

Mandatory Crime Reduction Program For Apartments



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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.



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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.



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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



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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)

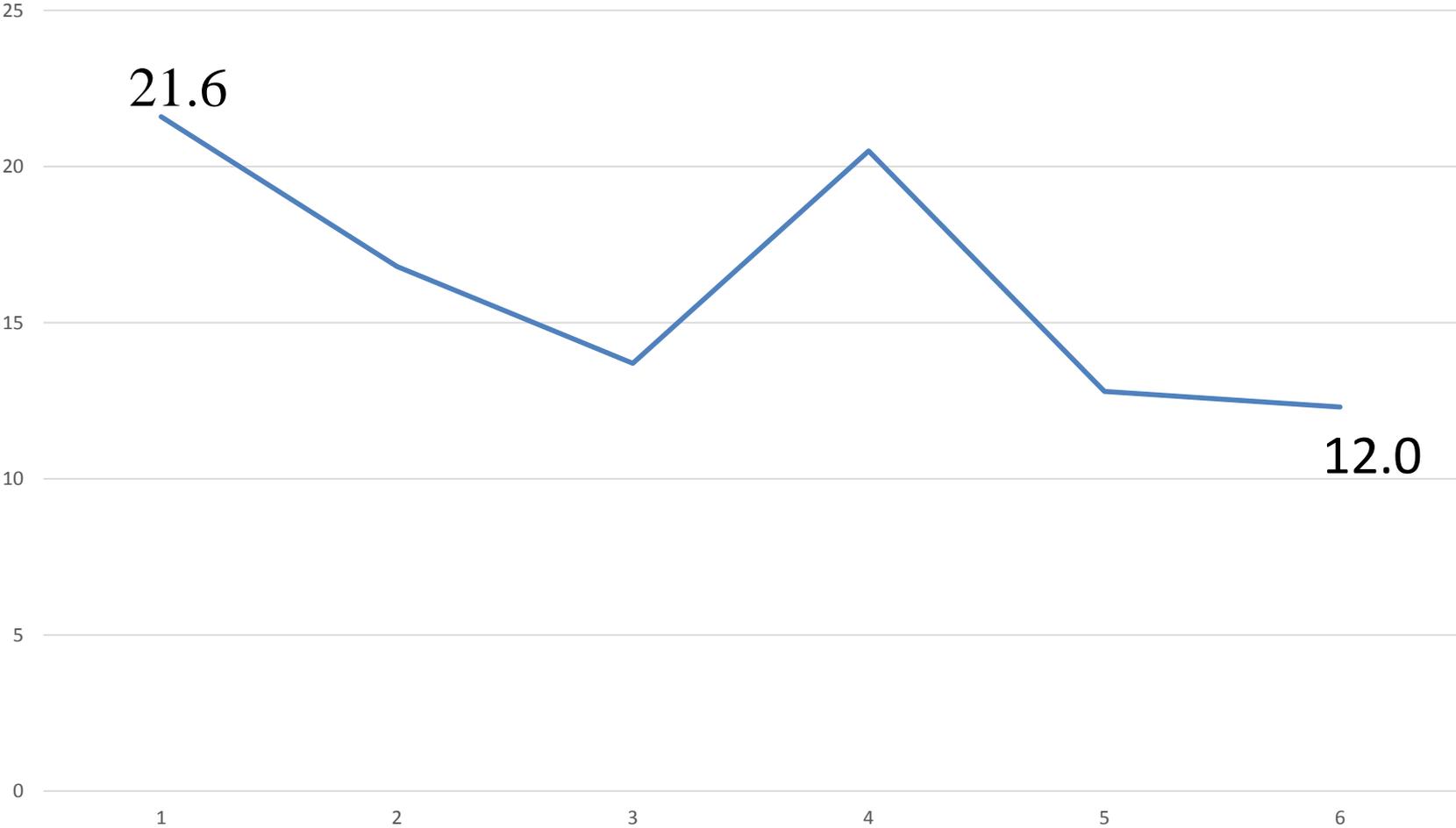
Year Six 2014-15

- 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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