

# Mandatory Crime Reduction Program For Apartments



Farmers Branch Police

# City Ordinance 3038

- Adopted August 11,2009
- It Created the Mandatory Crime Reduction Program For Designated Apartments.
- Based on Crime Data for All Apartment Communities in the City.



# Mandatory Crime Reduction Program

**Purpose-** To protect the health, safety, morals and welfare of the occupants of apartment complexes and other citizens through establishment of a mandatory crime reduction program .

- Crime Index- Total crime per 100 units.
- Crime Risk/Safety Threshold- Fifty percent above the average crime index of all apartment complexes in the city.



# Mandatory Crime Reduction Program

- Required of complexes that exceed crime risk/safety threshold.
  - Crime Free Lease Addendum.
  - Hold quarterly crime watch meetings.
  - Conduct criminal background checks on residents.
  - Conduct credit checks on residents.
  - Mandatory Inspection by police department
  - \$500 fee assessed.



# AT DISCRETION OF CHIEF MAY REQUIRE(DEPENDING ON CIRCUMSTANCES):

- On site security
- Additional lighting
- Landscaping (CPTED)
- Locked common areas
- Key control plan
- Fencing
- Pay Phones (incoming calls blocked or removed).



- Once required, a complex must be in the program a minimum of six months.
- Complex is to be inspected twice, first inspection to develop crime reduction plan. Second inspection to insure compliance with the ordinance.
- Appeal from designation is to City Council.



# Year One of MCRPA

- 2008-2009 Crime Statistics
  - Threshold 21.6 crimes per 100 units
  - Four Complexes placed into the program
    - Villa Marquis- 31.7 crimes per 100 units
    - Ventana -26.4 crimes per 100 units
    - London Square-24.8 crimes per 100 units
    - Courtyards of Valley View- 22.1 crimes per 100 units



# Year Two 2010-2011

- Threshold reduced to 16.8 crimes per 100 units
- Two Complexes in the Program
  - Villa Gardens (formerly Villa Marquis) -33.8
  - London Square -22.9





# Year Three 2011-2012

- Threshold was reduced to 13.7 crimes per 100 units.
- Four complexes in the program:
  - Courtyard of Valley View (27.4)
  - Ventana (24.5)
  - Villa Gardens (17.6)
  - London Square (18.1)

# Year Four 2012-2013

- Threshold was 20.5 crimes per 100 units.
  - Havenhurst Apartments (68.4)
  - Courtyards of Valley View (29.5)
  - London Square (21.9)
  - Ventana at Valwood (20.8)

# Year Five 2013-14

- Threshold was 12.8 crimes per 100 units
- Villa Gardens (23.2)
- Ventana at Valwood (22.3)
- Courtyards at Valley View (14.7)
- Villa Creek (18.8)

# Year Six 2014-15

- Threshold 12.3 crimes per 100 units.
- Ventana at Valwood (21.1)
- London Square (19)
- Villa Gardens (18.3)
- Villa Creek & London Villa (15.6)

# Year Seven 2015-16

- Threshold 12.0 crimes per 100 units
- Villa Gardens (21.8)
- Ventana at Valwood (19.6) (Removed at mid-year)
- Villa Creek (13.8)

# Crime Threshold from Inception



# Questions?



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