Crime & Disorder at Motels

Chula Vista Police Department

David Eisenberg
Don Hunter
Karin Schmerler
Chula Vista: Where is it?

240 sworn officers

233,000 residents
Chula Vista Hospitality Locations
Nearby Attractions

<table>
<thead>
<tr>
<th>San Diego</th>
<th>Mexico</th>
</tr>
</thead>
</table>

- San Diego Cityscape
- Mexico Border Crossing

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City Attractions

- Marina
- Rural
- Olympic Training Center
- Amphitheater
- Off road racing
- Water park
Crime at Motels

345 crime cases in 2003

- 54 violent crimes
  - 9 rapes
  - 10 robberies
  - 35 assaults
- 61 drug arrests

(data includes simple assaults)
Weapons Seized at Motels

Tech-9 Machine Gun with 30-round Clip; 380 semi-auto

Flamethrower
Disorder at Motels

1,200 CFS per year (average)

- Disturbances
- Fights
- Welfare checks
- Noise complaints

(1,200 figure includes certain officer-initiated CFS, such as vehicle theft recoveries)
City Image Suffered

- Major employers wouldn’t use city motels
- Criminals sought out city motels
- Elected and business officials very concerned
Early Efforts
(1997-2001)

- Met with all motels
- Increased enforcement
- Passed photo ID ordinance
- Conducted “motel tours” with city officials

Despite efforts, problems remained at motels
Collaborative Goals

- Fewer motel CFS
- More safe, clean lodging in city
- Improved appearance of motels
- Increased tourist occupancy
Studying the Problem (2001-2005)

- Initial CFS analysis
- Observations
- Motel “user” surveys
- Manager interviews
- Environmental surveys
- Literature review/site visits
- Investigating causes
Initial CFS Analysis

- Unexpected hot time
- Many incidents occurred in rooms
- 5 motels accounted for 28% of rooms, but 53% of CFS
A Common Denominator

\[ \text{CFS} \div \text{Rooms} = \text{CFS Ratio} \]

\[ 120 \text{ CFS} \div 40 \text{ Rooms} = 3.0 \]
Observations

(3 motels)

- People came on bikes/on foot
- Room doors left open
- Lack of tourists/businesspeople

Impromptu party outside room
Motel User Survey: Locals High Risk

(58 people)

Reasons on Probation/Parole:
- Narcotics
- Assault
- Prostitution
- Theft

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Manager Interviews

(23 managers)

CFS correlated with:

- Local guests
- Long-term guests

Target Market for Chula Vista Motels
Physical Design Surveys

(26 properties)

- 62% no door chain
- 33% no peephole
- 28% no deadbolt
Site Visits

- Buena Park, CA
- Oakland, CA
- San Diego, CA

NOTICE TO ALL GUESTS

- Please provide a valid state I.D. or license in order to rent a room.
- The management does share information with the City of San Diego and San Diego Police Department on the occupants of all rooms.
- The management does and will share information to San Diego Police upon request from the Police Department.
- The management will ask guests to vacate the rooms if we suspect any illegal activities in the room without refund.
- Management will not allow any visitors after 10:00 P.M.
- Management holds the right to refuse service to anybody.
- The management will inform San Diego Police Department if they suspect any illegal activities in any of the rooms.
- Guests must fill-out registration card and provide valid state I.D. It is illegal to be in the room without proper registration.
Literature Review

- POP guide
- Tukwila, WA
- Stockton, CA
Investigating Causes

- Bad neighborhood
- Low room price
- Local clientele
- Insufficient police attention
- Poor management practices
CFS Per Room, Per Year to Motels/Hotels

$44-$60/night + local guests

$45-$55/night + local guests

City Motels - 2005
Officer vs. Citizen Initiated CFS

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What Causes Motel Problems?

Management Practices

- Attract problem clientele
- Conduct little/no guest screening
- Allow uncontrolled access to motel
- Do not provide good security
Early Responses (2003-2005)

- Group motel meeting
- On-site technical assistance
- CFS “report cards”
- Photo ID seminar
Code Enforcement

- Began yearly inspections
- Major problems found
- Two properties closed
No Change in CFS: 2001-2005

(This graph includes certain officer-initiated CFS, such as vehicle theft recoveries)

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Goldstein Hierarchy

- Bringing a civil action
- Legislation mandating prevention
- Charging a fee for police service
- Withdrawing police service
- Public shaming
- Creating organization to assume ownership
- Engaging another existing organization
- Targeted confrontational requests
- Straightforward informal requests
- Educational programs
Drafted Motel Ordinance

- Collaborative effort of 6 city agencies
- Required annual permit to operate
- City could deny permit based on CFS
Established City Standard

City Motels - 2005

Median: 0.61
Shifted Ownership of Problem

Motels decided what steps to take

- Guest / visitor screening
- Access control
- Private security
- Rules
First Permit Cycle (2006-2008)

- 22 motels met public safety standard
- 2 motels - Entered into MOUs with City
- 1 motel voluntarily closed

The San Diego Union-Tribune.

Motel ordinance passed in move to tackle crime

By Tanya Mannes
STAFF WRITER

August 10, 2006

CHULA VISTA – Officer Tim Biffle, on his beat patrolling the city’s west side Friday night, stopped at the Big 7 motel on Broadway to check the guest registry.

Running names through a law enforcement database, Biffle turned up a 28-year-old woman who was on probation for methamphetamine possession with a prior conviction for auto theft.

Biffle’s search of the woman’s room didn’t turn up any drugs. But a few hours later, just down the street, he found methamphetamine in the room of a 25-year-old woman.

The Chula Vista City Council has passed an ordinance requiring motels and hotels to apply annually for a lodging license.
Assessment

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CFS to Motels Reduced 49%

2001-2009 (3-month rolling average)

- Project Planning
- 1st Manager Interviews
- 1st “Report Cards” Sent
- Tower Lodge Closed
- Permit Ordinance Passed
- All Motels in Compliance

Average of 104 CFS/month

53 CFS/month

(This graph includes certain officer-initiated CFS, such as vehicle theft recoveries)
Change in Median CFS Ratios of Motels in High, Middle and Low Ratio Tiers (as of 2003-2004)

- **High Tier (1.0+)**
- **Middle Tier (0.5 to 0.99)**
- **Low Tier (<0.5)**
- **City Standard (0.61)**

Chula Vista Police Department
### Change at Highest CFS Ratio Motels

<table>
<thead>
<tr>
<th>Motel</th>
<th>00-06 CFS*</th>
<th>08-09 CFS</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chain A</td>
<td>243</td>
<td>73</td>
<td>-70%</td>
</tr>
<tr>
<td>Chain B</td>
<td>141</td>
<td>49</td>
<td>-65%</td>
</tr>
<tr>
<td>Independent A</td>
<td>97</td>
<td>30</td>
<td>-69%</td>
</tr>
<tr>
<td>Independent B</td>
<td>39</td>
<td>16</td>
<td>-59%</td>
</tr>
</tbody>
</table>

(*average of six 12-month performance periods between 10/1/00 and 9/30/06)

(This chart includes certain officer-initiated CFS, such as vehicle theft recoveries)
Crime at Motels Reduced 70%

(Data includes drug crimes against the state logged as crime cases. If these incidents are excluded, overall reduction is 65%. Crimes in city are by calendar year, beginning in 2003)
Drug Arrests at Motels Reduced 66%
Additional Positive Impacts

- Officer time at motels was reduced 1,200+ hours per year (value of $73,000)

- In aggregate, motels reported an increase in winter revenues (05-06 to 07-08)

- Management practices improved

- More safe, clean rooms for tourists
Displacement/Diffusion?

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Looked for displacement/diffusion here

Used as comparison area

Chula Vista

Looked for displacement/diffusion here
## Net CFS Reduction
(05-06 compared to 07-08)

<table>
<thead>
<tr>
<th>Group</th>
<th>Change in CFS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chula Vista Motels</td>
<td>-38%</td>
</tr>
<tr>
<td>Displacement/Diffusion Motels</td>
<td>-25%</td>
</tr>
<tr>
<td>Comparison Motels*</td>
<td>+15%</td>
</tr>
<tr>
<td><strong>Net Effect</strong> (05-06 compared to 07-08)</td>
<td>-48%</td>
</tr>
</tbody>
</table>

*To calculate the Net Effect, a drop in the comparison area is converted to a positive number.*

(Eck, J., Assessing Responses to Problems, U.S. Department of Justice, 2002.)
## Direct Project Costs

<table>
<thead>
<tr>
<th>Item</th>
<th>Expenses</th>
<th>Revenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>CSU Contract</td>
<td>-$16,000</td>
<td></td>
</tr>
<tr>
<td>Travel to Oakland</td>
<td>-$300</td>
<td></td>
</tr>
<tr>
<td>Cost recovery from problem motel</td>
<td></td>
<td>+$17,000</td>
</tr>
<tr>
<td>Total Direct Project Costs</td>
<td></td>
<td>+$700</td>
</tr>
</tbody>
</table>
El Primero Hotel

2002

$200 per week
CFS Ratio: 1.6

2005

$100 per night (2008)
CFS Ratio: 0.15
632 E Street

Royal Vista Inn - 2005

- $45 per night (2003)
- C FS Ratio: 0.76

Comfort Inn & Suites - 2009

- $109 per night (2009)
- C FS Ratio: 0.33*

(*0.33 ratio for 2008)
1501 Broadway

Tower Lodge

2004

C FS Ratio: 3.97

Los Vecinos

2009

C FS Ratio: 0.57* (*0.57 ratio projected for 2009)

Chula Vista Police Department
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