

“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.

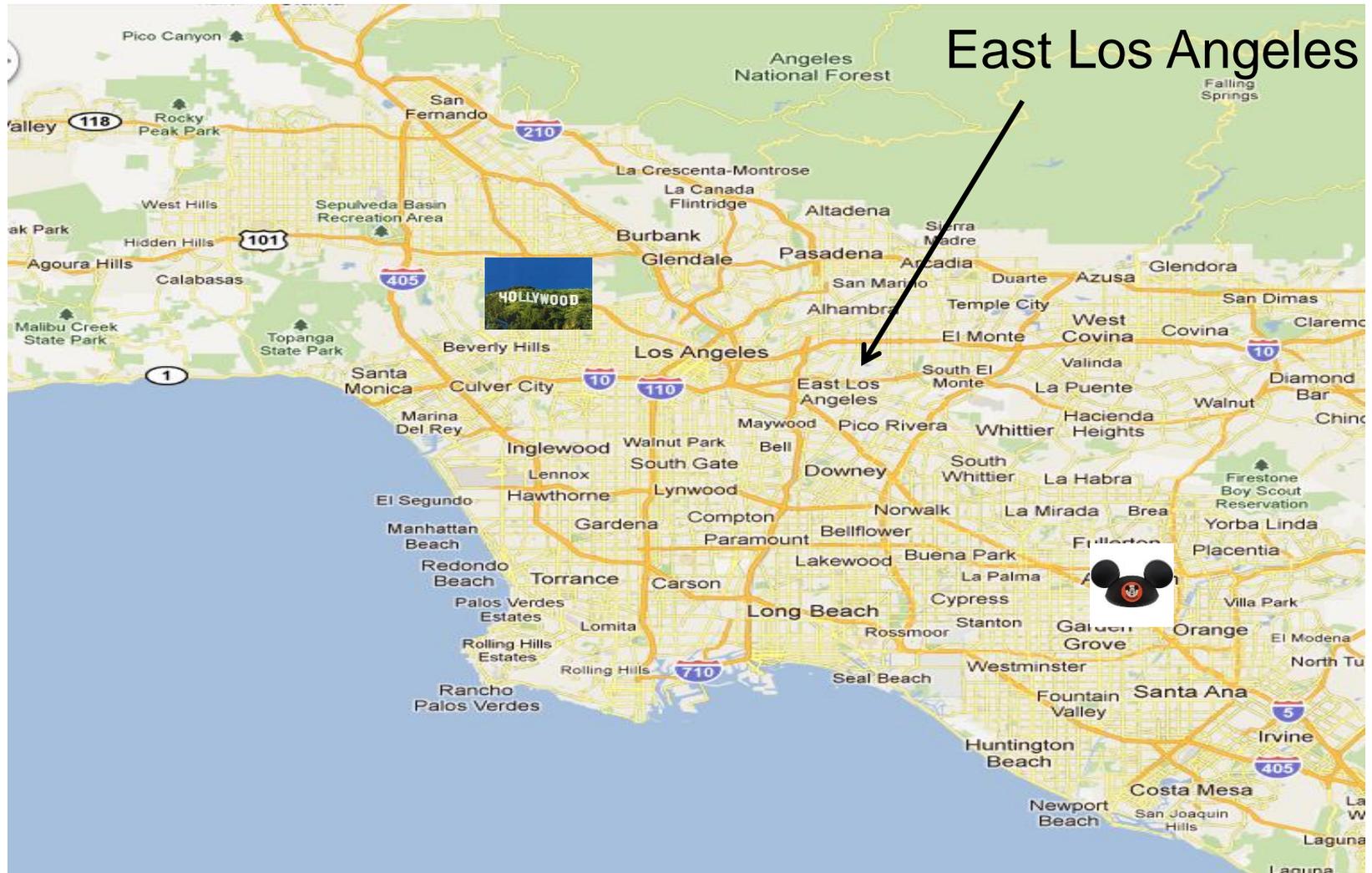




The Housing Authority of the County of Los Angeles



- Approximately 7 miles east of downtown Los Angeles



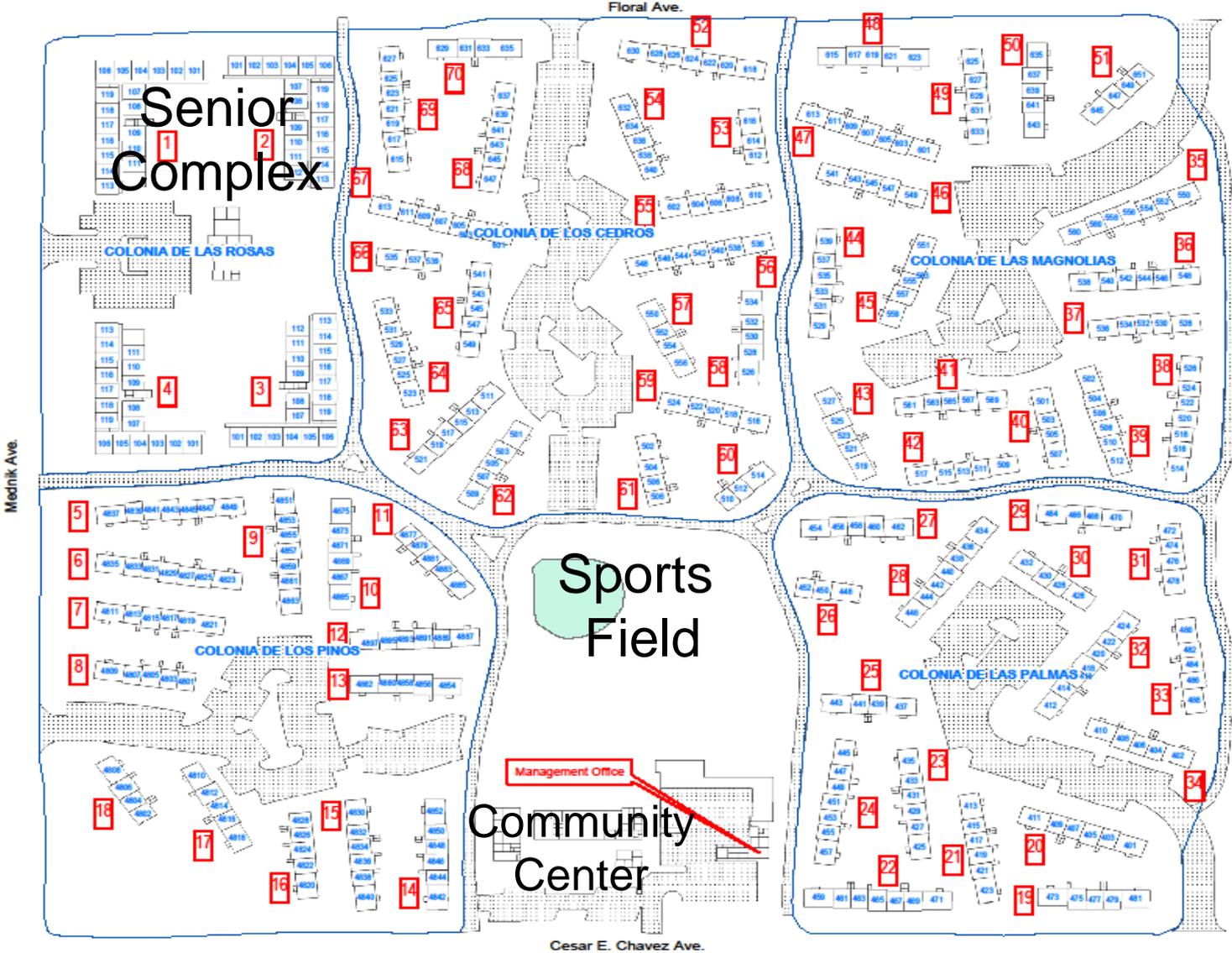
- 54 acres
- 504 units:150 Senior/Disabled, 454 Family
- 1500 residents
- On-site management office
- 1972 renovated to Nueva Maravilla
- Garden community style



- Open community
- No barred doors or fencing
- Divided into 5 “Colonies” (“Colonias”)



Nueva Maravilla Community



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

**Maravilla gang
photo**

Scanning

Summary:

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

ANALYSIS



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)

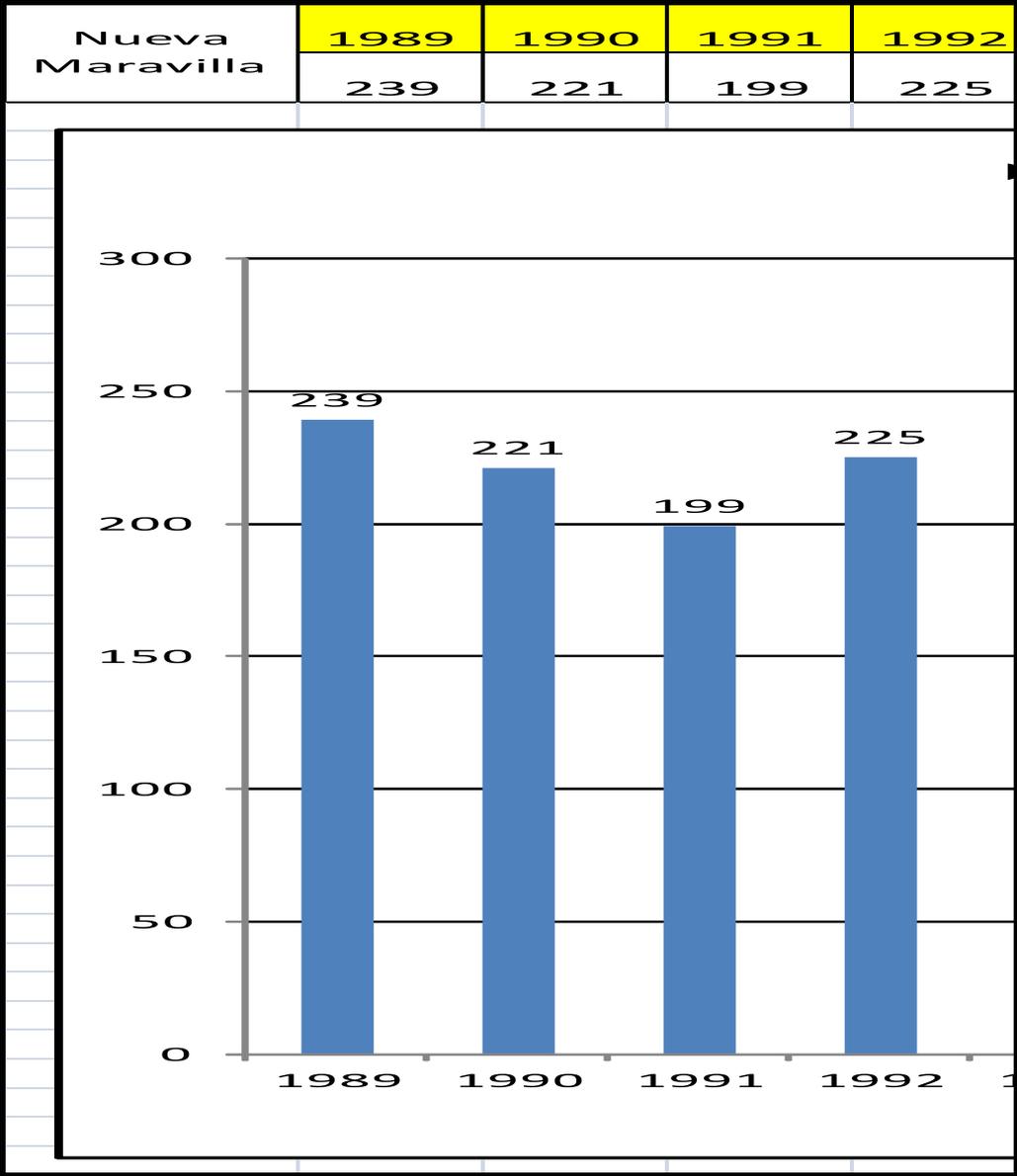
Map of East Los Angeles

gang photo

**Additional
photos**

Analysis

**LASD crime stats
over 4 years**



gang photo

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

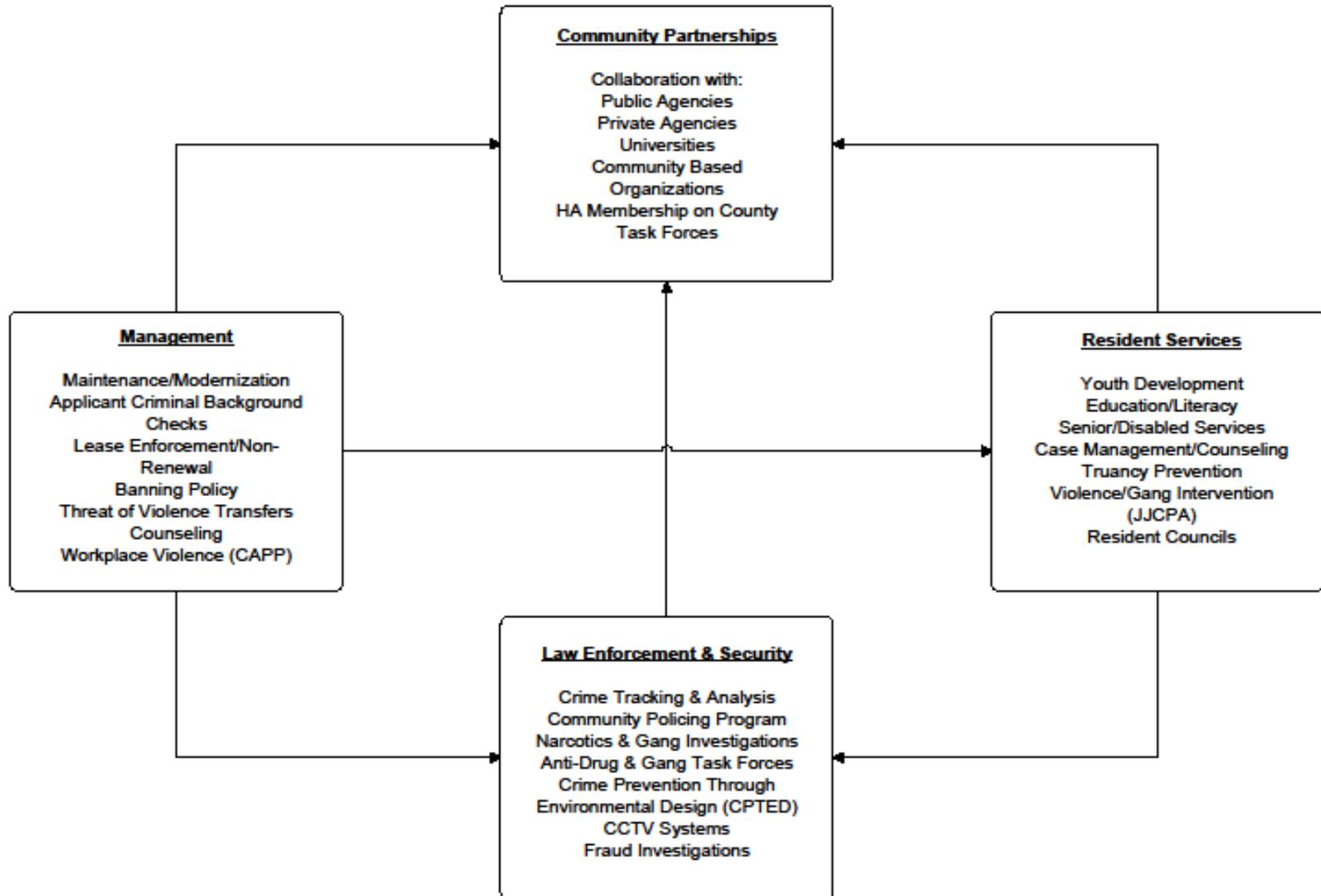


Response

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



Response

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 that 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) day's

Response

Revised HACoLA's Lease

- Housing Lease Violation Citation
- Civil Procedures

LOS ANGELES COUNTY
HOUSING AUTHORITY
NOTICE OF VIOLATION

155334

Date/Time of Incident: _____ Site: _____

Date Issued: _____ Team: _____

Contact Name: _____

Address: _____

CDL/ID #: _____

Resident/HOH: Name: _____

Building/Unit: _____

Relationship to HOH/UNIT: _____

-VIOLATIONS - VIOLACIONES -

- | | |
|---|--|
| 1. <input type="checkbox"/> Unauthorized household members
<input type="checkbox"/> Miembros en hogar sin autorización | 10. <input type="checkbox"/> Unsafe/unsanitary conditions
<input type="checkbox"/> Condiciones peligrosas/antibigiénicas |
| 2. <input type="checkbox"/> Trespassing
<input type="checkbox"/> Entrar ilegalmente | 11. <input type="checkbox"/> Health violations
<input type="checkbox"/> Violaciones de salud |
| 3. <input type="checkbox"/> Loitering
<input type="checkbox"/> Holgazanear | 12. <input type="checkbox"/> Littering
<input type="checkbox"/> Prohibido tirar basura |
| 4. <input type="checkbox"/> Truancy
<input type="checkbox"/> Falta a clases | 13. <input type="checkbox"/> Animals
<input type="checkbox"/> Animales |
| 5. <input type="checkbox"/> Curfew
<input type="checkbox"/> Toque de queda | 14. <input type="checkbox"/> Vehicle maintenance/repair
<input type="checkbox"/> Mantenimiento/Reparación de vehículos |
| 6. <input type="checkbox"/> Unsupervised children
<input type="checkbox"/> Niños sin supervisión | 15. <input type="checkbox"/> Parking
<input type="checkbox"/> Estacionamiento |
| 7. <input type="checkbox"/> Disturbing the peace
<input type="checkbox"/> Molestando la paz | 16. <input type="checkbox"/> Interference with CDC staff and representatives
<input type="checkbox"/> Interferencia con empleados de CDC y representantes |
| 8. <input type="checkbox"/> Drinking/Drunk in public
<input type="checkbox"/> Bebiendo/intoxicado en público | 17. <input type="checkbox"/> Other illegal activities (see narrative)
<input type="checkbox"/> Otras actividades ilegales (vea el narrativo) |
| 9. <input type="checkbox"/> Threats to resident
<input type="checkbox"/> Amenazas a residentes | 18. <input type="checkbox"/> Resource referral |

Narrative/Narrativo: _____

Vehicle: _____ Plate: _____

Source: OBS Call

Incident/Report #: _____

Officer/Oficial: _____

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



Response

Trespass Notice

- Repeat violators
- Civil and criminal laws

**LOS ANGELES COUNTY SHERIFF'S DEPARTMENT
NUEVA MARAVILLA TRESPASS CONTACT REPORT-602 (o) PC
4919 E. CESAR CHAVEZ AVENUE LOS ANGELES 90022**

NAME (LAST, FIRST, MIDDLE)		DRIVER'S LICENSE #		STATE		
ADDRESS			CITY		PHONE #	
D. O. B.	SEX	RACE	HAIR	EYES	HEIGHT	WEIGHT
GANG			AKA/MONIKER			
TATTOOS/SCARS/MARKS						
LOCATION CONTACTED			DATE/TIME			
VEHICLE DESCRIPTION						

PENAL CODE SECTION 602 (o) STATES:

(o) ~~(Refusal to leave private property)~~ Refusing or failing to leave land, real property, or structures belonging to or lawfully occupied by another and not open to the general public, upon being requested to leave by (1) a peace officer at the request of the owner, the owner's agent, or the person in lawful possession, and upon being informed by the peace officer that he or she is acting at the request of the owner, the owner's agent, or the person in lawful possession, or (2) the owner, the owner's agent, or the person in lawful possession. The owner, the owner's agent, or the person in lawful possession shall make a separate request to the peace officer on each occasion when the peace officer's assistance in dealing with a trespass is requested. However, a single request for a peace officer's assistance may be made to cover a limited period of time not to exceed 30 days and identified by specific dates, during which there is a fire hazard or the owner, owner's agent or person in lawful possession is absent from the premises or property. In addition, a single request for a peace officer's assistance may be made for a period not to exceed six months when the premises or property is closed to the public and posted as being closed. However, this subdivision shall not be applicable to persons engaged in lawful labor union activities which are permitted to be carried out on the property by the California Agricultural Labor Relations Act, Part 3.5 (commencing with Section 1140) of Division 2 of the Labor Code, or by the National Labor Relations Act. For purposes of this section, land, real property, or structures owned or operated by any housing authority for tenants as defined under Section 34213.5 of the Health and Safety Code constitutes property not open to the general public; however, this subdivision shall not apply to persons on the premises who are engaging in activities protected by the California or United States Constitution, or to persons who are on the premises at the request of a resident or management and who are not loitering or otherwise suspected of violating or actually violating any law or ordinance.

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



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

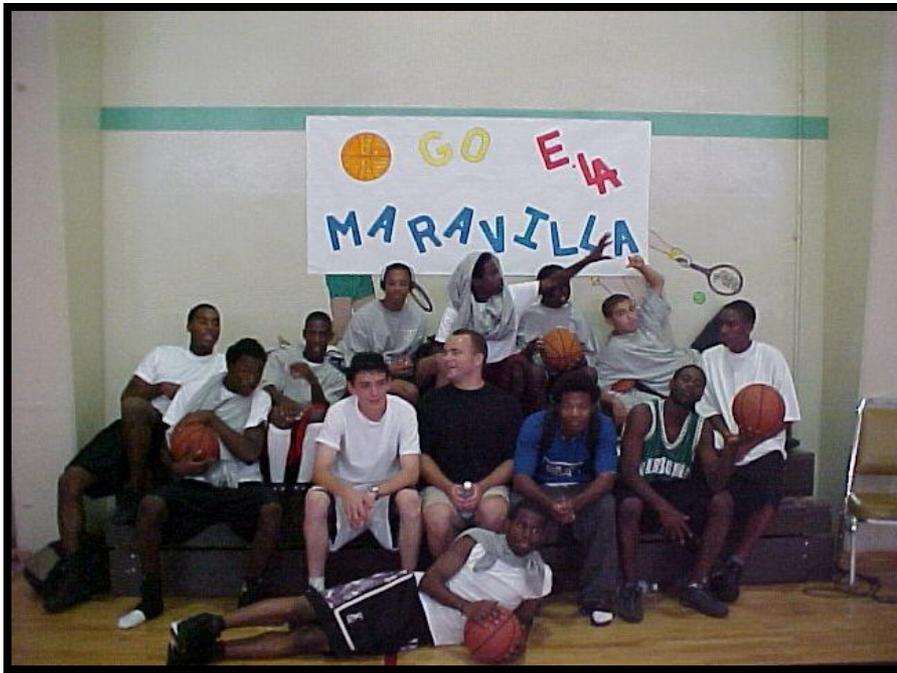
DEPUTY ALEX TOPETE
Will speak to us on
CRIME AND SAFETY ISSUES AT O.A.
**BRING YOUR QUESTIONS
AND CONCERNS**
B-DAY CAKE & COFFEE
DOOR PRIZE DRAWING
OFFICIAL NOTICE—DO NOT DESTROY OR REMOVE



Response

YOUTH INTERVENTION

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



ASSESSMENT



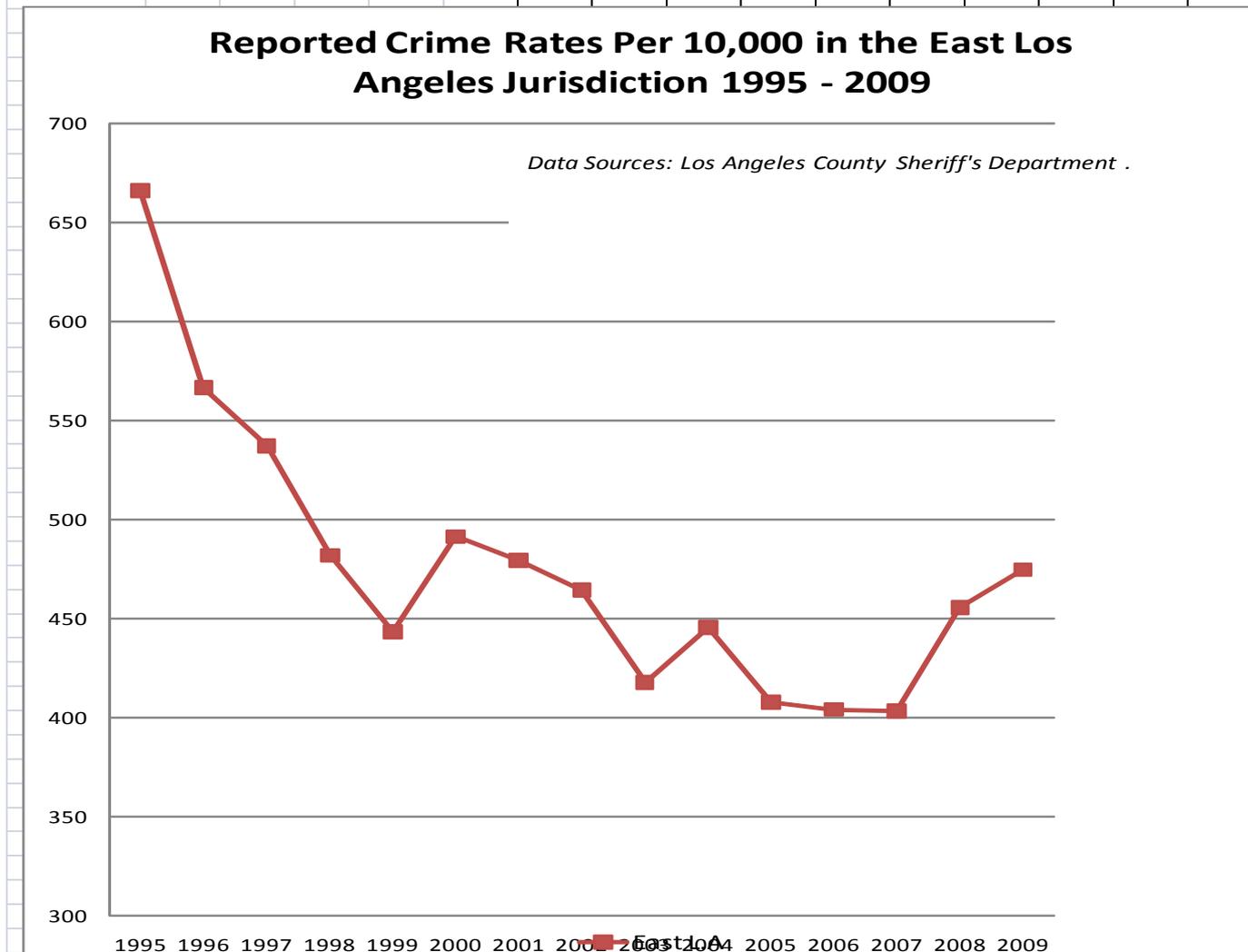
Assessment

Methodology

- LASD crime statistics comparison
- Annual Resident Victimization and Satisfaction Survey comparison

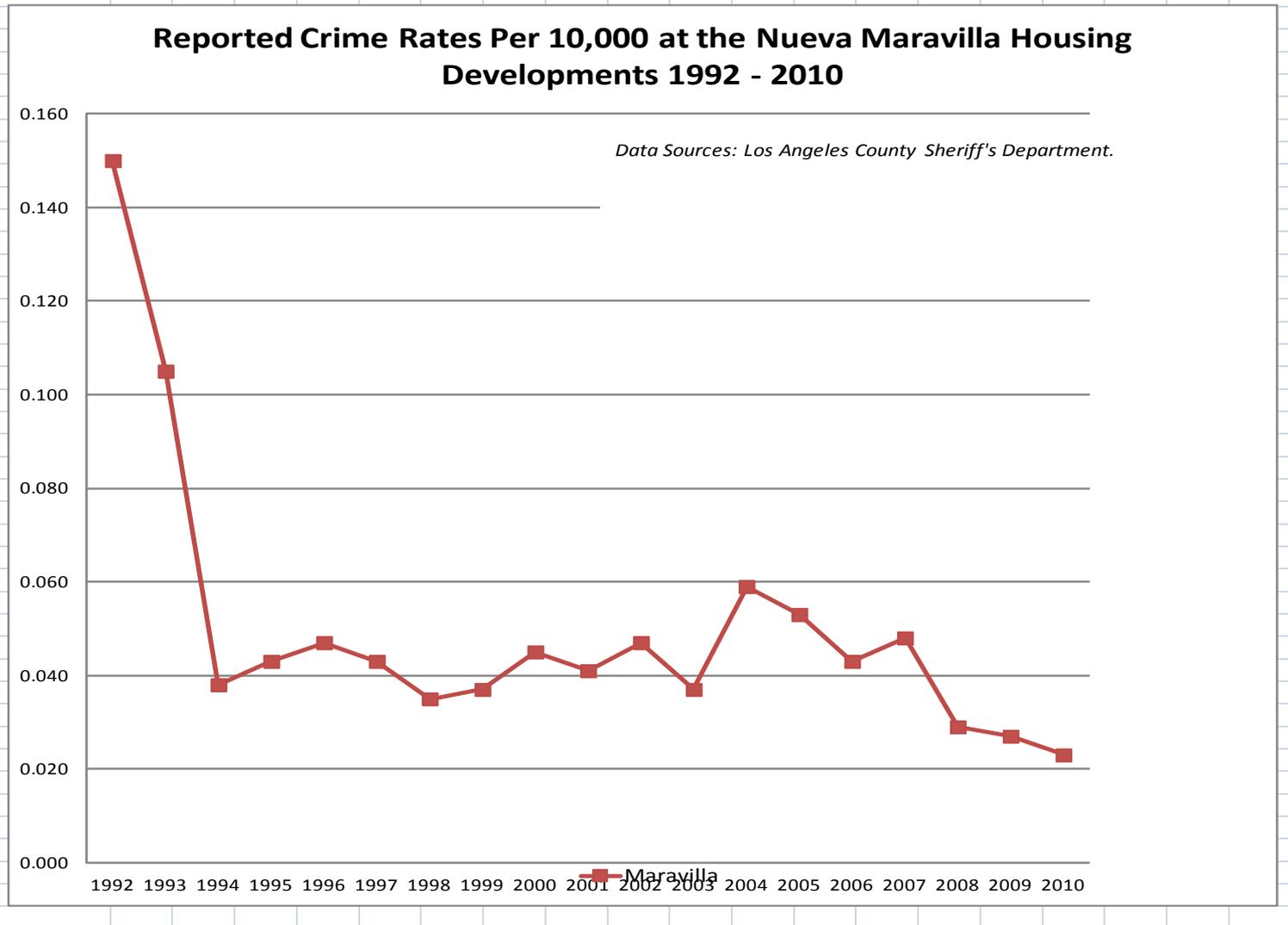
Assessment

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
East L.A	666	567	537	482	443	492	480	465	418	446	408	404	404	456	475



Assessment

	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Maravilla	0.150	0.11	0.04	0.04	0.05	0.04	0.04	0.04	0.05	0.04	0.05	0.04	0.06	0.05	0.04	0.05	0.03	0.03	0.02

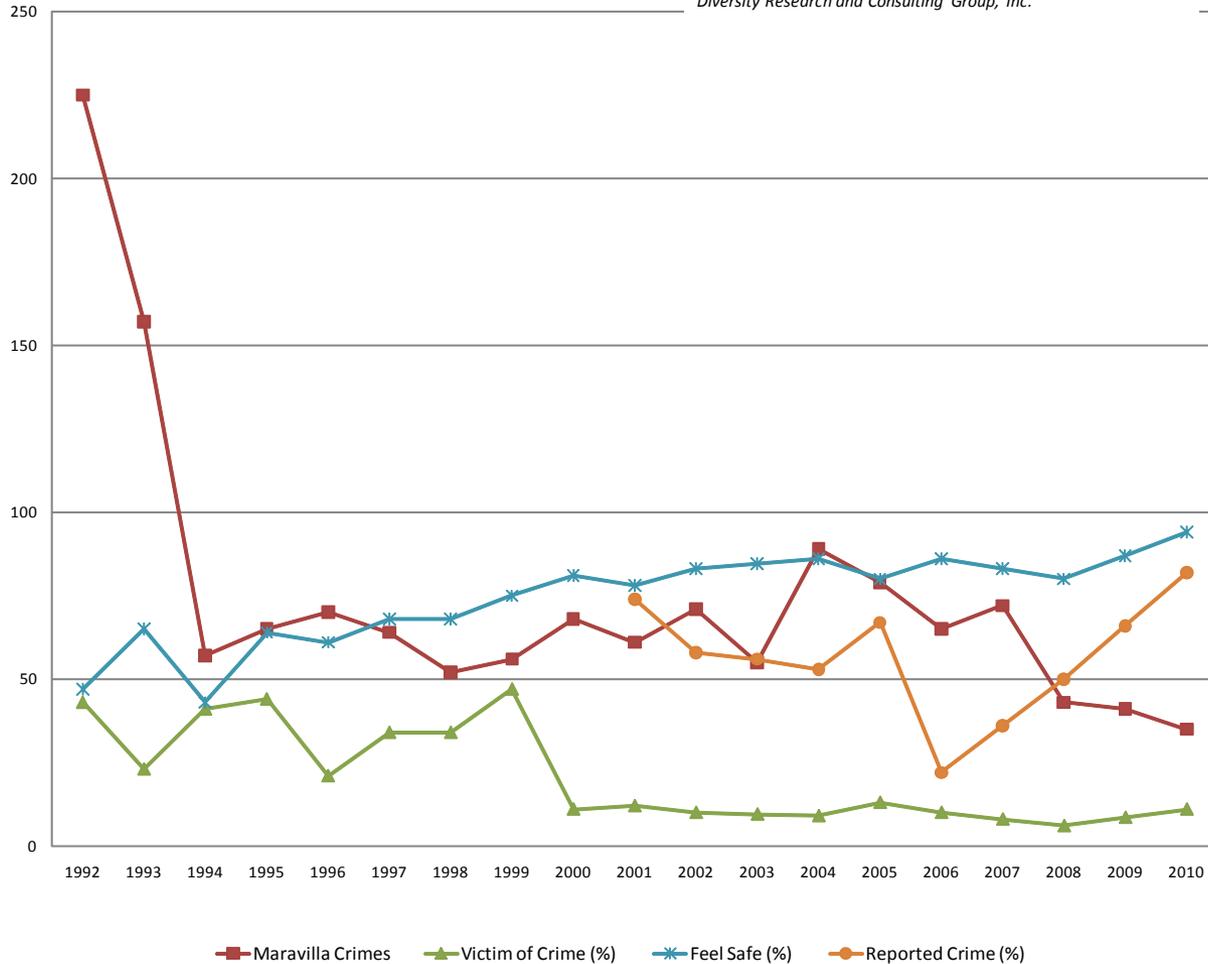


Assessment

	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Maravilla Crimes	225	157	57	65	70	64	52	56	68	61	71	55	89	79	65	72	43	41	35
Feel Safe (%)	47	65	43	64	61	68	68	75	81	78	83	84.5	86	80	86	83	80	87	94
Victim of Crime (%)	43	23	41	44	21	34	34	47	11	12	10	9.5	9	13	10	8	6	8.5	11
Reported Crime (%)										74	58	56	53	67	22	36	50	66	82

Number of Reported Crimes, Percent of Residents Who Were Victims of Crime, Reported Crime, Felt Safe, and Reported Crimes at the Nueva Maravilla Housing Developments 1992 - 2010

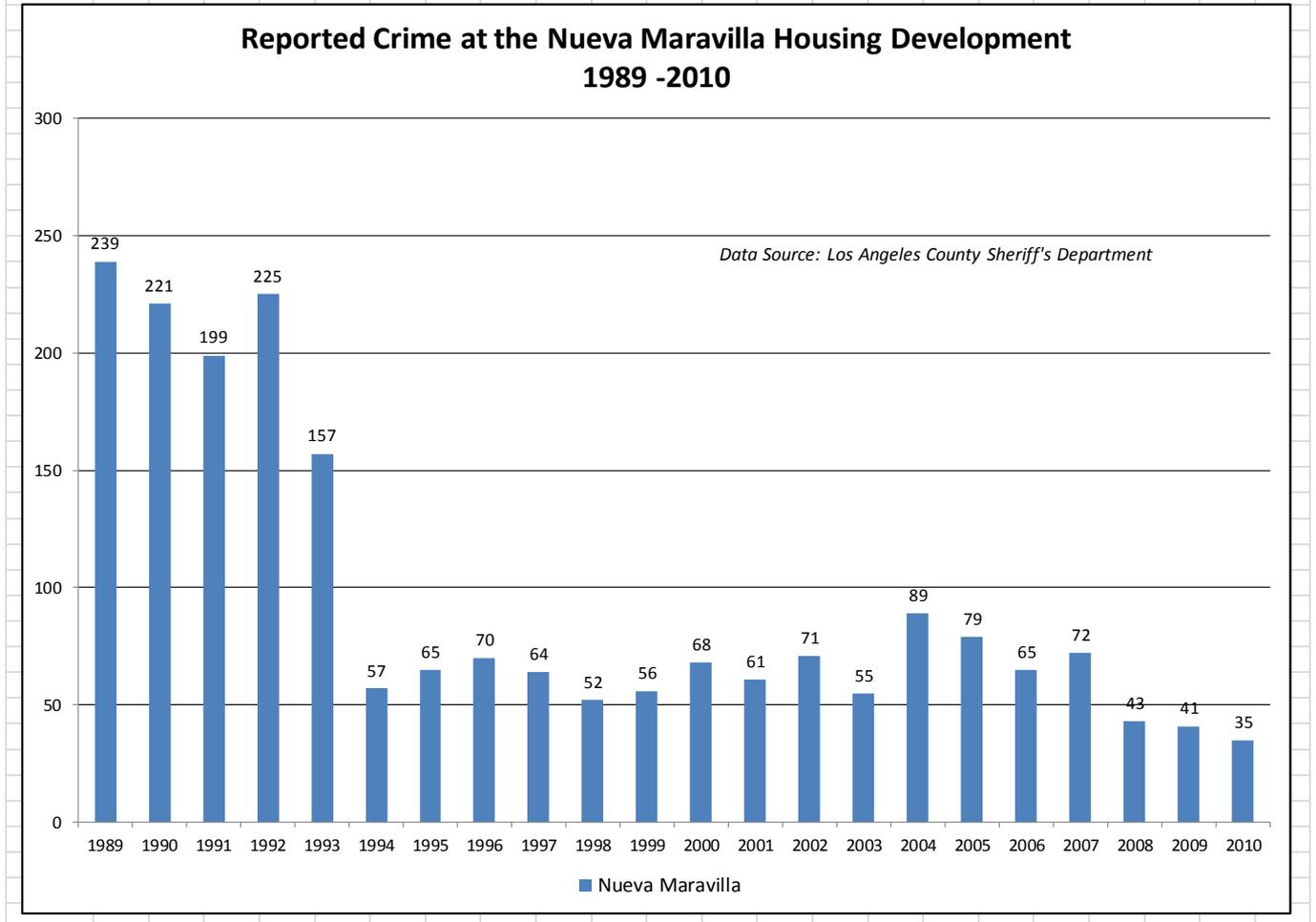
Data Sources: Los Angeles County Sheriff's Department and Diversity Research and Consulting Group, Inc.



Assessment

Nueva Maravilla	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
	239	221	199	225	157	57	65	70	64	52	56	68	61	71	55	89	79	65	72	43	41	35

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



The image is a screenshot of a website for the Police Community For Corps. The page features a navigation menu with options like 'HOME', 'ONLINE DIRECTORY', 'SUBSCRIBE', 'ADVERTISE', and 'ONLINE STORE'. Below this is a 'CHANNELS' section with tabs for 'WEAPONS/TACTICS', 'GANGS', 'SHOTS FIRED', 'PATROL TACTICS', and 'RECRUIT'. The main content area is titled 'GANGS CHANNEL' and features a large graphic with the word 'GANGS' in a stylized font. Below the graphic is an article titled 'Gangs and the Projects' with a sub-headline: 'Some of the most effective gang intervention and interdiction programs have been executed by housing authority cops.' The article is dated 'September 23, 2008' and discusses anti-gang programs with two components: gathering intelligence and intensive supervision of known members. The date '09/23/2008' is also printed at the bottom right of the article content.

POLICE
COMMUNITY FOR CORPS

HOME ONLINE DIRECTORY SUBSCRIBE ADVERTISE ONLINE STORE

CHANNELS

WEAPONS/TACTICS GANGS SHOTS FIRED PATROL TACTICS RECRUIT

GANGS CHANNEL

Gangs and the Projects

Some of the most effective gang intervention and interdiction programs have been executed by housing authority cops.

September 23, 2008

Most successful anti-gang programs have two basic components: one designed to gather current gang intelligence and another to provide intensive supervision of known and identified gang members. Both of these elements would be more effective if the targeted gang and its members could be concentrated in a specific confined area.

09/23/2008

Thank You!

HACoLA Program Compliance Unit
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(323) 890-7119

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

