

**To the Mayor and Members of the City Council****June 4, 2024**

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SUBJECT: CRIME FREE MULTI-HOUSING PROGRAM

The purpose of this Informal Report is to respond to a request for information on the Crime Free Multi-Housing Program.

The Crime Free Multi-Housing Program is a crime prevention program designed to reduce crime, drugs, and gangs on apartment properties. The program consists of 3 phases that must be completed under the supervision of the Fort Worth Police Department. Property Managers, Assistant Managers, and Leasing Agents can become individually certified after completing training and the property becomes certified upon successful completion of all three phases. This certification usually expires every year unless renewed following compliance with Phases I (refresher training), II & III.

Property Managers, Assistant Managers, and Leasing Agents authorized to show an apartment or execute a lease with prospective tenants in a complex with 8 or more units must attend an 8-hour training within 6 months of their hire date. In addition, the landlord or at least 1 employee from the complex shall attend a 4-hour refresher training annually.

The multi-family dwelling is subject to an inspection by both Code Compliance and Police to improve the quality of life and safety of the community/complex.

Safety Socials are hosted by the property for the residents with the assistance of the Crime Prevention Specialist and the Neighborhood Patrol Officer. The community-wide mixer/informational gathering is held to bring the community members together so they can meet each other and improve the overall sense of "community" by discussing crime and crime prevention.

The Crime Free Multi-Housing Program is a city-wide program monitored by an officer in the Fort Worth Police Department. This officer is assigned to the West Division and serves at the discretion of the Division Commander.

Laws and Regulations for the Crime Free Multi-Family Housing Program

Ordinance NO. 19998-12-2011

Article IX. -Standards, Registration, and Inspection Requirements for Multi-Family Dwelling Complexes**Sec. 7-4 10. - Crime prevention standards**

The Landlord of each Multi-Family Dwelling Complex consisting of eight (8) or more Units shall ensure that, within six months of hire, each on-site manager and each employee authorized to show an apartment or execute a Lease with prospective tenants attends an eight-hour training course which is approved by the chief of police on the subject of crime free multi-housing. Each calendar year the Landlord or at least one employee for the complex shall attend a refresher training course. This provision shall become effective January 1, 2014.

In consideration of the execution or renewal of a Lease of the dwelling unit identified in the Lease, Owner and Resident agree as follows:



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1. Resident shall not engage in any activity on or near the dwelling unit premises that would subject the resident to a penalty of a Class C misdemeanor that involves possession of drug paraphernalia, assault or disorderly conduct; Texas Penal Code Class A or B misdemeanors Texas Penal Code Felony or Texas Health and Safety Code violation or engage in any hazardous conduct that otherwise jeopardizes the health, safety and welfare of the Landlord, his agent or other tenant or involving imminent or actual serious property damage. Nothing in this provision shall be construed as requiring or encouraging the eviction or termination of a Lease of a victim of domestic violence.

2. Resident shall not permit any household member or guest to engage in any activity on or near the dwelling unit premises that would subject the resident to a penalty of a Class C misdemeanor that involves possession of drug paraphernalia, assault or disorderly conduct; Texas Penal Code Class A or B misdemeanors; Texas Penal Code Felony or Texas Health and Safety Code violation or engage in any hazardous conduct that otherwise jeopardizes the health, safety and welfare of the Landlord, his agent or other tenant or involving imminent or actual serious property damage. Nothing in this provision shall be construed as requiring or encouraging the eviction or termination of a Lease of a victim of domestic violence.

VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF THE TENANCY. A single violation of any provisions of this addendum shall be deemed a serious violation and a material non-compliance with the terms of this Lease. It is understood that a single violation shall be good cause for the immediate termination of the Lease. Unless otherwise provided by law, proof of a violation of law prohibited by this addendum shall not require a criminal conviction, but shall be by a preponderance of the evidence.

In case of conflict between the provisions of this addendum and any other provisions of the Lease, the provisions of the addendum shall govern. This LEASE ADDENDUM is incorporated into the Lease executed or renewed this day between Owner and Resident. Each Multi-Family Dwelling Complex consisting of eight (8) or more Units shall be subject to a Crime Prevention through Environmental Design (CPTED) inspection conducted by the chief of police who shall advise the Landlord of the findings.

Sec. 7-416. - Criminal enforcement. A violation of this article is a misdemeanor punishable by a fine not to exceed two thousand dollars (\$2,000.00). Each separate occurrence of a violation or each day that a violation continues shall constitute a separate offense. The failure to perform an act required by this Article is a violation of this Article.

Responsibilities of the Crime Free Multi-Housing Officer

- Initiating, developing, and investigating information concerning properties that violate laws and ordinances related to Crime Free Multi-Housing, throughout the City of Fort Worth that would be useful to the needs of City Legal, and/or to assist them in filing related lawsuits.
- Enforcing violations of the law of the State of Texas, City Ordinances, or any laws involving said properties.
- Assist other departmental sections (as requested), such as Neighborhood Patrol Officers, Patrol, and other agencies, in identifying properties and suspect(s) who are responsible for offenses or pertinent



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information that would lead their investigations to the suspect(s) responsible and delivering that information promptly.

- Develop, update, and administer required training as provided for in Fort Worth City Ordinance 7-410 Crime Prevention Standards, section k. This includes, but is not limited to, the creation of forms, links, databases, etc.; in ensuring the quality and accountability of the program.
- Coordinate with Neighborhood Patrol Officers, City Legal, Code Compliance, and the Fire Department, to assist with mandated training.
- Track the registration of the training, Code Compliance inspections, the progress of each community, and when they are past due for reinspection.
- Attend and coordinate with Neighborhood Patrol Officers and Crime Prevention Specialists to attend safety socials to discuss crime and crime prevention, as requested
- Conduct CPTED (Crime Prevention Through Environmental Design) surveys during the day and at night.
- Promote open communication between property owners, property management, city departments, and other partner agencies.
- Collaborate with key stakeholders and community leaders to reduce crime in multifamily communities.

What Crime Free Multi-Housing Has Completed Since April 2023

- Created 8-hour and 4-hour PowerPoints for apartment manager training.
- Created registration packet, registration form with QR code, overview flyer, inspection checklist, and social safety request form.
- Created a method to track registration for each class, standard does not meet notices, standard met notices and safety social requests for the progress of each community.
- Code Compliance website updated with training information.
- Coordinated with Assistant District Attorney, Code Compliance, and Nuisance Abatement to present during 8-hour training.
- Trained East NPO Carlos Almaraz on all phases of the program. He will serve in his NPO position as the East Division Crime Free Multi-Housing Representative.
- Worked with multiple departments to get an accurate number for the multifamily units in the city.
- Worked with the municipal court to have an action code added to hold apartment managers accountable.
 - 0 citations have been written in the last 10 years.
- Created a 2024 schedule for training with updated information on the Fort Worth Police Department and Code Compliance websites.
- Attend apartment manager meetings around the city to talk about the program.
- Conduct day and night inspections. Re-inspect complexes that do not pass the first time.
- Conduct training 1-2 times a month for apartment complex employees, managers, owners and Fort Worth Police Department (NPOs and Civilian Response Unit).

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- Attend safety socials to discuss crime and crime prevention as well as coordination of the NPOs and Crime Prevention Specialist.
- Keep track of code compliance inspections and update Code when they are past due.
- Discuss residents who violate crime free addendum with property managers.
- Collaborate with key stakeholders and community leaders to reduce crime in apartment communities.
- Trained all NPOs and Crime Prevention Specialists in the city on Crime Free Multi-Housing and how to assist with night inspections.

Enforcement

Beginning in January 2024, the LVT NPOs began proactively focusing on the implementation of the Crime Free Multi-Housing Initiative by working with the apartment managers of each respective complex.

Between the initial shift in focus in early January and the training course provided on March 6, 2024, the Las Vegas Trail corridor gained 100% training attendance compliance under phase 1 of the Crime Free Multi-Housing ordinance. This means that at least one member of management or staff from every apartment complex within the LVT corridor has attended the Crime Free Multi-Housing training presented by Officer Brittany Jones. However, there are properties that are still awaiting inspections to be conducted to ensure proper safety measures are in place.

Between January 1, 2024 and April 1, 2024, we have issued a total of 18 violations involving violent felony level crimes against persons which qualify for a 24-hour notice to vacate.

Due to a shift in focus toward using the Crime Free Multi-Housing Ordinance as a major tool to curbing violent crime, the relationship between the NPO office and the apartment management communities has drastically improved. Additionally, we conduct monthly meetings with the management community working out of the Las Vegas Trail corridor to discuss crime trend updates and best practices, and communicate on a regular basis.

Between February 1, 2024 and April 1, 2024, 40 arrests have been made for Criminal Trespass of vacant apartment units within the Las Vegas Trail apartment communities. Of these arrests, almost 70% have led to a higher felony charge linked to some sort of narcotics or violent felony related offense.

If you have any questions concerning this information, please contact Commander Stefanie Ricks at 817-392-4704 or Officer Brittany Jones at 817-392-4715

David Cooke
City Manager