or PSO will determine whether the property:

- (1) Is acceptable as is;
- (2) Is acceptable after installation of necessary security enhancements by owner and/or landlord;
- (3) Is acceptable after installation of cost effective security enhancements provided by post; or
- (4) Has security deficiencies which render it unacceptable.

d. Only if a property meets or can be made to meet the required security standards in a cost-effective manner should the RSO and/or PSO agree to acquisition or occupancy of the dwelling.

**12 FAH-8 H-133 THROUGH H-139
UNASSIGNED**