Brooklyn Park Police Department

CPTED Approach To Reducing Crime In Privately Owned Apartment Complexes

Inspector Todd Milburn
Sergeant Marcus Erickson
Officer Tim Mitchell
October 11, 2011
Introduction

• Profile a Problem Property
  – Significant Increase in Crime
• Explain our processes to engage management
• Discuss various tools we applied
  – CPTED is one example of many
• This was not just about lower crime
• Looked at ways to improve quality of life for residents, improve communication, and build relationships
• Show you how this was successful!
City of Brooklyn Park

- Approximate Population 75,000
- Suburb located just north of Minneapolis, MN
Brooklyn Park Police Department

- 166 Employees
- 105 Sworn Officers
- 3 Divisions
  - Patrol
  - Investigations
  - Support Services
Winter in Minnesota
City of Brooklyn Park

- Approximately 6000 Apartments
- Approximately 1800 Licensed Single Family Rentals
- ? Non Licensed Rentals
Where Most of Our Resources Are Directed

- Zane Corridor
- Apartments
- High Density
- Foot Traffic
Business Was Good

• Crime has decreased the last 5 years
• Since 2006 we have implemented a number of problem solving and collaborative projects to reduce crime.
• Engaged our youth and keep them busy
• Strategies have been successful which has lead to lower crime.
• One significant problem!
The Problem

- Crime in 2009 and 2010 increased significantly
- Huntington Place Apartments
- 834 Unit Apartment Complex
- Built in the 60’s
- Single Bedroom intended for singles working class
- Located in the center of the city

![Graph showing crime at Huntington Place Apts by year](image-url)
Huntington Place Apartments
Contributing Factors

- Burglaries
- Robberies
- Narcotics
- Assaults
- Disorderly Conduct
- Trespassing
Other Contributing Factors

- Door Locks
- Poor Lighting
- On site staff morale
- Lack of buy in with security
- Lack of cooperation by residents
Short Term Responses

- Contract Overtime
- Police Saturations
- Foot Patrol
- Surveillance and Plain Clothes Operations
- Utilized Informants
- Search Warrants (Narcotics and Guns)
- Trespassed problem people
- Bike Patrol
- Warrant Sweeps
- Probation Visits
- Distribute Fliers
Short Term Responses

• On-going problems with doors not securing
  – Maintenance was very slow to repair
  – Locks often damaged days after being repaired

• Crime Prevention

• Neighborhood Crime Watch Meetings
  – Prevention and tips
  – Residents often complained about management, door locks, and poor lighting
Why Did These Tactics Fail?

- Lieutenant of Special Operations – Citywide Responsibility
- Staff Meetings – Chief asked “Why can’t they keep the doors locked?”
- My response – “Because that is the way it has always been”
- That did not go so well
- Something had to change!
- Short term plans lead to short term fixes
- Keep your money – Let’s find another way
The Plan

• Meeting with police and other city staff
• Creative think tank
• I did not have all of the ideas
• Mapped out best practices from different perspectives
• Needed to come up with new ideas!
• Initiated Meetings with management
SARA MODEL
How does it fit?

- **Scan** – Recognized that the persistent crime and livability problem existed

- **Analyze** – Examined the scope and causes of the problem and created documentation

- **Response** – Implemented an action plan with all levels of management

- **Assess** – Favorable crime stats and livability improvement
Analysis (The Action Plan)

- Multiple meetings with on-site management in 2009
  - Inability to deliver results
  - Scope of problem – large
  - Budget constraints
  - Lack of decision making authority

- Met twice with regional management (Fall 2009)
  - Still found lack of decision making authority
  - Slow time scale – wait for annual budget finalization
Action Plan

• Met with executive management (Spring 2010)
  • 1st meeting - Discussed current crime stats and problems
    • Brooklyn Park PD agreed to examine options, best practices, and give recommendations
    • Aggressive timeline
  
• 2nd meeting – presented executive report
Executive Report

• History of problem
  • Meaningful crime statistics
  • Past Law Enforcement Activities
    • Highlighted all of the proactive work that had been done to date
    • Was not working to reduce crime
Historical Perspective

• Monthly Saturations (Intel based)
• Interaction with Management - reminder of past efforts
  • Ongoing dialog on problem tenants
    ▪ Evicting problem tenants did not reduce crime
    ▪ Revolving door syndrome
Property Analysis

• Crime Prevention through Environmental Design (CPTED)
• Analysis performed by Crime Prevention Unit and Community Development
  ✓ Exterior Security Doors
  ✓ Fencing
  ✓ Video Surveillance
  ✓ Lighting and Walkways
  ✓ Windows
  ✓ Other Landscape and building improvements
Entrances and Exits
Successful Solutions – Other Apartment Communities

Fencing
Successful Solutions – Other Apartment Communities

Doors and Windows
Property Analysis

• Other Areas Examined
  ✓ Security Personnel - appropriate use and staffing
    ✓ Failure to check and document doors
    ✓ Failure to concentrate on core issues
  ✓ Tenant Selection and Occupancy
    ✓ Comparison to other similar properties
    ✓ Examination of Occupancy Rate/Credit Scores/$$$$
  ✓ Successful Solutions – Other Apartment Communities
  ✓ Research on Vendors
Demonstrated Success At Another Local Apartment Complex

Perimeter Fence Installed in 2008
Recommendations

Comprehensive Report
(Speaking Their Language)

- Outline
- Executive Summary
- Law Enforcement Activities, CPTED items, other items, summary
- Prioritization
Management Response

• 3rd meeting – Ownership and Upper Management Responded!
• They “bought in” to the process
• Why?
  – Recognized that city staff put time and energy into the proposal
  – Recognized persistence
  – Executive report, City Manager, Chief of Police participation
How did they respond?

• Allocated Resources and Financial Commitment To Make Improvements

• Subsequent collaborative meetings with management and city staff occurred to design and implement improvements
Where are we now?

• My role as a COPS Officer (Geographically Assigned)
• Focus on Problem Solving Efforts
• Reporting systems
• Communication
• Trespassing Implementation
• A number of Capital Improvements
Reporting Systems

• Conduct on License Premise ordinance
• Behavior tied to licensed rental properties mandates accountability for the property
• Automated email notification
• End of month reports
• Ongoing interaction on key issues
• Patrol feedback/reporting
# End of Month Reports

## Huntington Place - June 2011

<table>
<thead>
<tr>
<th>Case Address</th>
<th>Apt #</th>
<th>Case Number</th>
<th>Case Type</th>
<th>Reported Date</th>
<th>Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>5801 73RD AVE N</td>
<td>2011-0030549</td>
<td>Verbal Dispute Civil</td>
<td>06/05/2011 02:56:00</td>
<td>Disturbance. Initial report of help, unknown problem. Female was screaming in parking lot. Spoke with female. Family dispute. Report for information only.</td>
<td></td>
</tr>
<tr>
<td>5801 73RD AVE N</td>
<td>2011-0031109</td>
<td>Verbal Dispute Civil</td>
<td>06/07/2011 23:19:00</td>
<td>Call from security that wanted two individuals trespassed. Forms were filled out. Individuals told to leave the property.</td>
<td></td>
</tr>
<tr>
<td>5801 73RD AVE N</td>
<td>2011-0031126</td>
<td>Drugs</td>
<td>06/08/2011 01:52:00</td>
<td>Subject stop. Officer stopped a male. Male ran on foot then stopped. Officer arrested male for PC Narcotics.</td>
<td></td>
</tr>
<tr>
<td>5801 73RD AVE N</td>
<td>2011-0032113</td>
<td>Warrant Arrest/Attempt to Ar</td>
<td>06/12/2011 18:36:00</td>
<td>Warrant. Individual arrested and booked on three outstanding warrants.</td>
<td></td>
</tr>
<tr>
<td>5801 73RD AVE N</td>
<td>1</td>
<td>2011-0034954</td>
<td>Verbal Dispute Civil</td>
<td>06/26/2011 15:20:00</td>
<td>Officers were dispatched to a verbal dispute. Dispute occurring between complainant and suspect. Suspect trespassed from property. No charges pending.</td>
</tr>
<tr>
<td>5801 73RD AVE N</td>
<td>120</td>
<td>2011-0034174</td>
<td>Medical</td>
<td>06/21/2011 15:43:00</td>
<td>Medical. Adult male transported by North Ambulance to North Memorial Hospital. No further action was taken.</td>
</tr>
<tr>
<td>5801 73RD AVE N</td>
<td>120</td>
<td>2011-0035408</td>
<td>Miscellaneous Assist</td>
<td>06/28/2011 19:10:00</td>
<td>Assist. Caller wished to report a violation of a harassment order. I determined no violation had occurred. Officers cleared with no charges.</td>
</tr>
<tr>
<td>5801 73RD AVE N</td>
<td>141</td>
<td>2011-0033812</td>
<td>Loud Disturbance/Party/Noise</td>
<td>06/21/2011 02:11:00</td>
<td>Disturbance. Responded to loud walking in an apartment. No noises were heard. Officers made courteous call to lessee. Advised of complaint. We cleared with no charges.</td>
</tr>
</tbody>
</table>

**Tuesday, July 19, 2011**

**Page 1 of 10**
Auto Emails To Management

Brooklyn Park Police Department
Notice of police event at 5849 73RD AVE N  207

Case Number: 2011-00048966
Call Type: Suspicious Activity
Officer: 136 - Weeks
Report Date Time: 8/30/2011 9:29:00 a.m.

Reporting party called 911 to report that the suspect in a previously reported assault was visible on the property near a vehicle. Contact was made with several males near the vehicle including a couple that matched the description. One suspect obstructed.

<table>
<thead>
<tr>
<th>Name</th>
<th>Date of birth</th>
<th>Involvement</th>
<th>Home Address</th>
<th>City</th>
</tr>
</thead>
<tbody>
<tr>
<td>Doe, John</td>
<td>01/01/1986</td>
<td>Reporting Party</td>
<td>5849 73RD AVE N 207</td>
<td>BROOKLYN PARK</td>
</tr>
<tr>
<td>Criminal, Jeffrey</td>
<td>unknown</td>
<td>Suspect</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

8/31/2011
Communication

- Daily meetings in person or by phone to discuss police events
- Creates accountability and ensures that problem tenants are removed from the property
- Intelligence sharing
Trespassing

- Officer & security roles; management building monitors
- Valid 1 year after issuance
- Trespass list provided to management
Capital Improvements

- New washers/dryers
- Resident managers/building monitors
- New paint/carpet
- Building entry keys for area Police cars
Capital Improvements

- Security cameras
- Web based
- Police staff have access to camera system
Capital Improvements

- Fencing
- Door Locks
- Same day repair on broken door locks
- All locks have been re-keyed
Capital Improvements

• Lighting

Before

After
Eliminated Access

BEFORE

AFTER

* Designed to bring traffic into camera view
Proactive Response

- Patrol is more engaged
- Patrol participation in apartment events
- Continuation of past proactive activities
- Flow of communication is streamlined
Police & Tenant Interaction

- Crime Watch Meetings
- Bike Rodeos
- Picnics
- National Night Out
Is It Working?

Calls for service

* Year To Date Statistics (January-August)
Is It Working?

Year To Date Statistics (January-August)
Is It Working?

Year To Date Statistics  (January-August)

Crimes

<table>
<thead>
<tr>
<th>Year</th>
<th>Crimes</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009</td>
<td>398</td>
</tr>
<tr>
<td>2010</td>
<td>375</td>
</tr>
<tr>
<td>2011</td>
<td>316</td>
</tr>
</tbody>
</table>
Is It Working?

Year To Date Statistics  (January-August)
Is It Working?

• In 2011 the project and results were presented to council
• Council, city staff, and community members were all very happy with the results
• Two media outlets reported on the project and positive outcome
• No additional expense to tax payers!
• Only staff time was invested on behalf of the city
What Did We Learn (Assessment)

- Arrests and Citations Do Not Always Work
- Creativity
- All city staff are excellent resources
- Time and effort (Executive Plan)
- Connect with the decision makers
- Collaboration
Ongoing Work

• Meet with Executive staff quarterly to discuss continued improvements
• Discuss any problems (Large or small)
• Brainstorm new ideas or ways of doing business on both sides
• Past barriers and lack of trust prevented movement
• Now information is transparent and meetings are productive
Making Progress

• Feedback from the residents has been very good.
• Residents are very positive about the improvements
• On site staff happy to see investment
• Model plan. City staff have adopted this plan as the way to do business
• It was about improving the livability for those who live here!
Questions?

Contact Information:

• Inspector Todd Milburn
  Phone: 763.493.8234
  Email: Todd.Milburn@Brooklynpark.org

• Sergeant Marcus Erickson
  Phone: 763.493.8293
  Email: Marcus.Erickson@Brooklynpark.org

• Officer Tim Mitchell
  Phone: 763.493.8134
  Email: Timothy.Mitchell@Brooklynpark.org