2009 Winner
Herman Goldstein Award for Excellence in Problem-Oriented Policing

Crime & Disorder at Motels

2017 UPDATE

Chula Vista Police Department
Karin Schmerler
Chula Vista: Where is it?

- Chula Vista Police Department
- 232 sworn officers
- 267,000 residents
Nearby Attractions

San Diego

Mexico
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

- 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
- Most incidents occurred inside

- 5 motels accounted for 24% of rooms, but 55% of CFS
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)

Chula Vista Police Department

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

Local Motel Users at Problem Properties

Gen. CA Population Age 18+
Manager Interviews

(23 managers)

CFS correlated with:
- Local guests
- Long-term guests
- One motel (rented hourly) changed sheets every other Friday

Target Market for Chula Vista Motels

San Diego
Chula Vista
Mexico

Chula Vista Police Department
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
A Common Denominator

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

\[ 120 \ \text{CFS} \div 40 \ \text{Rooms} = 3.0 \]
Northwest Chula Vista Motels and Hotels by Annual CFS Per Room Ratios: 2003

Legend

- Gray: High CFS Hotspot Area

Motels by Annual CFS Per Room Ratios

- Blue: Less than 0.5 CFS
- Yellow: 0.5 to 1.0 CFS
- Red: Greater than 1.0 CFS

Sources:
Chula Vista Information Technology Services, Geographic Information Systems.
Chula Vista Police Department

Prepared by:
CVFD Research & Analysis Unit (K. Schemmer)
$44-$60/night + local guests

$45-$55/night + local guests
Officer vs. Citizen Initiated CFS at Motels
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

- 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)
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 7 city agencies
- Required annual permit to operate
- City could deny permit based on CFS
Established City Standard

Median: 0.61*

(*later recalibrated to 0.50 by excluding officer-initiated CFS, such as Knock and Talks, with no associated crime or arrest reports)
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 grossly non-compliant
  - MOUs with financial guarantees/fines
- 1 motel voluntarily closed

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 man, also on probation.
CFS to Motels Down 34%

(As of 2016-2017* review period)

(*projected based on 10/1/16-9/14/17)

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

Chula Vista Police Department
Current CFS Per Room Ratios

Current City Standard: 0.50*

(*standard was initially 0.61, but was later recalibrated to 0.50 by excluding officer-initiated CFS, such as Knock and Talks, with no associated crime or arrest reports)
Drug Arrests at Motels Down 67%

(*projected based on 10/1/16-9/14/17; all years are 10/1 through 9/30)
Crime at Motels
Reduced 70%

Chula Vista Police Department (Crimes are by calendar year, beginning in 2003)

(Crimes are by calendar year, beginning in 2003)

Chula Vista Police Department
Additional Positive Impacts

- Officer time at motels was reduced 830 to 1,200+ hours per year
- Motels reported an increase in winter revenues (05-06 to 07-08)
- Management practices improved
- More safe, clean rooms for tourists
No Displacement/Diffusion

Looked for displacement/diffusion here

Used as comparison area

Chula Vista

Chula Vista Police Department
El Primero Hotel

2002

$200 per week
C FS Ratio: 1.60

2005

$100 per night (2014)
C FS Ratio: 0.04

Chula Vista Police Department
632 E Street

Royal Vista Inn - 2005

$45 per night (2003)
CFS Ratio: 0.76

Comfort Inn & Suites - 2009

$109 per night (2009)
CFS Ratio: 0.14*

(*0.14 ratio is for 2015-2016 review period)
1501 Broadway

Tower Lodge

Los Vecinos

2004

C FS Ratio: 3.97

2009

C FS Ratio: 0.13*

(*0.13 ratio is for calendar year 2014)
692 H Street
Bay Breeze Inn & Suites

Hercor Hotel

2008-2009
CFS Ratio: 1.07

2015-2016
CFS Ratio: 0.10
Questions?

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