

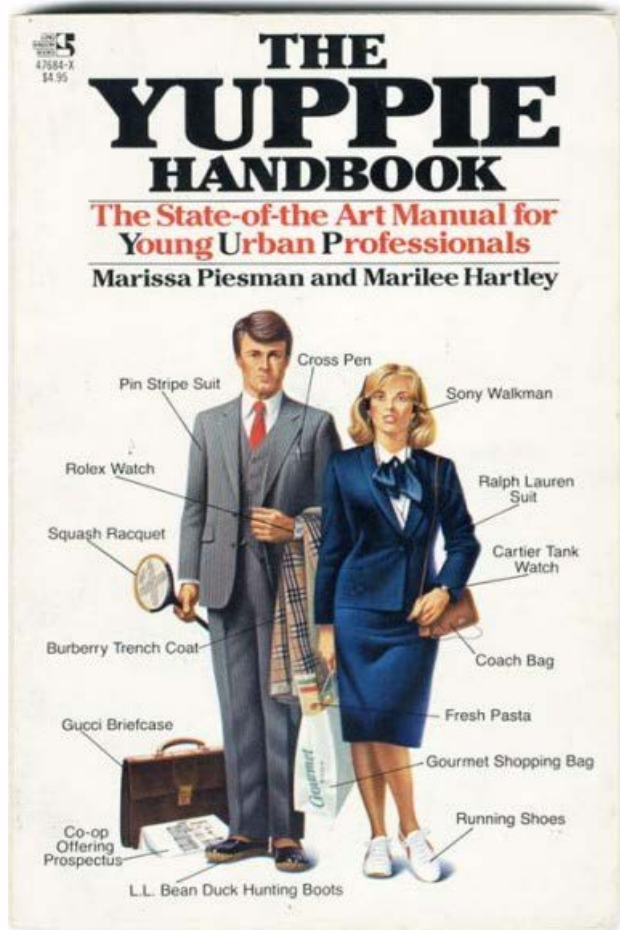
Back From the Brink

**Reclaiming the Antoine Corridor
and the Development of Problem Oriented Policing
within the Houston Police Department**



Sgt. Mike Hill
Ofc. Ryan Watson
Ofc. Chris Schuster

The Problem



FROM THIS

to



THIS

Dangerous Apartments Visited

Monday, June 2, 2008

Open Houses in Candlewood Glen

www.swamplot.com

Chronicle reporter Matt Stiles continues his tour of substandard Houston apartments, stopping this week for a visit at the 172-unit Candlewood Glen Apartments, near the 5400 block of DeSoto:

Now, only about 12 units remain legally occupied, and the management office is shuttered. Rotting trash sits in piles. Copper pipes and air conditioners' coils have been ripped on a mass scale from burglarized units. The swimming pool is filled with water the color of crude oil.....

**The media
reported
what officers
on the street
already knew**

Residents beg city to bulldoze shuttered

Houston condos

Residents beg city to bulldoze shuttered condo complex

They say the apartments fuel crime in N.W. Houston

CAROLYN FEIBEL

Houston Chronicle

Published 5:30 a.m., Wednesday, August 13, 2008

Desperate residents who live near a shuttered condo complex in northwest Houston thronged a City Council meeting Tuesday, begging the mayor to bulldoze the empty buildings. Candlelight Trails, at 5626 [De Soto](#), is a pretty name, but the property has become nightmarish, the neighbors said. Although the property is fenced off, criminals, squatters and drug addicts haunt the buildings, they said.

The city closed the 240-unit development last August, citing myriad dangers, such as exposed wires, broken glass and broken sprinklers.

Mayor [Bill White](#) appeared to support demolition but said it would be a long and legally difficult process because there are multiple owners of the units.

Crime Tracker finds Houston's deadliest street



er 18, 2006

By Andy Cerota

(9/18/06 - KTRK/HOUSTON) (KTRK) -- A mother is heartbroken -- her son is one of six people killed on the same street, in just the past six months. It's an area of town that's quickly become one of Houston's most dangerous. Residents there aren't the only ones worried -- so are the police. Our Crime Tracker showed a half-mile area in northwest Houston is seeing a dramatic rise in all types of crime.

Michelle Harris said, "I don't go out at night at all. I don't even go to the store -- nowhere."

Two months ago, Michelle Harris' 15-year-old son Christopher was shot and killed outside a northwest Houston convenience store.

She said, "It's a hard pill to swallow, when a person loses their child. It's a hard pill to swallow."

It's even harder for the Harris family. They are evacuees who escaped New Orleans only to end up in one of Houston's most dangerous neighborhoods.

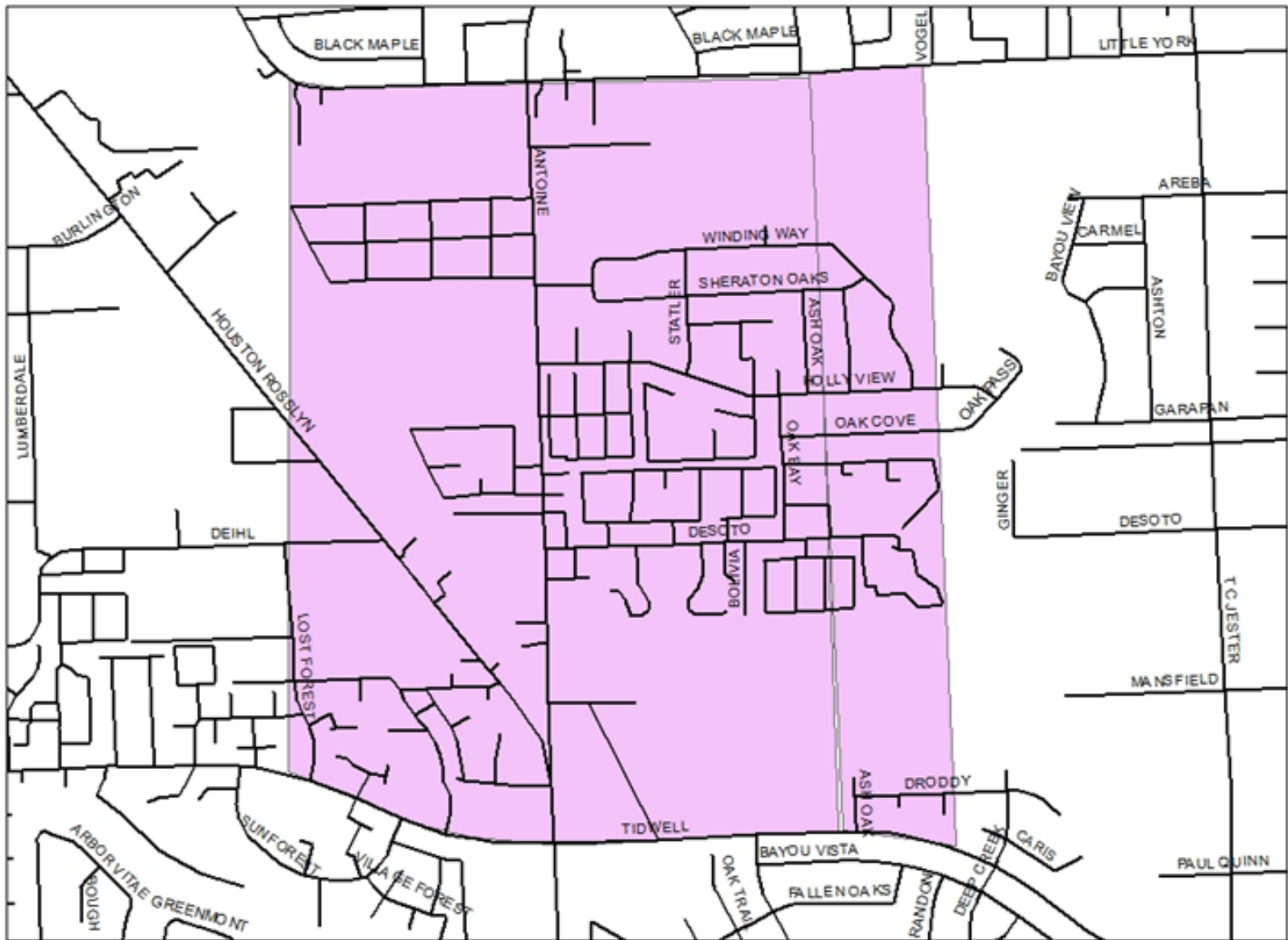
Christopher's murder was not an isolated incident. Using our exclusive Crime Tracker we can show you that in one quarter mile stretch of DeSoto, there have been six murders so far this year. That number goes up to seven if you include the one that occurred on the 3300 block of DeSoto -- three quarters of a mile away.....



The Location



Antoine Project Area



Source: Crime Database

Created by: D. A. Jones

Historical Approach from HPD

- Fish the “Honey Holes”- Stat driven
- Saturate the area with more patrols
- \$100,000.00 per month in overtime



Scanning

- Economic Downturn of the 80's – loss in oil jobs
- Vacant Apartments
- “Affordable Housing”
- Influx of lower economic students in schools
- Residents fled, selling houses just to get out





What's Left Over?

- Food Desert
- Good Businesses leave the area
- Predatory Businesses
- Predatory Renting Practices





The Levee Breaks

- Katrina
- Astrodome
- FEMA



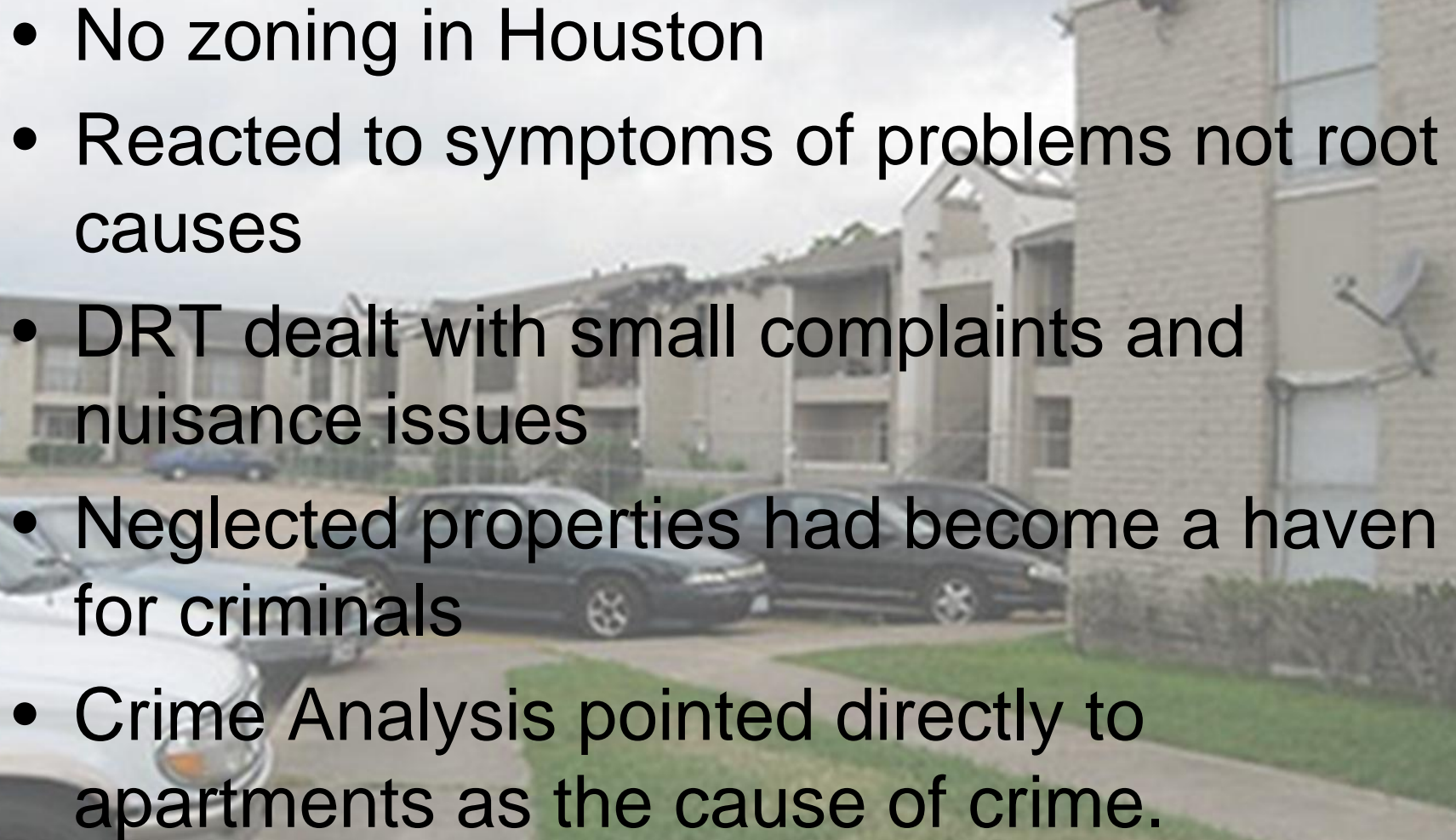
New Orleans vs. Houston



Eight gang members from New Orleans are arrested in connection with 11 murders in the Houston area.



Analysis

- No zoning in Houston
 - Reacted to symptoms of problems not root causes
 - DRT dealt with small complaints and nuisance issues
 - Neglected properties had become a haven for criminals
 - Crime Analysis pointed directly to apartments as the cause of crime.
- 



Recipe for Disaster

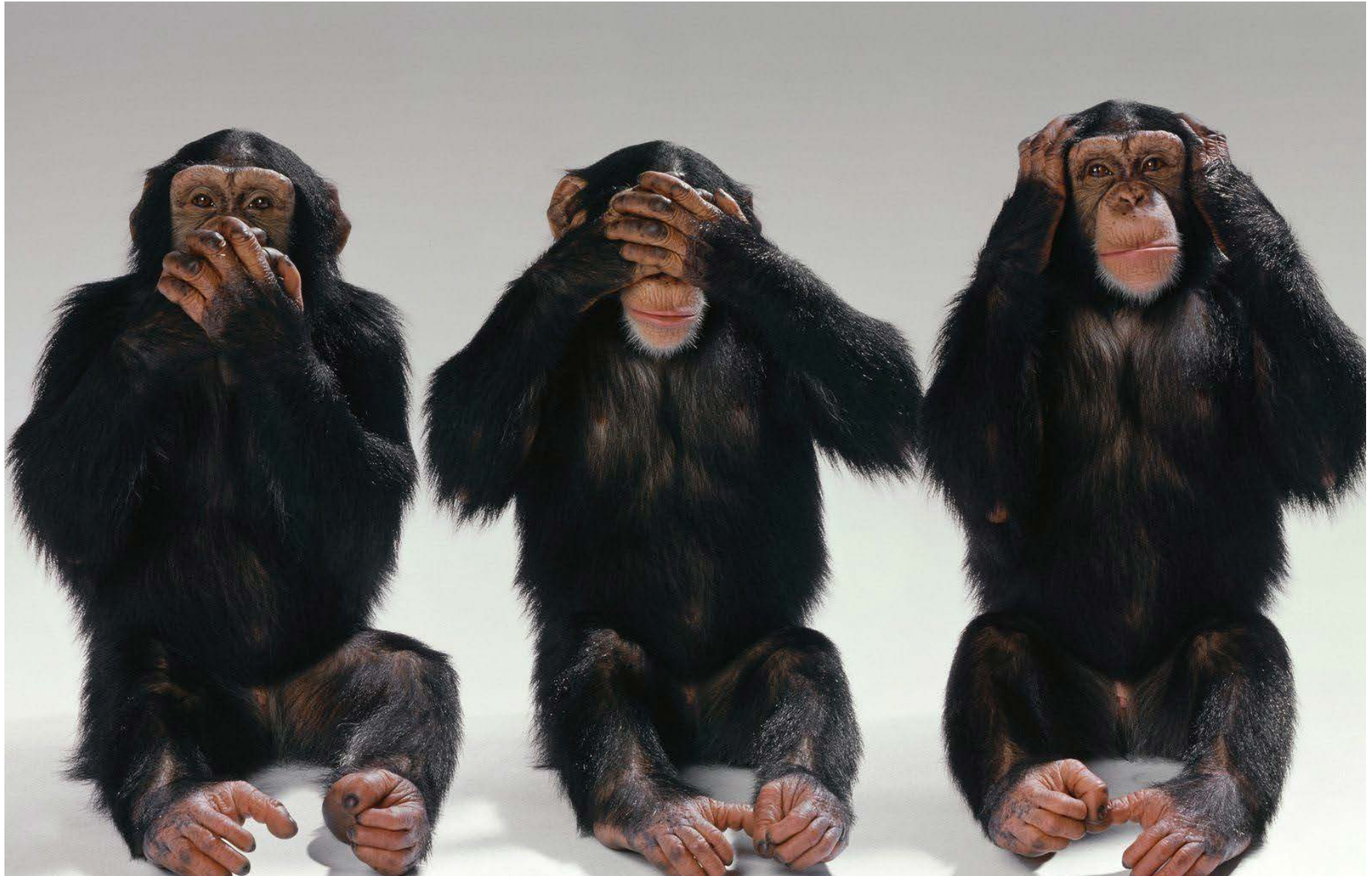
- + Incorporate property
- + Defer maintenance
- + Collect HUD/ Section 8 voucher \$\$\$
- + Pocket FEMA money
- + Get loans for property from bank
- + Declare bankruptcy

= **SLUMLORD!!!!**



“You will
never find a
more
wretched hive
of scum and
villainy”

Tenant Screening



A photograph of a modern, multi-story building with a prominent chimney, partially obscured by trees and foliage. The building has a mix of light-colored concrete and dark horizontal siding. The foreground is filled with out-of-focus green plants.

Response

- Candlelight Trails Condominiums selected as first response
- 300 Units individually owned
- Nature of Condos
- Who to hold responsible?



- Issued hundreds of citations to individual owners of condos
- Dangerous Building Hearings
- Law Suit against all Owners
- Leveraged Fines to get Demo



JTB Services, Inc.

Demolition Contractor • Entry Clean-Up • Interior Dry-In
Selective Structural • Total Building Demolition
Commercial • Residential • Industrial

713-941-4141

www.jtbservices.com



Candlelight Trails Now



HB 3128, 81st Session

Texas Legislature

- The bill by Rep. [Sylvester Turner](#), D-Houston, applies only to Houston. It requires every condo development to maintain a registered agent to accept service of legal papers; if any development fails to do so, the Texas secretary of state automatically becomes the agent.

Mayor Drives the Bulldozer





The Dominoes Fall



- Candle Light Trls.
- Oak Brook Apts.
- The Gables



- Parking Lots



The Gables of Inwood Apartment Complex

NOW EXTRA SPACIOUS !!!



Problems in the Courts

- Backlog of cases
- Time it takes to prosecute
- Creation of new Impact Court

Administrative Violations




- Sections 54.043 and 54.044 of the Texas Local Government Code allow the City to adopt a procedure for an administrative adjudication hearing under which administrative penalties may be imposed for violation of an ordinance outlined in Chapter 10 of the Code of Ordinances, Houston, Texas.



Other Unit Contributions

- **Tactical Units** - Enforce Trespass Affidavits and clean up street corners
- **Gang Unit** - Document Gang Members
- **Warrant Execution Team** – Target the repeat offenders with outstanding warrants
- **Narc** – Conduct buy/ bust operations
- **Vice** – Target prostitutes and convenience stores
- **Public Works** – Conduct building code inspections



Community Involvement

- Near Northwest Management District
- Forest West HOA
- Antoine Forest Estates HOA
- Positive Interaction Program – (P.I.P.)
- City Council Members including “at large” positions
- Mayor’s Office
- State Representative Sylvester Turner

Redevelopment

- Houston- Galveston Area Council
- Livable Centers Study











Areas Susceptible to Change



Demolished &
Condemned
Properties

County Flood
Control Property

Under-Used
Commercial
Strip Centers



Lone Star College





Rebranding



Affordable Housing

- Community Development Block Grants (CDGB)
- 3 Apartment Complexes for 1150 Units total
- Families moved in











CPTED

- All apartments were renovated with CPTED as a primary concern
- Cameras
- Fencing
- Landscaping
- Lighting



Assessment



- 69.7 % Decrease in violent crime
- 57 % decrease in Part I overall
- 62 % decrease in Narcotics

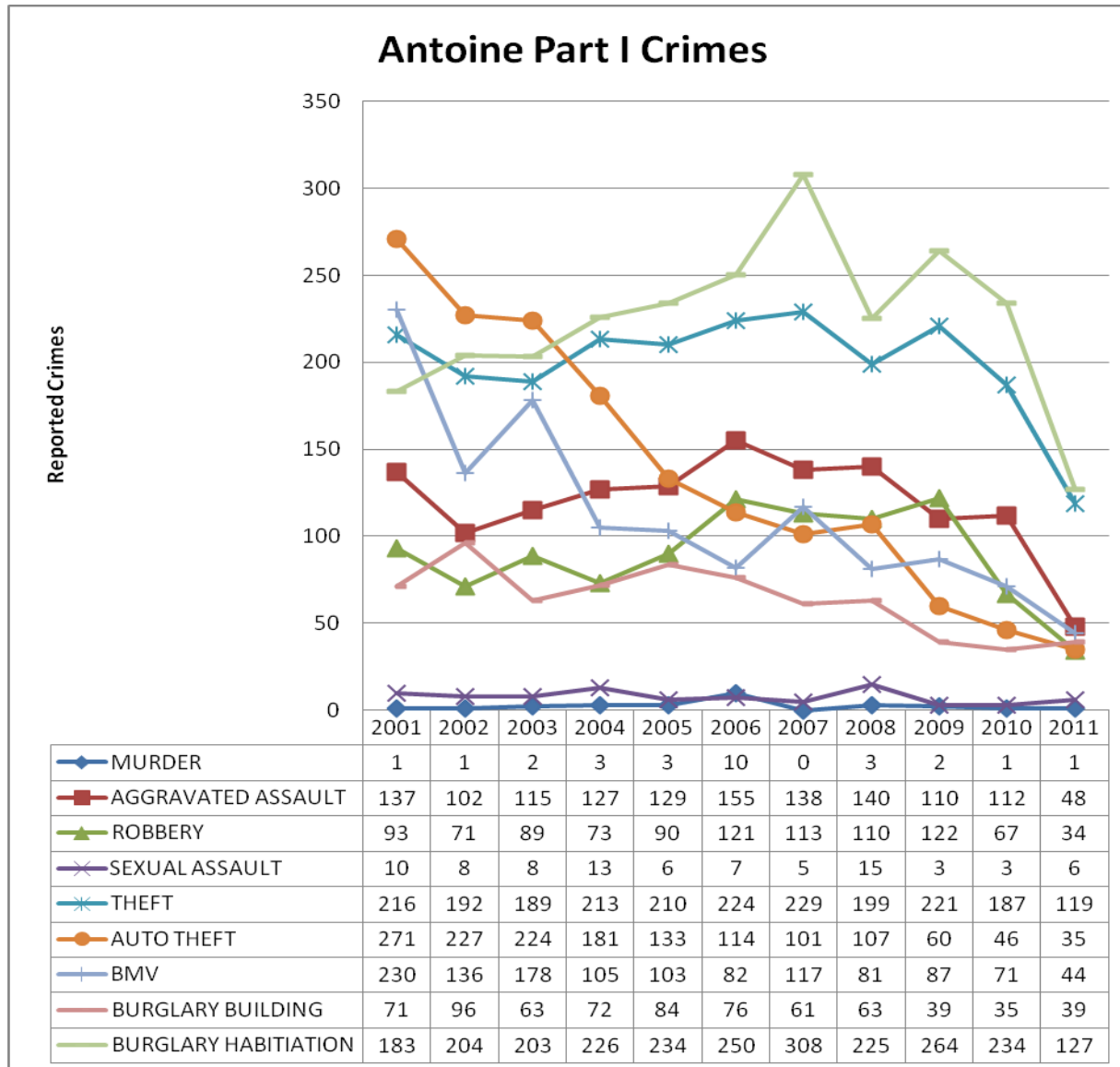
Antoine Corridor Part I Crimes by Year

| | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | TOTAL |
|--------------------------------|------|------|------|------|------|------|------|------|------|------|------|-------|
| MURDER | 1 | 1 | 2 | 3 | 3 | 10 | 0 | 3 | 2 | 1 | 1 | 27 |
| AGGRAVATED ASSAULT | 137 | 102 | 115 | 127 | 129 | 155 | 138 | 140 | 110 | 112 | 48 | 1313 |
| ROBBERY | 93 | 71 | 89 | 73 | 90 | 121 | 113 | 110 | 122 | 67 | 34 | 983 |
| SEXUAL ASSAULT | 10 | 8 | 8 | 13 | 6 | 7 | 5 | 15 | 3 | 3 | 6 | 84 |
| THEFT | 216 | 192 | 189 | 213 | 210 | 224 | 229 | 199 | 221 | 187 | 119 | 2199 |
| AUTO THEFT | 271 | 227 | 224 | 181 | 133 | 114 | 101 | 107 | 60 | 46 | 35 | 1499 |
| BMV | 230 | 136 | 178 | 105 | 103 | 82 | 117 | 81 | 87 | 71 | 44 | 1234 |
| BURGLARY BUILDING | 71 | 96 | 63 | 72 | 84 | 76 | 61 | 63 | 39 | 35 | 39 | 699 |
| BURGLARY HABITATION | 183 | 204 | 203 | 226 | 234 | 250 | 308 | 225 | 264 | 234 | 127 | 2458 |
| TOTALS | 1212 | 1037 | 1071 | 1013 | 992 | 1039 | 1072 | 943 | 908 | 756 | 453 | 10496 |

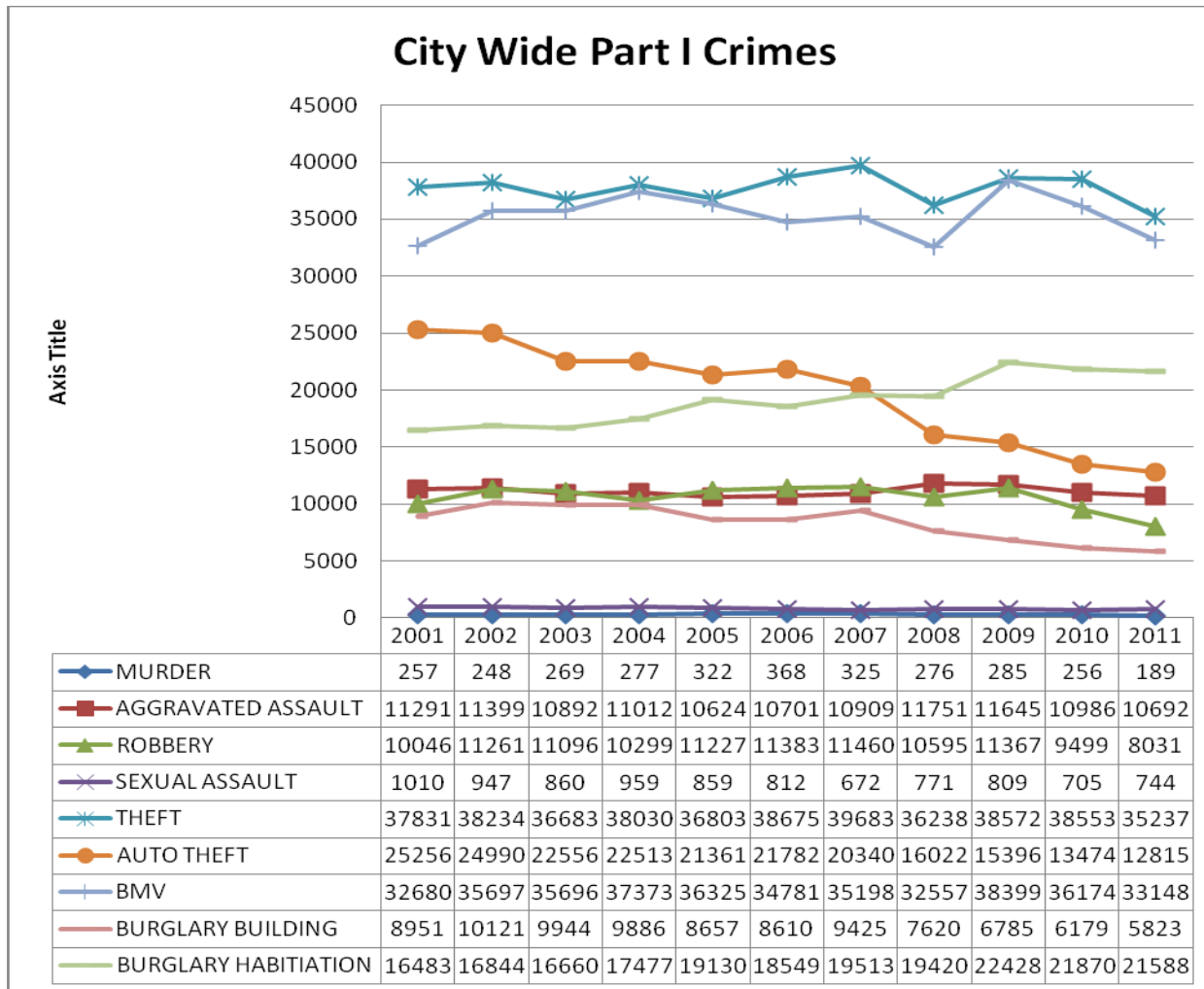
City-Wide Part I Crimes by Year

| | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 |
|--------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| MURDER | 257 | 248 | 269 | 277 | 322 | 368 | 325 | 276 | 285 | 256 | 189 |
| AGGRAVATED ASSAULT | 11291 | 11399 | 10892 | 11012 | 10624 | 10701 | 10909 | 11751 | 11645 | 10986 | 10692 |
| ROBBERY | 10046 | 11261 | 11096 | 10299 | 11227 | 11383 | 11460 | 10595 | 11367 | 9499 | 8031 |
| SEXUAL ASSAULT | 1010 | 947 | 860 | 959 | 859 | 812 | 672 | 771 | 809 | 705 | 744 |
| THEFT | 37831 | 38234 | 36683 | 38030 | 36803 | 38675 | 39683 | 36238 | 38572 | 38553 | 35237 |
| AUTO THEFT | 25256 | 24990 | 22556 | 22513 | 21361 | 21782 | 20340 | 16022 | 15396 | 13474 | 12815 |
| BMV | 32680 | 35697 | 35696 | 37373 | 36325 | 34781 | 35198 | 32557 | 38399 | 36174 | 33148 |
| BURGLARY BUILDING | 8951 | 10121 | 9944 | 9886 | 8657 | 8610 | 9425 | 7620 | 6785 | 6179 | 5823 |
| BURGLARY HABITATION | 16483 | 16844 | 16660 | 17477 | 19130 | 18549 | 19513 | 19420 | 22428 | 21870 | 21588 |
| CITY TOTALS | 143805 | 149741 | 144656 | 147826 | 145308 | 145661 | 147525 | 135250 | 145686 | 137696 | 128267 |

Antoine Part I Crimes

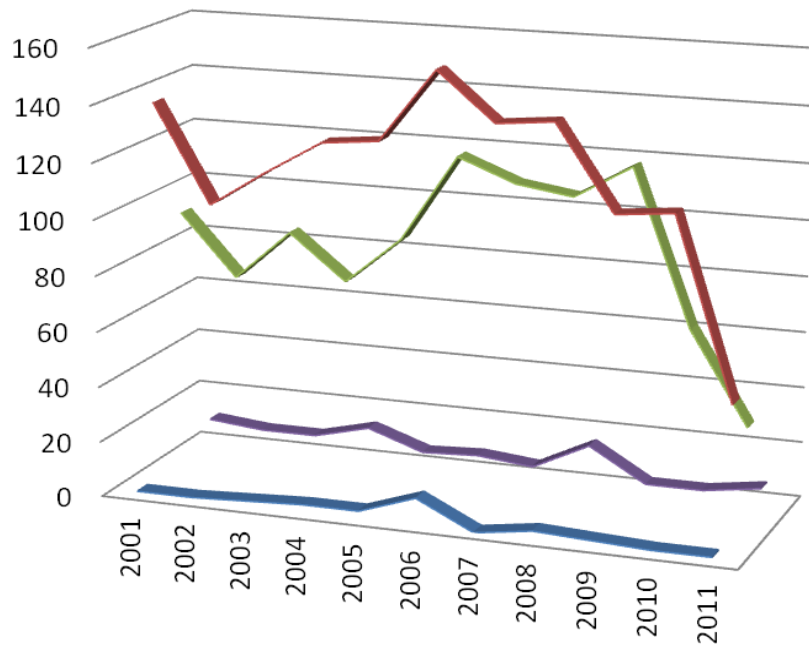


City Wide Part I Crime



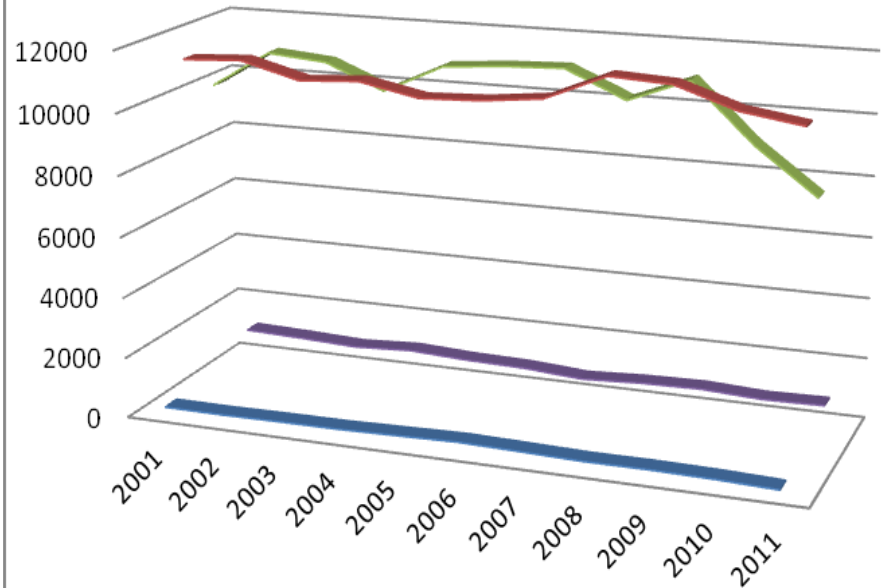
The Trends are Obvious

Antoine Part I Violent Crimes



■ MURDER ■ AGGRAVATED ASSAULT ■ ROBBERY ■ SEXUAL ASSAULT

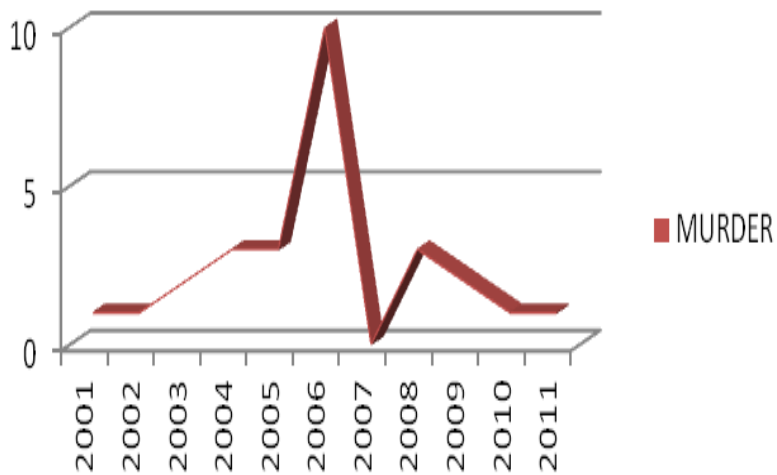
City Wide Violent Crimes



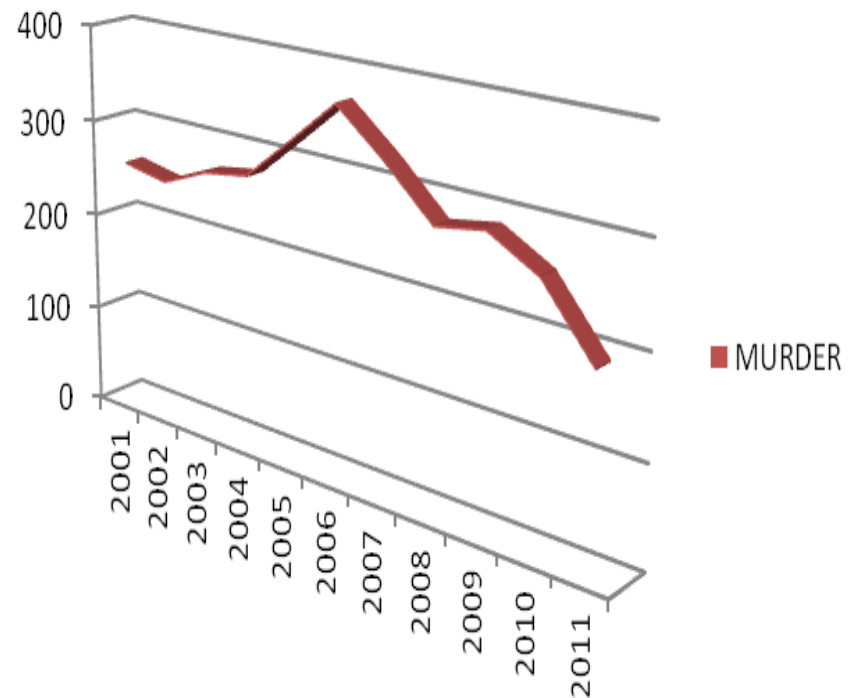
■ MURDER ■ AGGRAVATED ASSAULT ■ ROBBERY ■ SEXUAL ASSAULT

Guess Which Year Katrina Happened

Antoine Murder



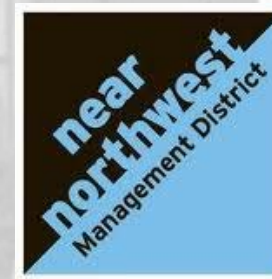
City Wide Murder



Displacement vs Dispersement



New Partnerships



HPD Outcomes

- Developed P.O.P. strategies in Houston
- Spread to the rest of HPD
- New Tools
- New partnerships
- Greater Community involvement
- Significant Crime Reduction
- Reduced Calls for Service

For More Information Contact:

Officer Ryan Watson

Asst. City Wide DRT Coordinator

ryan.watson@houstonpolice.org

