

# Memorandum



DATE: April 17, 2009

TO: Members of the Public Safety Committee

SUBJECT: **Multi Tenant Program Update**

Attached is briefing material on the "Multi Tenant Program" to be presented to the Members of the Public Safety Committee on Monday, April 20, 2009.



Ryan S. Evans  
First Assistant City Manager

alb

Attachment

Copy to: Honorable Mayor and Members of the Dallas City Council  
Mary K. Suhm, City Manager  
Deborah Watkins, City Secretary  
Tom Perkins, City Attorney  
Craig Kinton, City Auditor  
Victor Lander, Administrative Municipal Judge  
Ramon F. Miguez, P.E., Assistant City Manager  
Jill A. Jordan, P.E., Assistant City Manager  
A.C. Gonzalez, Assistant City Manager  
Forest E. Turner, Interim Assistant City Manager  
Dave K. Cook, Chief Financial Officer  
Helena Stevens-Thompson, Assistant to the City Manager Mayor/City Council



# Multi-Tenant Program Update

Public Safety Committee

April 20, 2009



# Sample Preliminary Report Page

Total Bedrooms	Ideal Occupancy Rate	Occupancy Rate %	Actual Occupancy	Part 1 Crime	Part 2 Crime	Chapter 125 Crime	Crime Index Part 1 Crime	Crime Index Part 2 Crime	Crime Index Chapter 125 Crime
32	64	94%	60.16	4	2	3	6.65	3.32	<u>4.99</u>
10	20	80%	16.00	1	1	1	6.25	6.25	<u>6.25</u>
12	24	80%	19.20	3	0	1	<u>15.63</u>	0.00	<u>5.21</u>
644	1288	75%	966.00	109	66	60	<u>11.28</u>	<u>6.83</u>	<u>6.21</u>

- Preliminary report produced monthly
- Subject to data validation

# Mandatory Crime Reduction Program Overview

- 1332 locations have complete data
  - Approximately 85 locations to be added
- Preliminary list sent to Patrol Divisions
  - 87 locations to be validated
  - No properties currently in program
- Data validation by patrol officers
- List checked for Open Litigation
- Data adjusted for non-applicable incidents
- Determination of program properties
- Meeting with owners
- Entry into program

# Minimum Standards

- Minimum requirements
  - Trespass Affidavits
  - Background checks and credit checks
  - Lighting
  - Landscaping
  - Gates and fencing
  - Limited access to common areas
  - Pay phones
  - Crime Watch meetings
  - Key control plan
  - Residential security survey

# Overview

- Crime reduction focus
- Build positive relationships
- Continuous data review
- Entry threshold will reduce as crime is reduced

**QUESTIONS?**

# Monthly Preliminary Mandatory Crime Reduction Program List, April 2009

Council District	Apartment Name	Primary Address	Total Bedrooms	Ideal Occupancy Rate	Occupancy Rate %	Actual Occupancy	Part 1 Crime	Part 2 Crime	Chapter 125 Crime	Crime Index Part 1 Crime	Crime Index Part 2 Crime	Crime Index Chapter 125 Crime	Division
1	THE DRAKEMONT	800 N MARSALIS AVE	16	32	82%	26.24	2	4	2	7.62	<u>15.24</u>	<u>7.62</u>	Southwest
	LANDFAIR	202 S LANCASTER AVE	16	32	95%	30.40	6	2	0	<u>19.74</u>	<u>6.58</u>	0.00	Southwest
	MARSALIS TERRACE	615 N MARSALIS AVE	14	28	85%	23.80	14	4	5	<u>58.82</u>	<u>16.81</u>	<u>21.01</u>	Southwest
	LOCH LOMA	220 S MARSALIS AVE	31	62	100%	62.00	9	1	4	<u>14.52</u>	1.61	<u>6.45</u>	Southwest
	LEMANS	330 N EWING AVE	38	76	89%	67.64	13	4	4	<u>19.22</u>	5.91	<u>5.91</u>	Southwest
	AURORA APTS	624 N LANCASTER AVE	24	48	90%	43.20	5	5	3	<u>11.57</u>	<u>11.57</u>	<u>6.94</u>	Southwest
	OAK VILLA APTS	900 N MARSALIS AVE	14	28	97%	27.16	3	3	1	<u>11.05</u>	<u>11.05</u>	3.68	Southwest
	CAPRICE	615 ELSBETH ST	28	56	90%	50.40	5	4	2	<u>9.92</u>	<u>7.94</u>	3.97	Southwest
	AZTEC	226 S LANCASTER AVE	24	48	95%	45.60	2	1	2	4.39	2.19	<u>4.39</u>	Southwest



Council District	Apartment Name	Primary Address	Total Bedrooms	Ideal Occupancy Rate	Occupancy Rate %	Actual Occupancy	Part 1 Crime	Part 2 Crime	Chapter 125 Crime	Crime Index Part 1 Crime	Crime Index Part 2 Crime	Crime Index Chapter 125 Crime	Division
1	PARK PLACE	405 N EWING AVE	32	64	90%	57.60	2	4	4	3.47	<u>6.94</u>	<u>6.94</u>	Southwest
	EL PATO	722 N MARSALIS AVE	16	32	87%	27.84	4	0	2	<u>14.37</u>	0.00	<u>7.18</u>	Southwest
	HOLIDAY	321 N EWING	27	54	98%	52.92	8	8	4	<u>15.12</u>	<u>15.12</u>	<u>7.56</u>	Southwest
	FAZ PROPERTIES	511 N LANCASTER	12	24	100%	24.00	5	2	3	<u>20.83</u>	<u>8.33</u>	<u>12.50</u>	Southwest
10	TWIN CREEK COLLECTIONS	9747 WHITEHURST DR	148	296	90%	266.40	43	13	15	<u>16.14</u>	4.88	<u>5.63</u>	Northeast
	REGAL BROOK	8303 SKILLMAN St	236	472	83%	391.76	33	24	32	8.42	6.13	<u>8.17</u>	Northeast
	WELLINGTON PLACE	9940 FOREST LANE	212	424	95%	402.80	38	10	18	9.43	2.48	<u>4.47</u>	Northeast
11	OAKHOLLOW	13515 KIT LN	32	64	70%	44.80	13	6	3	<u>29.02</u>	<u>13.39</u>	<u>6.70</u>	North Central
	PINYON POINT	9309 L B J FWY	36	72	80%	57.60	14	8	2	<u>24.31</u>	<u>13.89</u>	3.47	Northeast

Council District	Apartment Name	Primary Address	Total Bedrooms	Ideal Occupancy Rate	Occupancy Rate %	Actual Occupancy	Part 1 Crime	Part 2 Crime	Chapter 125 Crime	Crime Index Part 1 Crime	Crime Index Part 2 Crime	Crime Index Chapter 125 Crime	Division
11	SPRING HILL 2	13606 MAHAM RD	248	496	98%	486.08	68	23	25	<u>13.99</u>	4.73	<u>5.14</u>	North Central
13	TRES ARBORLES	7222 FAIR OAKS Ave	424	848	40%	339.20	38	25	20	<u>11.20</u>	<u>7.37</u>	<u>5.90</u>	Northeast
	CEDARMONT	7117 HOLLY HILL DR	101	202	80%	161.60	29	22	19	<u>17.95</u>	<u>13.61</u>	<u>11.76</u>	Northeast
14	OAK LAWN HOLLAND APTS	4011 HOLLAND AVE	19	38	75%	28.50	6	2	3	<u>21.05</u>	<u>7.02</u>	<u>10.53</u>	Northwest
	ROSELAND TERRACE Apts	3829 ROSELAND AVE	18	36	60%	21.60	1	0	1	4.63	0.00	<u>4.63</u>	Central
	THE SHADOWS	4322 BOWSER AVE	10	20	80%	16.00	1	1	1	6.25	6.25	<u>6.25</u>	Northwest
	DOUGLAS ARMS APTS	3310 DOUGLAS AVE	10	20	90%	18.00	9	1	1	<u>50.00</u>	5.56	<u>5.56</u>	Northwest
2	CARROLL ANN Apts	316 N CARROLL AVE	24	48	100%	48.00	3	0	3	6.25	0.00	<u>6.25</u>	Central
	EAST SIDE Apts	4910 EAST SIDE AVE	32	64	70%	44.80	5	0	3	<u>11.16</u>	0.00	<u>6.70</u>	Central

Council District	Apartment Name	Primary Address	Total Bedrooms	Ideal Occupancy Rate	Occupancy Rate %	Actual Occupancy	Part 1 Crime	Part 2 Crime	Chapter 125 Crime	Crime Index Part 1 Crime	Crime Index Part 2 Crime	Crime Index Chapter 125 Crime	Division
2	COLUMBIA HOUSE Apts	5114 COLUMBIA AVE	25	50	20%	10.00	0	2	2	0.00	<del>20.00</del>	<del>20.00</del>	Central
	VELOWAY PLACE	4517 EAST SIDE AVE	48	96	50%	48.00	2	2	3	4.17	4.17	<del>8.25</del>	Central
	BRYAN	4931 BRYAN ST	12	24	50%	12.00	5	16	8	<del>41.67</del>	<del>133.33</del>	<del>88.67</del>	Central
	ROBIN TERRACE	724 ANN AVE	20	40	40%	16.00	1	1	1	6.25	6.25	<del>6.25</del>	Central
	SAN JACINTO Apts	4407 SAN JACINTO ST	14	28	85%	23.80	1	4	4	4.20	<del>16.81</del>	<del>16.81</del>	Central
	PARKMORE Apts	4700 WORTH ST	16	32	100%	32.00	9	9	5	<del>28.13</del>	<del>28.13</del>	<del>15.63</del>	Central
	LOS AMIGOS APTS	2103 EMPIRE CENTRAL ST	28	56	68%	38.08	1	7	3	2.63	<del>18.35</del>	<del>7.95</del>	Northwest
	VENTURA Apts	4948 GASTON AVE	16	32	95%	30.40	4	4	4	<del>13.16</del>	<del>13.16</del>	<del>13.16</del>	Central
	SIERRA Apts	4927 SAN JACINTO ST	27	54	100%	54.00	7	6	4	<del>12.96</del>	<del>11.11</del>	<del>7.41</del>	Central

Council District	Apartment Name	Primary Address	Total Bedrooms	Ideal Occupancy Rate	Occupancy Rate %	Actual Occupancy	Part 1 Crime	Part 2 Crime	Chapter 125 Crime	Crime Index Part 1 Crime	Crime Index Part 2 Crime	Crime Index Chapter 125 Crime	Division
2	ELM	4405 ELM ST	10	20	80%	18.00	1	2	2	6.25	<u>12.50</u>	<u>12.50</u>	Central
	BENTLEY Apts	2201 N GARRETT AVE	18	36	65%	23.40	0	1	1	0.00	4.27	<u>4.27</u>	Central
	JUNIUS PLACE #2	4515 JUNIUS ST	5	10	80%	8.00	1	0	1	<u>12.50</u>	0.00	<u>12.50</u>	Central
	BRYAN APTS	4718 BRYAN ST	12	24	95%	22.80	1	1	2	4.39	4.39	<u>8.77</u>	Central
	ROSELAND	2124 N CARROLL AVE	22	44	93%	40.92	3	6	4	7.33	<u>14.66</u>	<u>9.75</u>	Central
	COURT YARD Apts	4808 VIRGINIA AVE	24	48	90%	43.20	2	3	3	4.63	<u>8.94</u>	<u>8.94</u>	Central
	PARAGON Apts	4722 REIGER AVE	22	44	100%	44.00	9	1	2	<u>20.45</u>	2.27	<u>4.55</u>	Central
	PHOENIX PLACE APTS	2601 ARROYO Ave	147	294	82%	241.08	23	11	12	9.54	4.58	<u>4.95</u>	Northwest
	JUNIUS	4209 JUNIUS ST	11	22	98%	21.12	1	2	1	4.73	<u>9.47</u>	<u>4.73</u>	Central

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2	MONTERREY Apts	5008 GASTON AVE	18	32	100%	32.00	1	2	2	3.13	6.25	<u>8.25</u>	Central
	REIGER APT	5301 REIGER AVE	12	24	90%	21.60	4	1	1	<u>18.52</u>	4.63	<u>4.63</u>	Central
	FITZHUGH PROPERTY	2212 N FITZHUGH Ave	14	28	70%	19.60	1	2	1	5.10	<u>10.20</u>	<u>5.10</u>	Central
	LEON Apts	4818 COLUMBIA AVE	15	30	73%	21.90	3	0	1	<u>13.70</u>	0.00	<u>4.57</u>	Central
	MONTCLAIR Apts	4828 REIGER AVE	12	24	88%	21.12	0	1	1	0.00	4.73	<u>4.73</u>	Central
	GASTON	4931 GASTON AVE	62	124	95%	117.60	42	17	7	<u>35.65</u>	<u>14.43</u>	<u>5.94</u>	Central
	FOXHILL VILLA Apts	5108 LIVE OAK ST	28	56	80%	44.80	2	2	2	4.48	4.48	<u>4.48</u>	Central
	CASA BUENA Apts	1417 N GARRETT AVE	28	56	90%	50.40	12	4	3	<u>23.61</u>	<u>7.94</u>	<u>5.95</u>	Central
	GUIDERA COURT	4303 GASTON AVE	25	50	100%	50.00	2	1	3	4.00	2.00	<u>6.00</u>	Central



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2	LOS COLORES Apts	4314 SAN JACINTO St	19	38	100%	38.00	4	4	0	<u>10.53</u>	<u>10.53</u>	0.00	Central
	LAKWOOD GARDEN	5404 REIGER AVE	17	34	100%	34.00	6	0	2	<u>17.65</u>	0.00	<u>5.88</u>	Central
3	TIMBER OAKS	3702 LEGENDARY LN	98	182	95%	182.40	27	21	16	<u>14.80</u>	<u>11.51</u>	<u>8.77</u>	Southwest
	TIERRA LINDA Apts	3035 PENTAGON PKWY	77	154	77%	118.58	137	49	38	<u>115.53</u>	<u>41.32</u>	<u>32.05</u>	Southwest
	104 S WINDOMERE AVE	104 S WINDOMERE AVE	18	38	95%	34.20	4	2	3	<u>11.70</u>	5.85	<u>8.77</u>	Southwest
4	OLIVE HILL APTS	2722 S BUCKNER BLVD	90	180	88%	122.40	11	6	8	8.99	4.90	<u>8.54</u>	Southeast
	JACRY	3823 BONNIEVIEW RD	65	130	84%	108.20	18	11	3	<u>14.85</u>	<u>10.07</u>	2.75	South Central
	CEDAR LAKE Apts	3810 CEDAR LAKE DR	17	34	100%	34.00	4	10	6	<u>11.78</u>	<u>29.41</u>	<u>17.85</u>	Southeast
	CEDAR GARDEN	3810 BONNIEVIEW RD	64	128	75%	98.00	21	13	14	<u>21.88</u>	<u>13.54</u>	<u>14.58</u>	South Central

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4	ILLINOIS GARDEN	3333 E ILLINOIS AVE	52	104	33%	34.32	3	7	5	8.74	<u>20.40</u>	<u>14.57</u>	South Central
	CACTUS	1107 EWING	15	30	60%	18.00	4	3	1	<u>22.22</u>	<u>18.67</u>	<u>5.56</u>	South Central
5	SUNRISE VILLAGE	4838 SUNNYVALE ST	308	618	52%	320.32	24	20	20	7.49	6.24	<u>6.24</u>	South Central
	OAK GLEN	2120 52ND ST	115	230	98%	220.80	10	14	13	4.53	6.34	<u>5.89</u>	South Central
6	HIGHPOINT APTS	3327 HUDNALL St	108	218	97%	209.52	10	12	9	4.77	5.73	<u>4.30</u>	Northwest
	LEXINGTON APTS	3208 COMMUNITY DR	96	192	80%	153.60	15	9	7	9.77	5.88	<u>4.58</u>	Northwest
	THE CLUSTER'S APTS II	3222 COMMUNITY DR	32	64	94%	60.16	4	2	3	6.65	3.32	<u>4.99</u>	Northwest
	CHAPEL COURT APTS	3131 WEBB CHAPEL EXT	74	148	96%	142.08	10	11	10	7.04	<u>7.74</u>	<u>7.04</u>	Northwest
	VIDUAD GUILLERMO	2930 STOREY LN	12	24	80%	18.20	3	0	1	<u>15.63</u>	0.00	<u>5.21</u>	Northwest

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7	STAR EAST APTS	1828 S FITZHUGH AVE	26	52	40%	20.80	3	7	7	<u>14.42</u>	<u>33.65</u>	<u>33.65</u>	Central
	CHATEAUX FAIR APTS	2728 HOLMES ST	27	54	78%	42.12	4	15	12	9.50	<u>35.61</u>	<u>28.49</u>	Southeast
	GRAND PLAZA II APTS	1810 GRAND AVE	24	48	81%	38.88	2	3	3	5.14	<u>7.72</u>	<u>7.72</u>	Southeast
	BUCKNER VILLAGE	1810 JOHN WEST Rd	292	584	70%	408.80	12	33	20	2.94	<u>8.07</u>	<u>4.89</u>	Northeast
	ROSE GARDEN APTS	2908 HOLMES ST	16	32	25%	8.00	1	0	1	<u>12.50</u>	0.00	<u>12.50</u>	Southeast
	CARRIER ARMS APTS	3510 COLONIAL AVE	24	48	100%	48.00	3	3	3	6.25	6.25	<u>8.25</u>	Southeast
	AMZEL GARDENS APTS	3019 SOUTH BLVD	90	180	52%	93.60	10	10	6	<u>10.65</u>	<u>10.65</u>	<u>8.41</u>	Southeast
	BARRYMORE APTS	1315 S BARRY AVE	140	280	85%	238.00	20	11	12	8.40	4.82	<u>5.04</u>	Central
	SEVILLE APTS	4510 METROPOLITAN AVE	20	40	80%	32.00	2	5	3	6.25	<u>15.63</u>	<u>9.35</u>	Southeast



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7	TOP FLIGHT	2700 GRAND AVE	49	98	87%	85.26	2	8	4	2.35	<u>7.04</u>	<u>4.89</u>	Southeast
	ROSEMONT AT CEDARCREST	3903 SOUTHERN OAKS BOULEVARD	136	272	89%	242.08	35	21	7	<u>14.46</u>	<u>8.87</u>	2.89	South Central
8	BELLA VISTA	7521 CHAUCER PLACE	644	1268	75%	986.00	109	66	60	<u>11.28</u>	<u>8.53</u>	<u>8.21</u>	South Central
9	CRESTRIDGE	6417 RIDGECREST Rd	112	224	55%	123.20	19	18	15	<u>15.42</u>	<u>14.81</u>	<u>12.15</u>	Northeast
	NORTH RIDGE COURT	6041 RIDGECREST Rd	44	88	82%	72.16	9	5	4	<u>12.47</u>	<u>8.93</u>	<u>5.54</u>	Northeast
	THREE FOUNTAINS APTS	6011 MELODY LN	247	494	87%	429.78	36	38	25	8.38	<u>8.54</u>	<u>5.52</u>	Northeast

## DISCLAIMER AND RESTRICTION OF USE

The Dallas Police Department strives to collect and disseminate crime information in a timely and accurate manner. This information reflects crimes as reported to the Dallas Police Department as of the current date. The document serves as a working draft to assist Dallas Police Department personnel to calculate the monthly crime risk threshold for all registered apartment complexes in the city, as mandated by Section 27-49 of the Dallas City Code. Crime classifications are based upon preliminary information supplied to the Dallas Police Department by the reporting parties and the preliminary classifications may be changed at a later date based upon additional investigation. Consequently, apartment complexes are listed alphabetically; they are not ranked on any numerical basis. No apartment complex is required to participate in a mandatory crime reduction program based strictly on the data in this preliminary report.

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Requests may be:

1. Hand-carried to the Records Section, Dallas Police Headquarters, 1400 S. Lamar Street, Dallas, TX
2. Faxed to 214-671-4636
3. E-mailed to [open.records@dpd.dallascityhall.com](mailto:open.records@dpd.dallascityhall.com)
4. Mailed by US Postage to - Dallas Police Open Records, 1400 S. Lamar Street, Dallas, TX. 75215

**I attest that I have read and understood the provisions stated above.**