



Randy Slaughter

SENIOR VICE PRESIDENT OF OPERATIONS,
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Randy Slaughter is Senior Vice President of Operation, Safety & Security for Turner Impact Capital. He has been with the firm since 2017 and has worked with the team since 2005. He previously served as a D.E.A. task force officer, police detective, and military police officer in the U.S. Marines Corps.

What is your role at Turner Impact Capital?

I oversee all aspects of security related to investments across our housing, education and health care portfolios. Most of that work comes on the housing side. We have nearly 20,000 residents in our communities, and we harness many resources to create an effective, robust security management protocol to reduce, deter and prevent crime. We follow data trends, connect with local law enforcement agencies and residents, and examine facilities in person. That creates and maintains safe environments throughout our communities, and leads to greater resident satisfaction and retention.

Before TIC, you spent nearly three decades in law enforcement. Why did you get into that field?

I've always believed there's immense value in serving others. When I worked in law enforcement, I didn't want people to be fearful in their own communities. For some families, the need to replace a set of stolen tires can mean that Christmas isn't coming that year, or they can no longer afford to send their kids to summer camp. Everyone deserves a safe place to live. We transform properties into true communities. And when that happens, crime rates drop and our residents flourish.

What are the benefits of partnering with local police and community organizations?

The first thing we do during the acquisition phase of potential communities is examine potential future partnerships. I reach out to local police agencies and tell them that we're not going to flourish without their active involvement. They help us understand crime data to analyze trends in the area, and we provide video and data from our side that help their investigators effectively deter future incidents. Our safety efforts can have a major impact in many of our communities.

What makes Turner Impact Capital's communities unique from a safety standpoint?

Turner Impact Capital has the most resourceful owners and managers in the multifamily space. We assess every type of risk in our communities. We look for things such as the placement of lighting, sufficient locking mechanisms on doors, broken glass or graffiti. We also deploy private security and advanced analytics to understand how to secure specific areas. Our resident-officer program also sets TIC apart. We partner with highly trained, community-oriented police officers who live in our communities and help organize regular safety-related programming and other events. These officers are partners – not employees – who get to know their neighbors and help us be proactive in making communities safer places to live.