“Reducing Crime In Maravilla Public Housing”

A partnership between the Housing Authority County of Los Angeles (HACoLA) & the Los Angeles County Sheriff's Department (LASD)
CDC/HACoLA mission……..
• Build better lives and better neighborhoods.
• To provide effective management, quality housing, and safe environments for low-income families.

LASD Contract mission……..
To provide services that achieve a safe and secure quality of life in public housing.
• Approximately 7 miles east of downtown Los Angeles
• 54 acres
• 504 units: 150 Senior/Disabled, 454 Family
• 1500 residents
• On-site management office
• 1972 renovated to Nueva Maravilla
• Garden community style
• Open community
• No barred doors or fencing
• Divided into 5 “Colonies” (“Colonias”)
Nueva Maravilla Community

Sports Field

Senior Complex

Community Center
SCANNING
Scanning

• Early 1990’s violent crime skyrocketed
• Open air drug dealing
• Long gang history and presence
• Gang members committed significant % of crimes
• Activity observed by HACoLA staff, residents, and LASD
• Resident Councils corroborated the activity
• Multiple socio-economic factors
Scanning

- 75% Single Female Head of Household (HOH)
- Over 80% of households make less than $30,000 per year
- Unreported crimes to LASD
- Retaliation
- Fear
Scanning

Summary:

• Targets/Victims were residents
• Suspects were gang members
• Locations throughout the site
Analysis

Data sources included:

• HACoLA on-site staff observations
• Intelligence from fearful residents
• Monthly Resident Council observations and reports
• LASD crime statistics
• Parole and Probation records
• Annual Resident Victimization and Satisfaction Survey
• LASD Community Policing Program (CPP) Team Survey
Analysis

• Low-income single female HOH
• HOH lure of drug income
• HOH multi-generational gang ties

• Drained HACoLA and LASD resources
• Vacancy rate impacted HACoLA's income
• Unsuccessful eviction actions
• Negative reputation
• Residents stigmatized
Analysis

- Gangs developed about 1940’s
- Lucrative narcotic sales
- 3 gangs claimed the Nueva Maravilla site: Rascals (R13), High Times Stoners (HTS), Maravilla Projects (MVP)
Analysis

LASD crime stats over 4 years
Analysis

- Arson
- Burglary
- Graffiti
- Robberies
- Assaults
- Drug sales
- Thefts
- Attempt murder
- Witness intimidation
Analysis

Summary:

• Crime multi-faceted
• Multi-generational gang members
• Activity fostered by specific HOH’s
• Community in fear
RESPONSE
Response

Comprehensive approach: Victim, Suspect, & Location

- Enforcement, prevention, intervention
- HACoLA, LASD, criminal justice partner collaboration
- Lease and policy changes
- Develop Anti-Drug and Gang Task-Force
- HACoLA/LASD Interdepartmental Agreement
- LASD Narcotics and Gang Units
- CPP team developed ownership and responsibility
- Problem Oriented Policing (POP) projects
- Crime and Fraud Tipline
- Crime prevention education
- Youth intervention
HACoLA Management Model

Community Partnerships
- Collaboration with:
  - Public Agencies
  - Private Agencies
  - Universities
  - Community Based Organizations
  - HA Membership on County Task Forces

Management
- Maintenance/Modernization
- Applicant Criminal Background Checks
- Lease Enforcement/Non-Renewal
- Banning Policy
- Threat of Violence Transfers
- Counseling
- Workplace Violence (CAPP)

Law Enforcement & Security
- Crime Tracking & Analysis
- Community Policing Program
- Narcotics & Gang Investigations
- Anti-Drug & Gang Task Forces
- Crime Prevention Through Environmental Design (CPTED)
- CCTV Systems
- Fraud Investigations

Resident Services
- Youth Development
- Education/Literacy
- Senior/Disabled Services
- Case Management/Counseling
- Truancy Prevention
- Violence/Gang Intervention (JJCPA)
- Resident Councils
Revised HACoLA’s Lease

3-day eviction for violent, assault and drug crimes w/o grievance procedure

Excerpt from HACoLA Lease

6. RESIDENT’S OBLIGATIONS

Violation of this section may result in termination of this Lease Agreement. Resident agrees:

A. To refrain from, and to assure household members and guests refrain from creating or maintaining a threat to the health and safety of other Residents, Management’s employees, or the public, or engaging in illegal or offensive behavior, including but not limited to: (i) committing a crime that subjects a Resident or any household member to a lifetime sex offender registration requirement imposed by any State sex offender registration program; (ii) being in possession of an unregistered or illegal gun or other firearm; (iii) shooting guns or other firearm; (iv) threatening others with a gun or other firearm, knives or weapons; (v) verbal threats of criminal activity; or (vi) lighting, exploding, storing or possessing firecrackers, explosives or flammable or combustible materials or fluids. Resident understands and acknowledges that committing any of the acts described in this subparagraph (A) is a material breach of this Lease and that Management may proceed with termination of the Lease for any such violation on three (3) day’s notice.

_________________________  Resident’s Initials

B. To refrain from and to assure household members and guests refrain from engaging in drug-related criminal activity on or off the Housing Development premises. Resident expressly acknowledges and agrees that the illegal manufacture, sale, distribution or use of, or possession with the intent to manufacture, sell, distribute or use, a controlled substance is a drug-related criminal activity. Resident further expressly acknowledges and agrees being on or off the Housing Development premises and having a controlled substance in his/her system is in violation of this subparagraph (B). Resident understands and acknowledges that committing any of the above acts described in this subparagraph (B) is a material breach of this Lease, and that Management may proceed with termination of the Lease for any such violation on three (3) day’s notice.

_________________________  Resident’s Initials

C. To refrain from and to assure household members and guests refrain from engaging in violent criminal activity on or off the Housing Development premises. Resident expressly acknowledges and agrees that the commission of such violent criminal activity creates a threat to the health and safety of other Residents, Management’s employees, and the public. A violation of this subparagraph (C) is a material breach of this Lease, and Management may proceed with termination of the Lease for any such violation on three (3) days
Response

Revised HACoLA’s Lease

• Housing Lease Violation Citation
• Civil Procedures
Response

Revised HACoLA's Lease

Added Curfew Policy

Sections

Excerpt from HACoLA Admissions and Continued Occupancy Policy (ACOP)

Chapter 17

HA CURFEW AND LOITERING POLICIES AND PROCEDURES

INTRODUCTION

The following are the policies and procedures governing the implementation, administration, and enforcement of the HA Curfew and Loitering Regulations.

A. DUTIES AND RESPONSIBILITIES

At the discretion of the Director of the Housing Management Division, the Property Supervisors shall have the primary responsibility for implementation, administration and enforcement of the Curfew and Loitering Regulations as it pertains to their respective assigned housing developments and scattered sites.

Security personnel and law enforcement personnel contracted to provide services at the various housing developments shall participate in the enforcement of the Curfew and Loitering Regulations. Such enforcement may include properly identifying curfew and loitering violators, and notifying the appropriate Property Supervisor of such curfew and loitering violations.

B. NIGHTTIME CURFEW

No minor under the age of 18 years shall remain in or upon any common area of the HA or within any HA community, including but not limited to a road, curb area, sidewalk, parking lot, alley, park grounds, playground, basketball court, hallway, stairway, laundry, or recreational room, community center, or other common area grounds, place, building or vacant lot between the hours of 10:00 p.m. on any day and 6:00 a.m. of the immediately following day, except for within an apartment unit or private yard area.

"Remain" means to stay behind, to tarry and to stay unnecessarily in or upon HA common area, including the congregating of groups of persons, in whom any minor involved is not on or upon HA common area for the purpose of mere passage or going home.
Response

Policy Revision

• Banning Notice
• Returning violators
• Civil laws

NOTICE OF BANNING

NAME:
ADDRESS:
DATE GIVEN TO THE PERSON:

RE: TWELVE MONTH BAN FROM ALL HOUSING AUTHORITY PROPERTY

This notice is to officially notify you that the Housing Authority considers you a threat to the health, safety or welfare of the Housing Authority development or its residents because of your involvement in disturbances and/or illegal activities on Housing Authority property.

By this notice, the Housing Authority of the County of Los Angeles, hereby bans and prohibits you from entering onto [NAME OF DEVELOPMENT] for twelve (12) months from the date shown above. You are banned from coming on the property for any reason, including to visit any resident of this development. Because of your actions you have lost the privilege of visiting your family or friends, if any, at the development and must now meet them off-site. Any violation of this order will be considered a trespass upon the Authority’s property and may subject you to civil and/or criminal penalties. Further, if you visit a tenant in violation of this order, it is a lease violation and may jeopardize the tenant’s right to remain a tenant of the Authority. A copy of this letter will be forwarded to our local law enforcement agencies for appropriate action.

HOUSING AUTHORITY OF
THE COUNTY OF LOS ANGELES

cc: Housing Management Director
    Area Manager
    Property Supervisor
    Resident Manager
    Law Enforcement

Acknowledgment of Receipt:
Response

Location

• Signage
• 602 laws
**Trespass Notice**

- Repeat violators
- Civil and criminal laws

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**Los Angeles County Sheriff’s Department**

**Nueva Maravilla Trespass Contact Report-002 (0) PC**

4091 E. Cesar Chavez Avenue Los Angeles 90021

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**Penal Code Section 602 (0) States:**

(0) (a) [Penal Code Section 602 (0) states]...

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**Warning:** You are hereby warned that any loitering within Nueva Maravilla housing development without lawful purpose is trespassing and you are subject to arrest without further warning.

Signature:________ Date:________

I give my consent to be photographed Yes:____ No:____ Signature:________

Deputy:________
Response
Narcotics and Gang Enforcement 1991-1993

Initial response:
• 55 Pre-Search Warrants
• 37 Search Warrants
• 96 arrests
• 77 criminal cases filed
• Drug Zero Tolerance
• 391 grams of cocaine
• 138 grams of heroin
• 1281 grams of marijuana
• 19 firearms (2 assault rifles)
• Cash
• Paraphernalia
Response

SEARCH & SURVEILLANCE OPERATIONS

- Target “Hot Spots”
- Due diligence
- Persistent and consistent

gang photo

gang photo

LOS ANGELES COUNTY SHERIFF

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Response

PHYSICAL SECURITY

- Crime Prevention Through Environmental Design (CPTED)
- Target hardening, doors, locks, lighting
- Landscaping and maintenance
- Track and monitor graffiti
Response

CAR, BIKE AND FOOT PATROL

• Proactive/Reactive
• Mobile
• Approachable
• Visible
Response

SOCIAL NETWORK INVESTIGATIONS

Website gang photos
Response

USE OF TECHNOLOGY

• Automated License Plate Recognition (ALPR)
• Closed Circuit Television (CCTV)
• Computer searches
Response

COMMUNITY POLICING SURVEYS

• Community contact
• Document concerns
• Assess, analyze, and plan
Response

CRIME PREVENTION

TELL IT TO THE SHERIFF
THURS. JAN. 8 at 1pm
DON'T BE LATE

DEPUTY ALEX TOPETE
Will speak to us on
CRIME AND SAFETY ISSUES AT O.A.
BRING YOUR QUESTIONS
AND CONCERNS
B-DAY CAKE & COFFEE
DOOR PRIZE DRAWING

OFFICIAL NOTICE—DO NOT DESTROY OR REMOVE
Response

YOUTH INTERVENTION

- Strengthen communication
- Positive contact with law enforcement
- Alternative opportunities
ASSESSMENT
Assessment

Methodology

• LASD crime statistics comparison
• Annual Resident Victimization and Satisfaction Survey comparison
Assessment

Reported Crime Rates Per 10,000 in the East Los Angeles Jurisdiction 1995 - 2009

Data Sources: Los Angeles County Sheriff's Department.
## Assessment

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**Reported Crime Rates Per 10,000 at the Nueva Maravilla Housing Developments 1992 - 2010**

*Data Sources: Los Angeles County Sheriff's Department.*
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<thead>
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<th>Year</th>
<th>Maravilla Crimes</th>
<th>Feel Safe (%)</th>
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Data Sources: Los Angeles County Sheriff's Department and Diversity Research and Consulting Group, Inc.
Assessment

LASD crime statistics over 20 years
Assessment

Summary:

• Part 1 & 2 crimes and fear greatly reduced
• Gang presence, crime and graffiti greatly reduced
• Quality of life and feeling of safety increased
• CPP Team, HACoLA Management, and resident ownership and responsibility
• No probationers or parolees at site (June 2011)
Summary

Gang expert’s insight.....

• Experience
• Recommendations
Thank You!

HACoLA Program Compliance Unit
Betsy Lindsay, Manager
betsy.lindsay@lacdc.org
(323) 890-7119

L.A. County Sheriff’s – COPS Housing Authority Team
Sergeant Carlos Avila
clavila@lasd.org
(323) 890-7381