

## Crime Mitigation Plan Trinity East Senior (Application # 25090)

### Executive Summary

Pursuant to 10 TAC §11.101(a)(3) and in response to the Administrative Deficiency received on May 19, 2025, the Applicant is hereby providing clarifying information regarding the Application's crime mitigation plan that establishes that there is a reasonable basis to proceed on the belief that the crime data shows, or will show, a favorable trend such that within the next two years Part I violent crime for that location is expected to be less than 18 per 1,000 persons.

#### **Crime Mitigation Plan Highlights**

- Part I Violent Crime Rates have decreased steadily in the past six months due to recent law enforcement initiatives in police beat 10H50
- Independent analysis indicates the 2024 crime rate at 29 offenses per 1,000 residents, lower than NeighborhoodScout.com
- 10 recent ongoing programming and infrastructure efforts deployed by Houston Police Department, Harris County Constables, Houston Housing Authority, and community organizations to enhance public safety
- **Deployed 50 new Automatic License Plate Recognition (ALPR) Cameras**
- **Extraordinary HHA investment of \$1,500,000 for additional HPD officers and equipment**
- **HHA will provide an additional \$108,000 annually for on-site security and third-party camera monitoring at Trinity East Senior**
- Trinity East Senior will include safety design elements, proactive management and regular law enforcement engagement

Due to several recent initiatives in the neighborhood, crime rates are declining in 2025. Coordinated efforts by Houston Police Department (HPD), Harris County Constables, University of Houston, Texas Southern University, and community



organizations are bringing additional resources to bear in the area. New lighting and cameras are being installed throughout the neighborhood as well. To support these efforts, the Houston Housing Authority will provide \$1,500,000 for additional officers to be deployed in the neighborhood over a three-year period. **With this additional funding, HPD will be able to dedicate up to 129 additional patrol hours/week in this neighborhood. There is no other area in the South Central patrol district with this level of sustained supplemental HPD resources.** HPD notes in its Crime Mitigation Plan (attached to this document) that additional staffing to conduct targeted crime reduction initiatives for an extended duration will reduce violent crime.

At the Trinity East Senior property, resident safety will be enhanced by physical design elements (controlled access, lighting, cameras), proactive management, and engagement with law enforcement. Additionally, Houston Housing Authority will provide \$108,000 annually to fund major security upgrades at the Trinity East Senior development, including on-site security and third-party monitoring of security cameras. These security enhancements provide a much higher level of security than most new senior tax credit developments and a far superior level of security features than are currently available in aging public housing developments like Cuney Homes.

### **Crime Data**

As noted in the LIHTC application submitted to the Department on February 28, 2025, the Part I violent crime rate for the area as reported by Neighborhoodscout.com exceeds the threshold of 18 offenses per 1,000 persons. However, the crime rate of 36 per 1,000 persons shown in the latest Neighborhoodscout.com report is not an accurate depiction of the current Part I violent crime rate in the area as that data is two years old and recent ongoing efforts by the Houston Police Department and other law enforcement agencies have led to a significant reduction in crime compared to last year for this census tract.

### **Choice Neighborhoods Implementation**

Moreover, the Trinity East Senior project is a site of replacement housing under the Choice Neighborhoods Implementation Plan for the redevelopment of Cuney Homes. This is important for three reasons:



1. **Trinity East Senior’s future residents are already living in this community** and deserve high-quality housing without the social disruption of a major move as the aging Cuney Homes apartments are redeveloped.
2. The Choice Neighborhoods Program targets areas of high crime (to be most competitive for the grant, an area’s Part I violent crime rate must be at least 19 per 1,000 persons, with maximum points for having at least 24 instances per 1,000 persons annually) and devotes vast financial resources to wholesale redevelopment and transformation of the neighborhood. Therefore, we cannot look at past trends to predict future success in a Choice Neighborhoods redevelopment area.
3. Failure to move forward with the CNI redevelopment of the Cuney Homes site will prevent senior residents from relocating to the new, safer Trinity East Senior site, consigning them to remain in an environment that is more likely to facilitate crime.

### **Ongoing Efforts are Reducing Crime**

As described in the sections below, several efforts by the Houston Police Department, Harris County Constables, Houston Housing Authority, and community organizations are underway that are already focusing more resources on the neighborhood such that violent crimes are falling compared to 2024. In a major step forward to deter crime, HPD acquired and installed 50 new Automated License Plate Recognition (ALPR) Flock cameras in the community in January 2025, which will directly impact the proposed project area. Neighborhood improvements including new lighting along Live Oak Street and along the Columbia Tap Trail are also getting underway in 2025 which will directly impact the proposed project area. New lighting has also been installed at Cuney Homes. The table below summarizes ongoing initiatives that will reduce crime.

<b><u>Ongoing Activities Reducing Crime</u></b>			
<b>Activity</b>	<b>Description</b>	<b>Agency</b>	<b>Start Date</b>
Violent Crime Initiative	HPD focuses resources on crime hotspots, including in Third Ward. <b>In April/May, increased focus led to ~100 arrests and ~150 warrants</b> issued over a 21-day period.	HPD	Ongoing



<b>Ongoing Activities Reducing Crime</b>			
<b>Activity</b>	<b>Description</b>	<b>Agency</b>	<b>Start Date</b>
New Club Unit	A new unit in the Crime Suppression Team <b>dedicates 7 additional officers</b> to Third Ward entertainment districts	HPD	Summer 2025
Multi-Agency Surges	Focused surges combining resources from multiple agencies target specific areas in Third Ward	HPD, Harris County Constables, Harris County Sheriff's Office, DPS	Ongoing (last surge was May 2025)
Cameras	50 new ALPR cameras deployed throughout area	HPD	January 2025
	Planned lighting & camera installations throughout TSU campus, including near Cuney Homes	TSU	Ongoing
New Crime Suppression Team & Corner Store Initiative	New initiative will deter crime in corner store hotspots in Precinct 7. A new crime suppression team will be put in place for the precinct	Harris County Precinct 7	Mid- to late-2025
Hiring Surge	Harris County Precinct 7 is staffing up following election of new constable and recent pay increase approved by Commissioners Court	Harris County Precinct 7	January 2025
Economic Corridor Patrols	Additional officers being added to off-duty HPD/Harris County patrols of key economic corridors with \$100k from TIRZ	Greater Southeast Management District, OST/Almeda TIRZ, HPD, Harris County	June 2025



<b>Ongoing Activities Reducing Crime</b>			
<b>Activity</b>	<b>Description</b>	<b>Agency</b>	<b>Start Date</b>
Lighting Installations	New portable lights were installed along Columbia Tap Trail.	HPD, Public Works Dept	April 2025
	Permanent lighting and intersection improvements will occur with \$7.5M grant from HGAC awarded in late 2024.	Greater SE Mgmt Dist & Friends of Columbia Tap Trail	January 2025
	Audits of broken lights for repair	HPD, TIRZ, CenterPoint	May 2025
	Planned improvements along Live Oak will include new lighting	OST/Almeda TIRZ	June 2025
Dedicated patrols at Cuney Homes	HHA has a contract for 21 officers to service calls across 14 public housing sites, including Cuney Homes	HHA, Harris County Precinct 6	Ongoing
Are You Okay? Senior Program	Harris County Precinct 7 program focused on supporting seniors, doing welfare checks, and protecting seniors from scams	Harris County Precinct 7	Ongoing

### **Additional Resources will be Provided**

Houston Housing Authority will provide additional resources for law enforcement in Third Ward as part of the Choice Neighborhoods redevelopment, including funding for more officers, enhanced security at Trinity East Senior, and the creation of a community space for public safety meetings that will also serve as a hub for community groups that contribute to quality of life and public safety efforts. The table below summarizes how HHA will expend \$1,500,000 over the next three years to provide additional law enforcement resources to the Third Ward neighborhood surrounding Trinity East Senior and Cuney Homes, \$500,000 for the creation of a community meeting space for public safety & code enforcement, and an additional \$324,000 for enhanced security at the Trinity East Senior Development.



<b>New Resources from HHA for Reducing Crime</b>				
<b>Activity</b>	<b>Description</b>	<b>Lead Partners</b>	<b>Timeframe</b>	<b>Cost</b>
Over-time program	Additional officers dedicated to the 10H50 police beat (up to 129 hrs/wk)	HPD, HHA	2025-2028	\$1,500,000 (\$500k x 3 years)
Community Meeting Room	New space in neighborhood for public safety meetings, with space for community organizations & code enforcement	HHA	Construct in 2026-2027	\$500,000
On-Site Security Patrol for Trinity East Senior	On-site security patrol for nights and weekends at Trinity East Senior	HHA	2027-2030	\$216,000 (\$72k x 3 years)
3 <sup>rd</sup> Party Monitoring of Cameras for Trinity East Senior	Security cameras at Trinity East Senior will be monitored 24/7 by a third party company	HHA	2027-2030	\$108,000 (\$36k x 3 years)

Community groups in Third Ward continue the efforts described in the LIHTC application's crime mitigation package to divert youth from criminal activity, improve quality of life, and enhance the public realm. These efforts will be assisted by the Choice Neighborhoods Implementation Grant's Neighborhood Plan.

### **Trinity East Senior On-Site Security**

In collaboration with law enforcement, the project team has crafted a building design and an operation plan for Trinity East Senior that incorporates Crime Prevention Through Environmental Design (CPTED) elements to enhance the safety of the residents on-site. Recognizing the crime level in the area, these plans include the typical controlled access entries, site lighting, security fencing, and camera systems, as well as additional strategies to provide higher levels of security and resident safety than are typically



employed in senior housing developments, including on-site security patrols and third-party monitoring of security cameras.

## Conclusion

With the law enforcement efforts already underway, and planned efforts to both improve the physical environment and provide substantial additional resources for law enforcement and community-led quality of life activities, there is a more than reasonable expectation that the Part I violent crime rate for the area will decrease to the required threshold within two years.

## Introduction

### Project Summary

Trinity East Senior is a 90-unit replacement housing development for seniors 55 years and older in the Historic Third Ward. The development will be located at 2620 Live Oak Street, less than 1 mile from Cuney Homes, and is included in the Choice Neighborhoods Implementation Plan for Cuney Homes as an off-site location of replacement housing. The Houston Housing Authority (HHA) will provide 81 Project-Based Vouchers (60 of which will be set aside for Cuney Homes residents). An affiliate of HHA will also act as General Partner for the development, keeping the units permanently affordable. The NHP Foundation and Trinity East Village CDC, both nonprofits, will serve as co-developers and special limited partners in the project.





*(Manson Place, awarded LIHTC in 2021, and Emancipation West, slated for future development, are other off-site developments that will provide replacement housing to Cuney Homes residents.)*

The project will receive funding from the City of Houston and from HHA, in addition to the 9% LIHTCs. It enjoys widespread support from across the community, including Senator Borris Miles, Representative Jolanda Jones, Council Member Carolyn Evans-Shabazz, the Greater Third Ward Super Neighborhood, the Kinder Institute, University of Houston, Texas Southern University, Emancipation Economic Development Council, Third Ward Community Cloth, and numerous local churches and community groups.



The construction of Trinity East Senior is needed for the redevelopment of the Cuney Homes site, since HHA has committed to a “Build First” approach for the Choice Neighborhoods redevelopment of Cuney Homes. This means that Cuney Homes residents must be relocated to other homes in the neighborhood before redevelopment of the public housing property can begin. The benefit of this approach is that it limits the disruption to existing residents – giving them the opportunity to move only once and to stay in their neighborhood, keeping their social networks intact.

When complete, the Choice Neighborhoods redevelopment of Cuney Homes and the Third Ward neighborhood will leverage \$610 million to create 1,115 new housing units at a variety of income levels, from below 30% of the area median income to market-rate. By doubling Cuney Homes’s current 553 units and spreading the new units throughout the neighborhood, HHA seeks to prevent displacement due to gentrification. This will truly transform a neighborhood that is already being impacted by some of the strongest gentrification pressures in the city. Incomes in this community have increased by 264% over the last 10 years compared with 35% city wide. This is a community in rapid transition from low income to high income. The transformation of Cuney will allow the existing residents to continue to live in their community even as the tide of gentrification sweeps across the Third Ward and displaces many families that have lived there for generations. Additionally, adding 562 new units will do even more to limit displacement due to gentrification.

### Crime Rates and Choice Neighborhoods Implementation Plan

The QAP requires that projects be located in census tracts with Part I violent crime rates below 18 incidents per 1,000 residents according to Neighborhoodscout.com. Projects that exceed this threshold must submit mitigation showing a downward trend in crime rates or mitigation measures that show the reasonable expectation that violent crime will be reduced below the threshold within two years. On the other hand, a competitive application for a Choice Neighborhood Implementation grant must show high crime rates that can be mitigated with resources made available by the massive economic impact of the Choice Neighborhood Program. The Third Ward area in which Trinity East Senior is located has about 36 incidents per 1,000 residents as of the last



Neighborhoodscout report (released in January 2025). However, as Neighborhoodscout.com notes, the crime data they publish is about two years old, meaning the rates shown in the most recent report are from 2023. Much has happened in the neighborhood since 2023 to reduce Part I violent crime, such that the crime rate is already decreasing.

Alternatively, examining the 2024 Violent Crime in Census Tract 3123 using LexisNexis, we find a violent crime rate of 29 per 1,000 residents. Part I Violent crime is defined as aggravated assault, homicide/manslaughter, individual robbery, and sexual assault. Excluding commercial robbery results in a violent crime rate of 22.9 per 1,000 residents.

More importantly, we cannot look at historical crime rates to determine future success in reducing crime since this community has never benefitted before from a \$50 million+ infusion of redevelopment funds leveraged to a total of approximately \$600 million. As noted in the LIHTC application, the Choice Neighborhoods Implementation Plan brings a variety of actors together to focus on improvements to this neighborhood, from local law enforcement agencies to the City of Houston and the Houston Housing Authority. These agencies' coordinated efforts have already been shown to reduce crime in the area and further reductions are expected such that it is reasonable to expect that crime in the census tract surrounding the Trinity East Senior project will be lowered by the time the project is expected to be placed in service in late 2027.

In the following sections, this Crime Mitigation Plan provides greater clarification for what was presented in the LIHTC application regarding the work that local law enforcement and community organizations are undertaking in the area as part of the Choice Neighborhoods Implementation strategy, and how redevelopment of the 2620 Live Oak site using CPTED best practices will result in a safer environment for the existing Third Ward/Cuney Homes residents.

### Part I Violent Crime Data

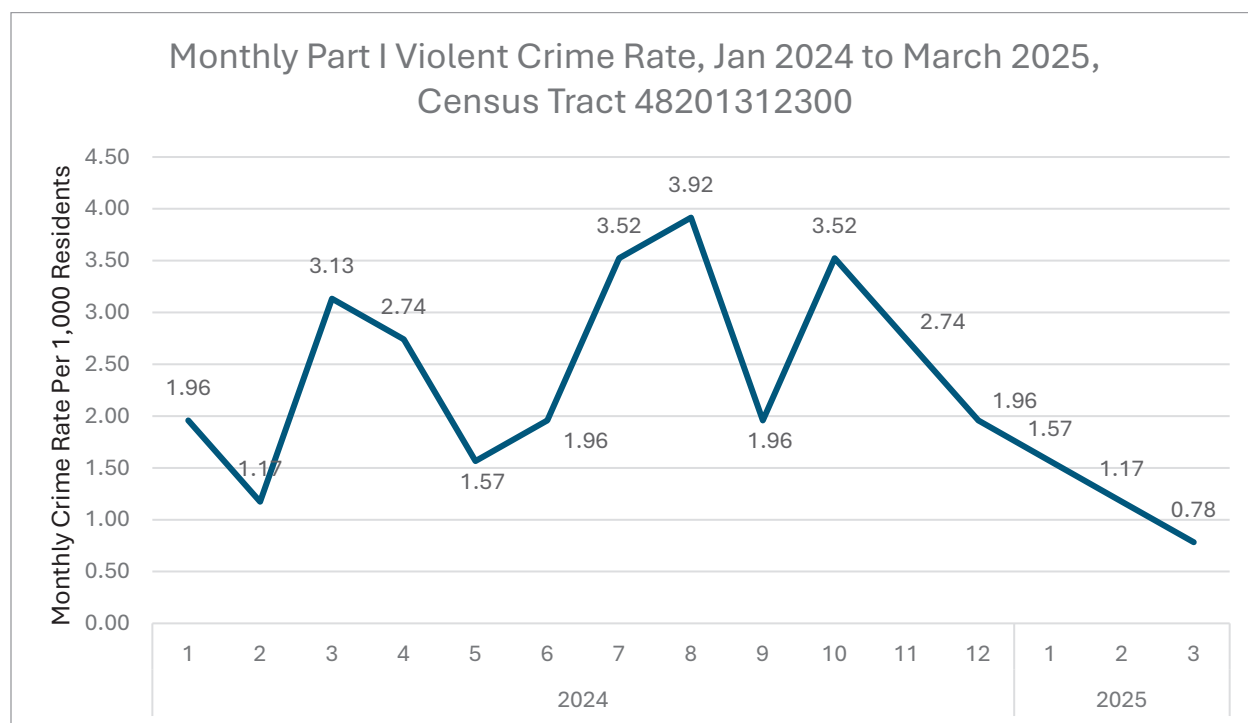
The data provided in the LIHTC application showed that between 2022 and 2024, crime rates in the police beat that includes the proposed project and Cuney Homes fell



only slightly. However, **focused efforts by HPD and Harris County Precinct 7 have already drastically reduced those figures.**

While the QAP requires that Part I Violent Crime as shown on the latest report from Neighborhoodscout.com be used as the metric by which applications must disclose whether they exceed the crime threshold and must provide mitigation, this data is two years old by the time it is published in Neighborhoodscout’s annual crime data updates. Therefore, while the crime rate reported by Neighborhoodscout.com for the area in which the project is located exceeds the 18 incidents per 1,000 residents threshold, this data is from 2023 and does not reflect the ongoing law enforcement activity in the area that is already showing results.

**Data from HPD’s 10H50 police beat show a sustained reduction in Part I violent crime rates since October 2024 in the census tract in which Trinity East Senior will be located.**



*(Data from Houston Police Department, National Incident-Based Reporting System, Part I Violent Crimes of Aggregated Assault, Forcible Rape, Murder Non-negligent, and Robbery)*

As the table above demonstrates, **Part I violent crimes in the census tract have decreased by 60% since January 2024.** Comparing January-May 2024 to January-May 2025, aggravated assaults (which account for the majority of the Part I violent crimes) in



the overall police beat have fallen 24% and robberies have fallen 48% - much greater reductions than the city as a whole is seeing.

### Socioeconomic Data

Two other important datapoints to consider are the **fast-rising household income in this census tract, and the sharply declining poverty rate**. These two trends show another side to the story of life in the neighborhood: gentrification is rapidly changing the fabric of Third Ward. **Given the age of the Neighborhoodscout.com data, crime statistics may be a lagging indicator – solely focusing on them risks missing the bigger picture of a neighborhood in transformation.**

In the 2022 American Community Survey 5-year estimates, household incomes in Trinity East Senior's census tract surpassed the city's household income for the first time. The latest data shows the trend continues. **Incomes in the census tract grew a whopping 264% from 2012 to 2022, compared to just 35% for the city.** Poverty fell 28% in the tract over the same period, declining twice as fast as for the city as a whole.

### Law Enforcement Activities

As noted in the crime mitigation package and the letter from HPD's South Central Division provided in the LIHTC application, there are several ongoing efforts being led by HPD to reduce violent crime rates in the area. Additional clarifying information on these efforts is provided below and in the attached Houston Police Department/Trinity East Village Crime Mitigation Plan. The table on the following pages summarizes current and upcoming initiatives to reduce crime in the area.



*Ongoing Activities – Implementation Matrix*

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	Planned lighting & camera installations throughout TSU campus, including near Cuney Homes	TSU	Ongoing
New Crime Suppression Team & Corner Store Initiative	New initiative will deter crime in corner store hotspots in Precinct 7. A new crime suppression team will be put in place for the precinct	Harris County Precinct 7	Mid- to late-2025
Hiring Surge	Harris County Precinct 7 is staffing up following election of new constable and recent pay increase approved by Commissioners Court	Harris County Precinct 7	January 2025
Economic Corridor Patrols	Additional officers being added to off-duty HPD/Harris County patrols of key economic corridors with \$100k from TIRZ	Greater Southeast Management District, OST/Almeda TIRZ, HPD, Harris County	June 2025



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	Permanent lighting and intersection improvements will occur with new \$7.5M grant from HGAC that was awarded in late 2024.	Greater SE Mgmt Dist & Friends of Columbia Tap Trail	January 2025
	Audits of broken lights for repair	HPD, TIRZ, CenterPoint	May 2025
	Planned improvements along Live Oak will include new lighting	OST/Alameda TIRZ	June 2025
Dedicated patrols at Cuney Homes	HHA has a contract for 21 officers to service calls across 14 public housing sites, including Cuney Homes	HHA, Harris County Precinct 6	Ongoing
Are You Okay? Senior Program	Harris County Precinct 7 program focused on supporting seniors, doing welfare checks, and protecting seniors from scams	Harris County Precinct 7	Ongoing

## Violent Crime Initiative

One of the public safety strategies included in the LIHTC application's crime mitigation response is Houston's Violent Crime Initiative (VCI). Under this initiative, HPD partners with local, state, and federal law enforcement agencies and the US Attorney's Office for the Southern District of Texas to address violent crime and prosecute perpetrators.

In addition to the VCI, the Houston Police Department has developed a three-year crime mitigation plan for the 10H50 police beat, in which both Trinity East Senior and Cuney Homes are located (see attached information from HPD). The plan will be carried out by the South Central Division of HPD. The strategy for reducing crime in 10H50's beat utilizes dedicated divisional resources, over \$500,000 in federal grant funding for law enforcement technology, investigative support, and additional officers through citywide overtime and hiring initiatives.



Specifically, HPD uses a combination of patrol officers; Crime Suppression Team (including a new Club Unit concentrating on crime in the area's entertainment districts), Differential Response Team, and investigative teams; targeted surges; and law enforcement technology (including cameras) dedicated to this area. HPD will use data to identify crime drivers in the area and proactively investigate them using the cross-section of resources listed above. HHA will supplement these activities by providing \$1.5 million in additional funding to HPD. These additional resources are described in the Additional Resources Planned for the Area section. The table below highlights the goals of HPD's Crime Mitigation Plan for the 10H50 police beat. The full plan is included as an attachment.

**Goals of Targeted Patrol, Crime Suppression Teams, Differential Response Teams, and Club Units**

- Removal of illegal firearms from criminal possession
- Increased efforts toward the reduction of gang activity
- Enhanced emphasis placed on narcotics related offenses
- Identifying and arresting repeat violent offenders
- Using crime data to identify specific changes in high crime locations
- Increase officer visibility in targeted areas to disrupt criminal activity
- Resolution of open cases involving weapons or injuries sustained to citizens
- Trauma informed approach to investigation of Family Violence allegations
- Work with federal/local law enforcement partners to arrest offenders with active warrants for violent offenses
- Proactively enforce code enforcement at bars and nightclubs in South Central Division
- Heightened police visibility in the neighborhood

In conjunction with these on-the-street resources, HPD and Precinct 6 law enforcement are also proactively partnering with HHA and the Trinity East Senior project to provide guidance on CPTED design elements that will foster public safety at the Trinity East Senior development (see the Trinity East Senior: On-Site Security Plan section below) as well as the phased Cuney Homes redevelopment.



Finally, HPD has and will continue to collaborate with other law enforcement agencies in the area. Third Ward is home to several other agencies with law enforcement staff: Harris County Constable Precincts 6 and 7, Metro Police, University of Houston, and Texas Southern University. These officers work across agencies to share information on cases, warrants and Domestic Violence response, as well as participating in cross-agency violent crime suppression surges, the most recent of which was completed in early May 2025. As described below, these law enforcement agencies also participate in monthly meetings held by the Greater Southeast Management District, to further spur collaboration and enhance efficiency.

### Increased Patrols and Surges

- Under Mayor Whitmire, a coordinated task force comprised of HPD, Harris County Precinct 7, and ParkHouston parking enforcement focus on crime and safety in Third Ward's entertainment districts. The new Club Unit within HPD's Crime Suppression Team has been approved and will launch in the next 8 weeks, providing 7 additional HPD officers to target noise and nuisance crime around the bars and clubs in the Third Ward neighborhood.
- Under the Violent Crime Initiative, HPD's Crime Suppression Team is tasked with taking offenders off the street and has been focusing on the Third Ward neighborhood. The team collaborates with the Differential Response Team, the narcotics and vice squads, and undercover officers to identify offenders. These teams' focused efforts in Third Ward have led to nearly 100 arrests and over 150 warrants served in the neighborhood from mid-April to early May of this year.
- There are also cross-agency coordinated surges targeting the neighborhood. Participating law enforcement agencies include Harris County Precinct 7, Harris County Sheriff's Office, and HPD. The most recent surge took place in early May 2025.
- Harris County Precinct 7 is starting a new Crime Suppression Squad to target hotspots in the precinct later this year. A new corner store initiative will be implemented this year as part of the Precinct's daily patrol functions and will focus on proactively deterring crime in corner stores throughout the community.



- With the election of Constable James “Smokie” Phillips to Precinct 7 in January 2025, hiring at the precinct has increased so that the precinct is now almost completely staffed up.
- Increased collaboration between Precinct 7’s Domestic Violence team and the District Attorney’s office has generated protective orders and made them more accessible to residents. This is especially important as family violence cases make up 42% of aggravated assaults in the area, according to HPD data.
- Precinct 7’s Are You Okay? Program focuses on providing support to seniors, conducting welfare checks and investigating scams. Through this program, Precinct 7 constables were able to arrest a volunteer at the Third Ward Multi-Service Center accused of defrauding seniors.
- The OST/Almeda TIRZ and Greater Southeast Management District, a municipal management district that promotes economic development and safety in the Third Ward, coordinate on public safety enhancements. The TIRZ provides annual funding to the Management District for HPD and Harris County patrols of crime hotspots. The Management District funds 15 officers to patrol the area’s economic corridors (including the area of McGowen and Live Oak where Trinity East Senior will be located). As part of a new pilot program, the TIRZ is providing an additional \$100,000 for the next 6 months for more patrols. Positive outcomes from the pilot program will likely result in it becoming permanent.
- Council Member Evans-Shabazz’s office contributed funding to a Mayor’s Office of Gang Prevention and Intervention program to bring 2 additional outreach workers to conduct events at Cuney Homes and Emancipation Park in 2025.

### Cameras and Lighting

HPD recently received a three-year federal Department of Justice grant (Byrne Discretionary Community Project Grant) which has **allowed them to invest in 50 new Automated License Plate Recognition (ALPR) cameras in beat 10H50.** These cameras automatically identify license plates and can be used to help locate and arrest suspected criminals. These cameras were installed in January 2025 and will supplement



other ALPR and pole cameras that HPD and Harris County constables also use to reduce crime.

Enhanced lighting is an important strategy for reducing the opportunity for crime in the neighborhood. Lighting is being improved throughout the neighborhood and in crime hotspots such as along the Columbia Tap Trail. HPD and the City's Public Works Department partnered in April to install movable light towers along the trail and deploy more bicycle-mounted officers.

In April and May, HPD's Differential Response Team completed an audit of crime hotspots and lighting in the police beat and noted 7 areas where lighting needed to be fixed or vegetation trimmed. They have shared this information with the OST/Alameda TIRZ District, which is coordinating with CenterPoint to repair lighting and trim overgrown vegetation.

Located adjacent to Cuney Homes, the University of Houston has made significant investments in AI-enhanced cameras across its campus, with over 3,500 cameras with recording and alert capabilities. Other law enforcement agencies can collaborate with the University of Houston to track suspects using these cameras. Texas Southern University, which is located on the south side of Cuney Homes, is also investing in public safety across its campus. The installation of additional lighting along Cleburne Street (the street that separates Cuney Homes from campus) and the planned installation of additional security phones and perimeter cameras will help reduce criminal activity in these areas as well.

## Quality of Life

Recognizing that addressing vandalism and property crimes can inhibit the progression of more criminal activity, law enforcement and governmental agencies in the neighborhood are undertaking quality of life efforts too. ParkHouston and HPD conduct targeted parking enforcement in Third Ward's entertainment districts. HPD is also collaborating with TABC and the City's Health Department to monitor and close bad actor bars to deter nuisance crime in these areas. The Crime Suppression Team's newly formed Club Unit described above will augment these efforts.



The **Greater Southeast Management District** brings over a dozen law enforcement agencies and public entities together on a monthly basis to focus on **safety and quality of life issues**. Participants include HPD, Precinct 7, ParkHouston, Metro Police, University of Houston police, Texas Southern University police, TABC, and the City of Houston homelessness program staff. The group shares statistics, focuses on hotspots, and discusses ways to collaboratively and effectively direct resources in high crime areas.

The Management District runs a graffiti abatement program which addresses graffiti on commercial buildings and public property in the community. They connect with the City's Department of Neighborhoods for any graffiti on residential structures.

Finally, the **Management District is funding a new workforce development initiative to provide residents with access to training/education and jobs** with the goal of enhancing economic development and public safety.

## Public Engagement

Because community participation and engagement are so critical to reducing crime, HPD provides multiple methods for residents to interact with the department. Alert slips can be submitted to the South Central Division alerting officers to the times and locations a resident would like a patrol dispatched to address certain issues (like noise or illegal parking). Every month, HPD holds public beat patrol meetings in the neighborhood under their Positive Interaction Program (PIP), where residents can submit requests to prioritize local safety issues.

The Management District is also re-starting the Coffee with a Cop initiative that ended during COVID. This initiative will start back up in June, giving business owners in Third Ward a direct line of communication to law enforcement agencies handling public safety in the neighborhood.

## Houston Housing Authority Public Safety Initiatives

HHA has an Interlocal Agreement for law enforcement services with Harris County Precinct 6. Twenty-one officers provide law enforcement services at 14 HHA properties including Cuney Homes, from 2 pm to 6 am daily. Precinct 6 provides routine patrols,



responds to calls for service, resolves disputes, makes arrests, and files criminal charges under this contract.

As part of its crime reduction strategy, HHA acquired the three convenience stores (pictured below) adjacent to Cuney Homes between summer 2023 and spring 2024, spending over \$2 million to acquire the properties. Two of the stores have been closed; HHA plans to close the third within the year.



*Convenience stores that were previous hotspots of crime adjacent to Cuney Homes have been purchased and closed by HHA*

### [Additional Resources Planned for the Area](#)

In addition to the ongoing efforts that are already contributing to the reduction in crime discussed in the Crime Data section, HHA will also dedicate additional resources to law enforcement agencies in the area to further reduce crime.

The following implementation matrix describes these additional resource needs and identifies how they will be provided over the next three years.



*Additional Resources – Implementation Matrix*

<b>New Resources from HHA for Reducing Crime</b>				
<b>Activity</b>	<b>Description</b>	<b>Lead Partners</b>	<b>Timeframe</b>	<b>Cost</b>
Over-time program	Additional officers dedicated to the 10H50 police beat (up to 129 hrs/wk)	HPD, HHA	2025-2028	\$1,500,000 (\$500k x 3 years)
Community Meeting Room	New space in neighborhood for public safety meetings, with space for community organizations & code enforcement	HHA	Construct in 2026-2027	\$500,000
On-Site Security Patrol for Trinity East Senior	On-site security patrol for nights and weekends at Trinity East Senior	HHA	2027-2030	\$216,000 (\$72k x 3 years)
3 <sup>rd</sup> Party Monitoring of Cameras for Trinity East Senior	Security cameras at Trinity East Senior will be monitored 24/7 by a third party company	HHA	2027-2030	\$108,000 (\$36k x 3 years)

## Over-Time Program

The most effective way to reduce crime in the neighborhood is to deploy more officers in the community. HHA will fund additional officers in the beat, focused on the areas immediately surrounding Trinity East Senior and Cuney Homes by providing 113-129 hours per week of additional overtime for increased patrols. Over the three-year period, hours dedicated to the beat are planned to decrease as crime comes down; however, additional resources could be allocated to keep the level of patrols steady even as patrol wages increase. The budget table below is excerpted from HPD's crime mitigation plan (see full plan in attachments).



Budget		
Overtime	Overtime Rates per Year	
\$1,500,000.00	FY'25	Police Officer
		\$74.00
	FY'26	
\$500,000.00/year		\$80.00
	FY'27	
		\$85.00
Hours Worked	FY'25	Total: 6,756 hours
		129 hours/week
	FY'26	Total: 6,250 hours
		120 hours/week
	FY'27	Total: 5,882 hours
		113 hours/week
Total		\$1,500,000.00

## Community Meeting Space

As discussed in its termination appeal letter dated April 8, 2025, and described above, HHA has already acquired three convenience stores that have been historical hotspots for criminal activity in the Cuney Homes area. To reduce crime in the area, HHA closed two of these locations and expects to close the third soon. **HHA will convert one of these spaces, or another appropriate space at Cuney Homes, into a meeting place for large-format public safety meetings. This strategy was recommended by a cross-section of HPD, TSU, and Precinct 7 staff as a solution to help bring a greater public safety presence to the area.** When it is not being used for periodic public safety forums, it can house local nonprofits and community groups that are also engaged in crime reduction and public safety work, including those described in the LIHTC application crime mitigation package that will be doing work under the Choice Neighborhoods grant (also see the Community Activities section below).

As shown in Architectural Drawings section of the LIHTC application, Trinity East Senior will also have on-site community meeting space, which will be used for community engagement with local law enforcement. The NHP Foundation, which will operate the site, has extensive experience in collaborating with HPD at its other communities, including hosting recurring public safety meetings and events to bring residents and law enforcement personnel together.



For more detail on the camera monitoring and security patrol measures for Trinity East Senior, see the Trinity East Senior: On-Site Security Plan section below.

## Community Activities

As described in the LIHTC application, efforts to reduce crime and improve public safety under Choice Neighborhoods are not limited to law enforcement agencies. Several organizations in the community are mounting efforts to engage youth, enhance pedestrian safety, and transform blighted properties. The following section clarifies how these organizations and the programs they oversee contribute to reducing crime in the area.

### Citizen-Led Initiatives

Organized by local resident Debbie White and the SHAPE Community Center, Third Ward Community On Patrol members walk the neighborhood, host safety meetings, and liaise with local police. Their visible presence deters crime and builds trust. SHAPE also offers mentorship, anti-gang education, and leadership training to teens.

Residents in the neighborhood track streetlight outages and coordinate with Centerpoint Energy to restore lighting. **This has resulted in two dozen streetlights being fixed since 2023.**

OG-1 is another organization offering mentorship and anti-gang outreach. Founded by a former gang member, it also runs back-to-school rallies to steer youth toward positive choices.

### CNI Public Safety Initiatives

The following programs were included in the Choice Neighborhoods Implementation Grant approved by HUD because they offer residents ways to improve quality of life and reduce participation in crime. The social services these programs provide will augment the physical redevelopment activities and law enforcement efforts in the neighborhood, reflecting the Choice Neighborhoods program's commitment to focusing on people and not just the built environment.

HHA continues to work with the local non-profits undertaking these programs as part of their community work. Programming has been supported by the county's Youth Justice Reinvestment Fund through the Office of Justice Program. The following



programs strengthen the Neighborhood strategy, one of the three strategies integral to the overall success of the Choice Neighborhoods Implementation Plan:

- Youth Justice Reinvestment Fund
- Young People in Action
- Youth Advisory Board
- The Forgotten Third RESET
- Legends-Legacies Program
- Workshop Houston Near Peer Youth Leadership & Employment
- Talent Yield Coalition
- My Chapel: The Champion and Victory Mentoring Program

### CPTED and Infrastructure Improvements

As noted in the LIHTC application (in the crime mitigation response section and the Community Revitalization Plan section excerpting the Third Ward Complete Communities Plan), **redeveloping vacant, blighted properties using CPTED-informed designs is one of the best ways to reduce opportunities for crime**. CPTED elements will be incorporated into both the Trinity East Senior property (see Trinity East Senior section below) and the other Cuney Homes redevelopment sites. But it is also being implemented throughout the neighborhood by community organizations.

Led by the Greater Third Ward Super Neighborhood, the community developed a Public Safety Plan that emphasizes incorporating CPTED into the redevelopment of the neighborhood. Key projects include improving street lighting and installing new lighting on corridors including McGowen. Located at the corner of McGowen and Live Oak streets, the Trinity East Senior project will contribute to this goal, as will a recently announced project to rebuild Live Oak Street's utilities, drainage, and lighting. The \$27 million Live Oak improvements will be funded by the OST/Alameda Tax Increment Reinvestment Zone and are slated to begin in July 2025 (design) and be complete by December 2027, by which time Trinity East Senior will be placed in service.

The OST/Alameda TIRZ is undertaking several other improvement projects in the neighborhood to reduce crime and improve visibility, including maintaining three parking lots in the neighborhood. Their efforts in the last six months to trim vegetation and install



cameras and signage at the parking lots have eliminated vehicle break-ins at the parking lots. Street improvements along Emancipation Avenue (which is a block off the Trinity East Senior site) from McGowen to Pierce streets later this year will include vegetation management as well (contributing to better lighting and visibility for pedestrians).

**The Greater Southeast Management District is also focused on CPTED improvements to facilitate safety. Led by the efforts of the Friends of Columbia Tap, they secured the award of \$7.5 million for improvements to the Columbia Tap Trail, a 4-mile hike-and-bike path that cuts through Third Ward, connecting Southeast Houston with downtown. The District will use this award to install more pedestrian lighting and improve intersections along the trail.**

#### *CPTED at Cuney Homes*

The 80+ year-old Cuney Homes site is a sprawling campus with multiple points of entry (see aerial view of site below). The current layout is conducive to criminal activity as the site is very porous and units are scattered throughout the site in small buildings, as shown in the aerial image on the following page.

Failure to move forward with the CNI redevelopment of the site will prevent senior residents from relocating to the new, safer Trinity East Senior site, consigning them to remain in an environment that is more likely to facilitate crime.





Convenience  
Stores Acquired  
by HHA

Current Cuneys Homes Site Layout and Locations of Convenience Stores Acquired by HHA



To enhance resident safety, the redevelopment plan for Cuney Homes includes several CPTED elements, including:

- Historical block patterns will be extended to reconnect walkable streets, narrowing curb distances at intersections and orienting buildings in a manner that increases safety and improves access and direct connectivity throughout the neighborhood
- Parking is in secure rear yard areas and fencing between buildings eliminate pedestrian cut-through routes
- All streets and rear parking areas are designed to have LED lighting that ensures visibility at night, helping the community watch over itself and enhance safety
- Variety of building types such as rowhouses and duplexes throughout the site feature porches that face the street and front doors with direct access to sidewalks that provide continuous surveillance on the street and a sense of community
- Clear ingress/egress patterns for vehicular access, crosswalks, and intersection improvements creates safe circulation for multiple modes
- Senior apartments with ground floor retail along Emancipation Ave provides intergenerational access and activity to the neighborhood's designated Main Street
- Multifamily buildings with commercial ground floors will bring activity throughout the day
- Senior housing faces the Columbia Tap Trail, a major recreational asset that will have trail enhancements and security upgrades with a gateway park for all ages providing recreational and community space in a previously underutilized and unsafe area
- Ground floor apartments along Cleburn Street face newly landscaped streets with multimodal options (including bike trails and BRT service connected to light rail) activate the streetscape and engage with neighboring TSU
- Cuney Central Park features residential buildings facing the community space providing direct access for residents to the green space and allows for community surveillance at all hours
- Gateway plazas at Cleburne, Winburn, and Nettleton Streets will provide places for people to gather outside and create gateway entry points and a sense of arrival into the community



## Trinity East Senior: On-Site Security Plan

To ensure the safety of the residents at Trinity East Senior, both the physical design of the community and the way it is operated will facilitate security. The project team has consulted with HPD on the design and operation of the project to prioritize resident safety. **Strategies to enhance security at the property which go above and beyond the services offered at typical senior communities include third-party monitoring of camera systems and after-hours on-site security, and will be funded by HHA.** The following table summarizes the design elements and operational strategies that will be used to enhance resident safety at Trinity East Senior.

Design Strategy	Description
Limited Points of Entry	Main entrance near Property Management office for visibility. Resident-only/exit-only access for other 3 entry points
Controlled Access System	Key fobs for residents at all entry doors that can be deactivated if lost
Camera Systems	Cameras will be installed in alignment with City of Houston policies for high-risk businesses (bars, nightclubs, etc) and placed in consultation with HPD. Cameras will be high-res and comply with retention period for footage. <b>This level of law enforcement coordination and quality of cameras are not typically done at senior properties and is an added feature to further enhance resident safety.</b>  Cameras will be placed on all exterior access points and in common areas, corridors, stairwells, and areas of low visibility.
Third-Party Monitoring of Cameras	Cameras will also be monitored by a third-party. <b>This is not typically done at senior properties and is an added feature to further enhance resident safety. This will be paid for by HHA.</b>
Perimeter Fencing and Security Gates	The property will be protected by a perimeter fence and secured access gates at parking lot entrances.
Site Lighting	Exterior lighting of the property is being coordinated with HPD. Site lighting will be provided along all perimeter walls with sufficient levels of illumination to provide a strong deterrence to crime. Lighting will also illuminate walkways, common areas and interior hallways.  <b>This level of law enforcement coordination is not typically done at senior properties and is an added feature to further enhance resident safety.</b>



Operational Strategy	Description
On-Site Security Presence	Trinity East Senior will be served by on-site security guards overnight and on weekends. <b>This is not typically done at senior properties and is an added feature to further enhance resident safety. This will be paid for by HHA.</b>
Proactive Preventative Maintenance Plan	The Preventative Maintenance program for the property will focus on proactive maintenance including of lighting (walked weekly) and landscaping (to prevent overgrowth).
Key Systems	Master keys will not be used. Instead, an electronic key system will be utilized by the property management office. This system uses <b>biometric fingerprint readers to check out keys and creates an audit trail of all keys.</b>
Resident Services	On-site resident services coordinator and property management will connect the residents with local law enforcement to foster effective communications. Periodic resident meetings will feature public safety officers and include seminars on crime prevention.
Training	Property management staff will receive ongoing security training. All residents will be provided information on crime prevention and safety at move-in and at recurring meetings.

## Design Elements for Safety

Trinity East Senior is a 90-unit senior living community that will consist of one 4-story building with elevators and surface parking. The first floor will contain the Leasing Office and community/flex spaces, and apartment units. Floors 2-4 are comprised of apartment units.

As noted in the LIHTC application's crime mitigation response, the Trinity East Senior community is designed according to CPTED standards, which harness the built environment to reduce the fear of crime, the incidence of crime, and to improve quality of life. The design of the project has been **reviewed by law enforcement and modified based on their recommendations to enhance security at the building.**

The NHP Foundation has also employed these design elements at another recently completed 4% LIHTC senior property in the Third Ward neighborhood, the **Citadel on Elgin, such that there have been no recurring crime or safety issues since the property opened in 2023.**



### *Limited Points of Entry and Site-Wide Monitoring*

Trinity East Senior will have limited points of entry, which will be monitored by security cameras. The cameras will be remotely monitored by a third-party. Security cameras will be installed in key locations at the property (such as points of entry, stairwells, corridors, and areas of low visibility) in order to monitor the site in general, and entrances and common areas in particular, and they will be linked with a digital video recording system. The final placement of cameras will be determined in consultation with HPD.

The development will also include perimeter security fencing and secured gates with controlled access for residents. Parking lot gates will be accessible through remote control only. Security camera surveillance will be provided at the entrance to and within the lot. Sufficient lighting will be provided to illuminate all areas of the lot. **Secure fencing and controlled access are not currently available at Cuney Homes, making the new units at Trinity East Senior safer for the existing residents who will be relocated there.**

All building entrances will have controlled key fob access for residents. Key fobs can be deactivated remotely if lost.

Over \$160,000 has been allocated in the development budget for security fencing, gates, cameras, and building access control. The site plan and rendering below show these safety elements (security fencing, limited entry points, etc).

### *Lighting, Landscaping, and Signage*

The exterior lighting plan is being developed in consultation with HPD, which when coupled with the security fencing and controlled gate access will remove opportunities to commit crime in and around the property. Site lighting will be provided along all perimeter walls with sufficient levels of illumination to provide a strong deterrence to crime. Lighting will also illuminate walkways, common areas and interior hallways.

The landscaping plans limit low planting around entrance ways and windows to discourage hiding places and ensure that sight lines are not impaired.

Signage will be posted indicating that the building is monitored by cameras. Address signs will be visible and illuminated during evening hours to provide easy identification by first responders and will be within code for the local jurisdiction.

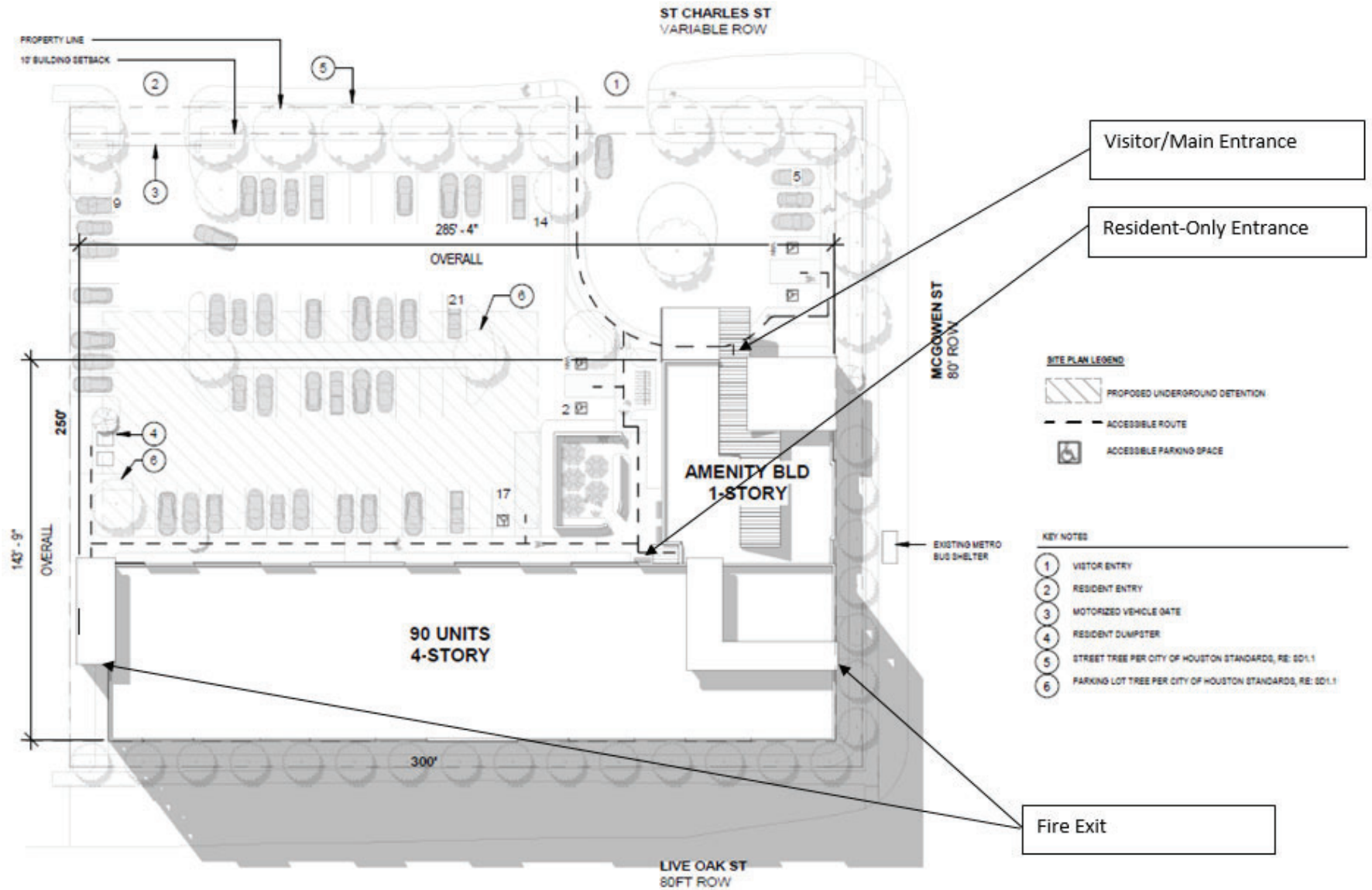




*Rendering of Trinity East Senior Building, showing perimeter fencing and main entry way overseen by management office*



Crime Mitigation Plan – Trinity East Senior – Application # 25090



Site Plan showing entry points and controlled access elements



## Operational Elements

On-Site Security: Trinity East Senior will be served by on-site security guards overnight and on weekends.

Maintenance: The community will be maintained in excellent physical condition to include ongoing landscaping, painting, and common area maintenance. Deterioration of the building can lead to a perception of disorder and therefore is to be avoided. The Preventative Maintenance program for the property will include specific strategies to implement this goal. For example, any graffiti will be removed upon first identification by onsite personnel, or within 24 hours.

Site Lighting: Crime is less likely to occur in well-lit areas. Lighting is part of the Preventative Maintenance program implemented by the Property Manager, and the lighting system will be walked weekly to ensure all lights are in good working order.

Key Control & Policy: Master keys will not be used. Instead, an electronic key system will be utilized by the property management office. This system uses biometric fingerprint readers to check out keys and creates an audit trail of all keys. Residents will have key fob access that can be reset or terminated remotely if keys are lost.

Employee Security Training: Property management employees will be trained on security systems, lighting plans and key policies. Security training will be provided at date of hire and one to two times annually.

Resident Crime Prevention Discussions: Residents will be given security guidelines at initial move in, and regular training and seminars (at least two times annually) on how to avoid being a victim of crime, protecting their personal property and avoiding being the victims of scam artists. The property manager will hold resident town hall meetings at least quarterly and local law enforcement will be invited to meetings to provide updates on neighborhood activities and answer questions from residents.

## Resident Services to Enhance Safety

We also intend to augment security by offering on-site community programs and resources aimed at safety and well-being. We will have a resident services coordinator at the property to help connect the residents with such community programs and resources and to work with local law enforcement to foster effective communications.



Similar efforts at other NHPF properties have led to significant reductions in crime. At one Houston site, coordination with property management, law enforcement, and residents led to a 69% decrease in service calls at the property over 4 years.

## Conclusion

Major new investments in police manpower and public safety technology are being made in the Third Ward neighborhood and Trinity East Senior census tract. They include the following investments and increased law enforcement resources:

- \$1,500,000 from HHA to dramatically increase police presence in the community;
- \$108,000 per year from HHA to fund enhanced on site security at Trinity East Senior; and
- HPD's deployment of 50 ALPR cameras in the community.

While no one can predict future crime trends with certainty, the **combination of physical redevelopment efforts using CPTED principles, ongoing community engagement activities, and most importantly, sustained and dramatically augmented law enforcement focus in the neighborhood, are all reasonably expected to result in a reduction of Part I violent crime in the Third Ward neighborhood and in Trinity East Senior's census tract specifically within the next two years.**

Recently reported crime statistics already show reductions from the most recent (2023) Neighborhoodscout.com data and efforts funded in conjunction with the CNI grant are only getting started. Moreover, income and poverty trends in the census tract in which Trinity East Senior is located show strong gentrification pressures affecting the area over the last decade.

New taskforces, recurring cross-departmental surges, and additional officers assigned to the Third Ward and this police beat are designed to target hotspots of criminal activity and enhance public safety.



New investments in lighting, pedestrian safety, cameras, and streetscapes will transform the neighborhood by making the built environment less conducive to crime.

With the law enforcement efforts already underway, and planned efforts to both improve the physical environment and provide additional resources for law enforcement and community-led quality of life activities, there is a more than reasonable expectation that the Part I violent crime rate for the area will decrease to the required threshold within two years.

Attachments:

Visuals of Cuney Homes

Houston Police Department Crime Mitigation Plan for Trinity East Senior



## **CUNEY HOMES BEFORE REDEVELOPMENT**



**Cuneys Homes Current Site Plan**



**Cuneys Homes Exterior View**



## CUNEY HOMES AFTER REDEVELOPMENT



*Cuney Homes Conceptual Site Plan Design*





***Cuney Homes Conceptual Site Plan Design: View from the new intersection of Nettleton and Isabella, looking west***



***Cuney Homes Conceptual Site Plan Design: View from Alabama Street, looking northeast***





***Cuney Homes Conceptual Site Plan Design: View from the Columbia TAP Trail, looking into the mixed-use recreation field, chess plaza, and new on-site Cuney Homes redevelopment.***





2025

May 2025

# Houston Police Department Trinity East Senior Crime Mitigation Plan

**J. Noe Diaz, Jr.**  
**Chief of Police**



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# -Summary-



- HPD's South Central Division will oversee a focused Crime Mitigation Plan for Police Beat 10H50, which includes Cuney Homes, Trinity East Senior, and the other locations of replacement housing under the Choice Neighborhoods Grant
- The following 3-year plan lays out strategies to reduce violent crime in the beat, bringing to bear an unprecedented amount of sustained resources for the neighborhood. **No other area in South Central's jurisdiction has this level of focused funding.**
- Strategies will include:
  1. **Focused manpower:** increased patrols, targeted use of Crime Suppression Team, Differential Response Team, and other agencies
    - a) Includes \$1.5M from Housing Authority for additional patrol officers in the beat
    - b) New Club Unit in CST brings 7 more officers to entertainment district
    - c) Recurring "surges" focused on hotspots - bringing in other agencies including Harris County Constables, DPS, etc
  2. **New technology:** Federal Byrne grant awarded in October 2024 pays for 50 new ALPR cameras and monitoring throughout neighborhood
  3. **Investigative Resources & Citywide Overtime:** Investigative team will focus on building & closing cases in the neighborhood. Additional resources will be allocated to the area with new City contract and annual Mayor's Office overtime allocations



# -Introduction-



The mission of the Houston Police Department is to enhance the quality of life in the city of Houston by working cooperatively with the public to prevent crime, enforce the law, preserve the peace, and provide a safe environment.

The purpose of this crime mitigation plan is to reduce violent crimes over a three (3) year period, namely Murder, Aggravated Assault, Robbery, and Sexual Assault in the South Central Division area of operation. Specifically, 10H50's police patrol beat will be the area directly targeted because it contains the future location of Trinity East Senior. Additionally, police resources will be deployed to address quality of life issues in the neighborhood to ensure residents in this area find it a desirable place to live and work.

Trinity East will be located on McGowen Street between Live Oak Street and St. Charles Street.

The crime mitigation plan will span over a three-year period and will include personnel assigned to the South Central Division, as well as personnel assigned to investigative divisions within the Houston Police Department.

The images in subsequent pages represent the beat and boundaries of the Houston Police Department, in which crime statistics are reported from.



# -Introduction-



## Houston Police Department - South Central Division

Situated entirely within the 610 Loop, HPD's South Central Division is responsible for providing police services to 10 District, an area located immediately east, south and southwest of Downtown Houston. This diverse community is home to roughly 100,000 residents.

Significant landmarks within 10 District include the University of Houston (main campus), Texas Southern University, Rice University, Shell Energy Stadium, Texas Medical Center, Houston Ship Channel, Hermann Park, the Houston Zoo, Emancipation Park, Consulate General of Mexico, and 16 museums.

The major neighborhoods in the area include Midtown, Second Ward, Greater Eastwood, East Downtown, Third Ward, Museum Park, MacGregor, Medical Center, University Place and Rice Village.



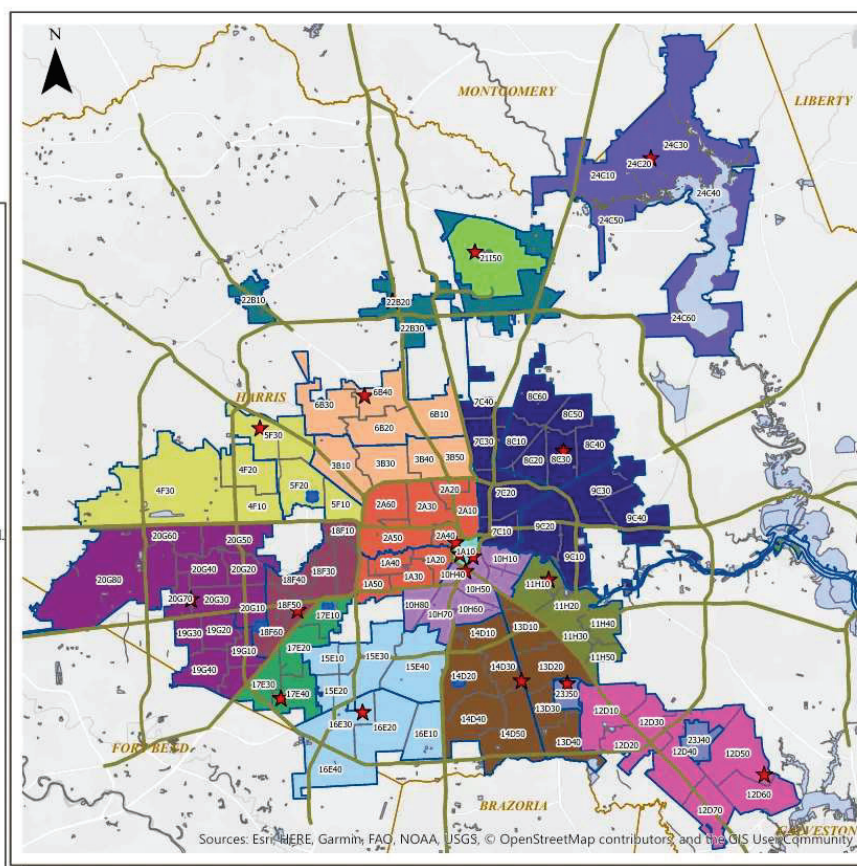
# -Introduction-



Houston Police Department  
Edward A. Thomas Building  
1200 Travis

## Divisions

Airport-Hobby Division - District 23	Hobby/Ellington 7800 Airport Blvd. (713) 845-6800
Airport-IAH Division - District 21	Bush IAH 3100 Terminal Rd. North (281) 230-6800
Central Division - District 1, 2	33 Artesian (713) 247-4400
Clear Lake Division - District 12	2855 Bay Area Blvd. (832) 395-1777
Downtown Division - District 1 (1A10)	1900 Rusk St. (832) 394-0000
Eastside Division - District 11	7525 Sherman (832) 395-1580
Kingwood Division - District 24	3915 Rustic Woods Dr. (832) 395-1800
Midwest Division - District 18	7277 Regency Square Blvd. (832) 394-1200
North Belt Division - District 22	100 Glenborough Dr. (832) 394-4900
North Division - District 3, 6	9455 W. Montgomery Rd (832) 394-3800
Northeast Division - District 7, 8, 9	8301 Ley Rd. (832) 395-1500
Northwest Division - District 4, 5	600 Teague Rd. (832) 394-0000
South Central Division - District 10	2202 St. Emanuel (832) 394-0300
South Gessner Division - District 17	8605 Westplace Dr. (832) 394-4700
Southeast Division - District 13, 14	8300 Mykawa (832) 394-1600
Southwest Division - District 15, 16	13097 Nilda St. (832) 394-0400

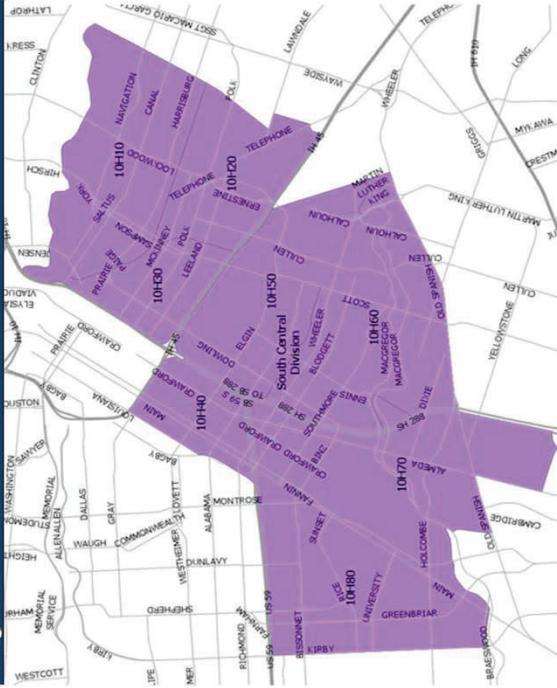




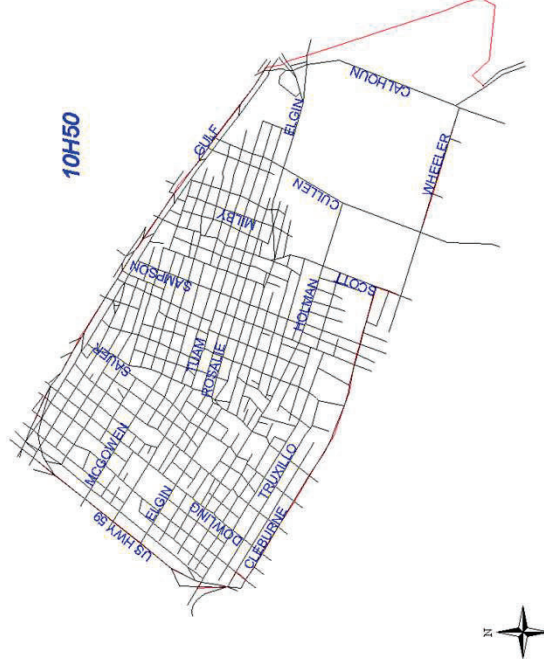
# -Introduction-



**Image 2: South Central Patrol Division**



**Image 3: 10H50's Police Patrol Beat**

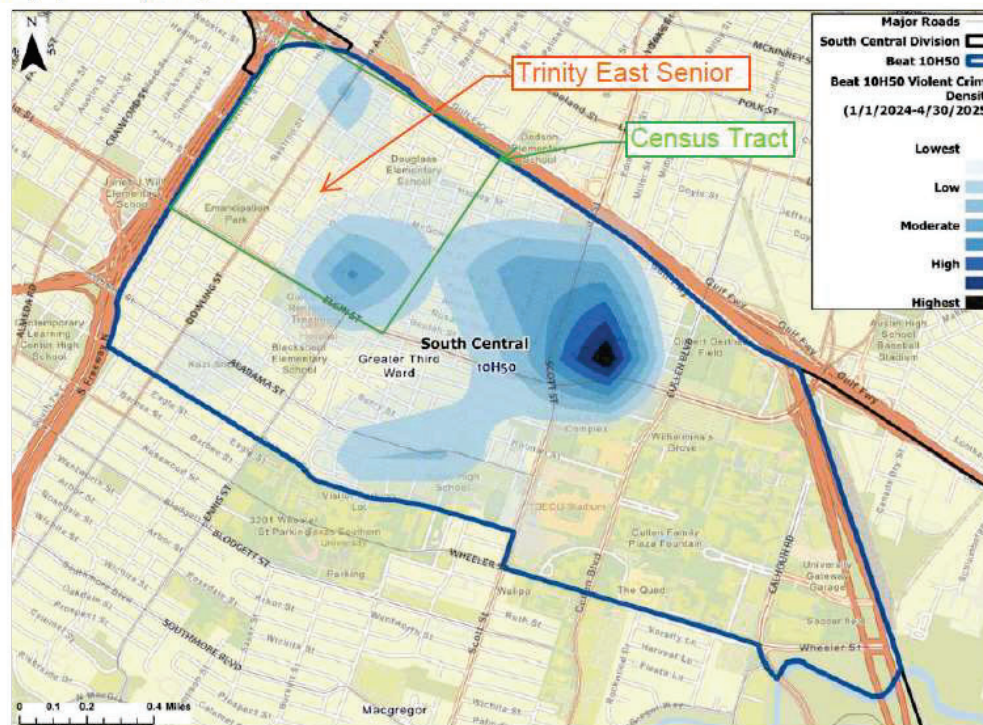




# -Introduction-



## Police Beat 10H50 Violent Crime Density Map January 1, 2024 – April 30, 2025



The blue density layer illustrated on the map represents violent crimes that occurred within Police Beat 10H50. Violent crime types include murder, rape, robbery, and aggravated assault. Darker shaded areas represent a higher concentration of violent crimes for January 1, 2024-April 30, 2025.



# -Crime Mitigation Goal-



The Houston Police Department South Central Division will utilize on-duty resources, overtime funding, and law-enforcement technology to supplement the department's strained staffing levels in order to target violent crime in our area of operation. Specifically, 10H50's police patrol beat will be the target area of the crime mitigation plan.

The department will promote safer neighborhoods throughout the City of Houston with enforcement strategies targeting specific locations with the highest prevalence of violent crime. Targeting specific high crime locations has proven effective in reducing overall crime, while simultaneously improving the quality of life of those who are most vulnerable, including those future residents of Trinity East Senior.

Proactive investigations will be directed towards locations that are crime drivers. Specifically, proactive investigations will target problem clubs, convenience stores, and other retail establishments based on crime analysis. The emphasis will be on those areas that have violent crime, an excessive number of calls for service, or open-air drug dealing, with a long-term goal to seek Chapter 125 Nuisance Abatement when appropriate.

Chapter 125 of the Texas Civil Practice and Remedies Code allows an individual, attorney general, district attorney, county attorney, or city attorney to file a lawsuit against a person who owns, maintains, or is party to a place that maintains a common nuisance.



# -Strategy-



The **Houston Police Department South Central Division** provides police services within areas identified as *Patrol Beats, numbered 10-80*. Although the crime mitigation plan is directed toward 10H50's police patrol beat, each patrol beat will have their high crime locations identified via crime statistics to allocate additional uniformed field personnel, plain clothes operational personnel, and investigative support for violent crimes taking place at these locations with the overall goal to suppress crime in the larger area.

The concept of Crime Prevention Through Environmental Design (CPTED) will be paramount in the initial phases of the Trinity East Senior project. Crime Prevention Through Environmental Design is defined as the proper design and effective use of buildings and public spaces within a community environment that can lead to a reduction in the fear of crime, the incidents of crime, and an improvement in the quality of life. The Houston Police Department is committed to partnering with the Trinity East Senior project to improve public safety in each phase of the project. Our specially trained officers will collaborate with the project managers to ensure CPTED concepts are implemented and to improve the environment of the community surrounding Trinity East Senior.

*The strategy for reducing crime in 10H50's beat involves utilizing dedicated divisional resources, an overtime crime reduction initiative, current grant funding for overtime and law enforcement technology, investigative support, and citywide overtime initiatives to follow up on crimes committed in this area.*



# -Strategy 1: Focused manpower-



**Utilize Patrol, Crime Suppression Teams (CST's), Differential Response Teams (DRT's), Club Units, and outside resources to target the enforcement of criminal offenses involving:**

- (1) Weapons
- (2) Serious injuries
- (3) Gang affiliation
- (4) Narcotics nexus
- (5) Possibility of federal offenses
- (6) Repeat offenders





# -Strategy 1: Focused manpower-



Primary goals of this initiative are described as the following:

- Removal of illegal firearms from criminal possession
- Increased efforts toward the reduction of gang activity
- Enhanced emphasis placed on narcotics related offenses
- Identifying and arresting repeat violent offenders
- Using crime data to identify specific changes in high crime locations
- Increase officer visibility in targeted areas to disrupt criminal activity
- Resolution of open cases involving weapons or injuries sustained to citizens
- Trauma informed approach to investigation of Family Violence allegations
- Work with federal/local law enforcement partners to arrest offenders with active warrants for violent offenses
- Proactively enforce code enforcement at bars and nightclubs in South Central Division
- Heightened police visibility in the neighborhood



To reiterate, the intent of this proposal is to curtail the rise in violent crime throughout the South Central Division's area of responsibility using specific law enforcement resources and provide sustained relief to the public we serve.



# -Strategy 1: Focused manpower-



**Uniformed Patrol Officers** will conduct self-initiated activities, maintain police visibility, work toward preventing crime, and enhance public safety through traffic enforcement. Whenever possible, all patrol personnel shall attempt to enlist support and participation from citizens to help facilitate crime prevention efforts.

The **South Central Division Crime Suppression Teams (CSTs)** will gather intelligence regarding criminal street gangs and violent crimes in the targeted areas. Intelligence gathered by CST's will lead to subsequent arrests and the possibility of federal charges. CST officers will target their proactive and reactive enforcement in areas where crime analysis shows elevated levels of violent crime.

- Crime Suppression Team officers are assigned to every patrol division of the Houston Police Department. Their mission is to prevent and suppress criminal activity, including street gang activity, through the use of proactive, reactive, and analytical techniques. The CST's conduct investigations, surveillance and tactical operations and warrant executions. These officers receive specialized training from the department to harness their skills in reducing crime.



# -Strategy 1: Focused manpower-



The **South Central Division Differential Response Team (DRT)** will be used to target the cause of criminal activity in the area and to address quality of life issues plaguing the community.

- DRT officers are a team of officers that receive specialized training to use problem-solving strategies and implement community policing concepts directly in the neighborhoods. DRT officers will utilize non-traditional policing methodologies to address properties within the targeted areas with municipal code enforcement, regulatory violations, and nuisance abatement.

The **South Central Division Crime Suppression Team – Club Unit** will conduct targeted enforcement, involving proactive and reactive investigations, to address crime issues associated with nightlife and entertainment areas of the South Central Division's area of responsibility.

- This is a new addition to the South Central Division. The new unit is tasked specifically to investigate and deter crime and nuisance issues that are directly related to clubs and bars in the area.

**Traffic Enforcement units** will work to protect the safety of the public by enforcing laws to curtail unsafe/illegal driving practices. Specific enforcement aims to detect impaired drivers, street take-overs, street racing, and provide uniformed support to proactive units in the high crime areas.



# -Strategy 1: Focused manpower-



Mayor John Whitmire and Chief of Police J. Noe Diaz, Jr. have prioritized crime and safety in the City of Houston. The Mayor and the Chief of Police understand that establishing a safe neighborhood by collaborating with our state and federal partners on mutually beneficial projects such as Trinity East Senior is a way to increase public safety in communities that lack resources of infrastructure investments.

Over the past year, the South Central Division has participated in several initiatives, also known as “surge”, within our area to reduce crime and promote safety at the direction of Mayor Whitmire. The term “surge” refers to utilizing departmental resources and leveraging outside agency support to saturate a specific location encountering high levels of crime. South Central Division has partnered with the Texas Department of Public Safety, Harris County Constable’s Office Precinct 7, Park Houston, the Houston Fire Department, and Texas Southern University Police Department as part of these ongoing initiatives. The surges are expected to continue throughout the operational period of this crime mitigation plan.



# -Strategy 1: Focused manpower-



## **Overtime Crime Reduction Initiative**

- In collaboration with the Houston Housing Authority, the Houston Police Department will establish a crime reduction initiative specific to 10H50's beat with the goal to reduce overall violent crime in this area.
- The Houston Housing Authority has committed up to \$1,500,000 to the Houston Police Department over three years to specifically target violent crime in the area where Trinity East Senior will be built. This is also the current area where Cuney Homes is located.
- The funding will be used to provide additional staffing using overtime shifts specific to this area, which will be staffed based on crime trends. The overtime staffing will include operational resources, investigative resources, and services for victims. Saturating the area with additional police resources to conduct targeted crime reduction initiatives for an extended duration will reduce violent crime.



# -Strategy 1: Focused manpower-



## Overtime Crime Reduction Initiative

To address this problem and to give tangible crime reduction results, HPD will need to dedicate manpower and equipment to this area to actively manage crime levels

### Patrol and Investigative Overtime

- Officers will work overtime targeting the reduction of violent crime around Trinity East Senior
- Overtime staffing will be based on current crime trends or crime problems specific to this area
- Overtime funding will be available to further investigations of violent crimes committed in this area with the goal of filing charges, making arrests, and bringing suspects to justice who are committing violent crimes
  - Investigative units will be allocated funding to prioritize violent crime incidents occurring in the targeted area with the goal to drastically reduce the amount between when a crime is committed and suspects are identified and charged
- Overtime funding will also be used to support the Victim Services Division to help victims of crimes
  - The Domestic Abuse Response Team (DART) provides on scene resources to victims of domestic violence
  - Victim Services Division can assist in finding resources for those victims



# -Strategy 1: Focused manpower-



Budget			
Overtime	Overtime Rates per Year		
\$1,500,000.00	FY25	Police Officer	
		\$74.00	
	FY26		
		\$80.00	
\$500,000.00/year	FY27		
		\$85.00	
Hours Worked	FY25	Total: 6,756 hours	
		129 hours/week	
	FY26	Total: 6,250 hours	
		120 hours/week	
	FY27	Total: 5,882 hours	
		113 hours/week	
	Total	\$1,500,000.00	

- HHA will provide \$1.5M over three years for overtime for the area
- The budget sheet reflects the total man hours that HPD will spend per week in the area of Trinity East Senior based on the recent HPD contract with the City of Houston. Overtime rates will increase over the next three years, so the budget must reflect the pay rate increase.
- Increasing the amount of time police officers are actively patrolling the area, investigating crimes that have occurred, and decreased response times will reduce overall violent crime in this area. For example, in Fiscal Year 2026, we can deploy a police officer to this area for approximately 17 hours a day.
- With the additional monetary resources provided by the Houston Housing Authority, HPD will have a constant presence to proactively address and mitigate crime.
- HPD will constantly re-evaluate crime trends and resource allocation to ensure the safety of the community is being met.



# -Strategy 2: New Technology-



## Utilization of Department of Justice BJA Byrne Discretionary Grants

- The South Central Division applied for and received over \$1.5 million in grant money from the Bureau of Justice Assistance (BJA) FY2024 Byrne Discretionary Community Project Grant/Byrne Discretionary Grants to implement the *Houston Business Watch Program* from 2025-2027. This grant program will run concurrent with our crime mitigation plan for the Trinity East Senior facility.
- The *Business Watch Program* is a program in which the Houston Police Department invested in proven technology to either deter or apprehend offenders who are targeting commercial businesses or committing violent criminal acts. The goal of the effort is to utilize proven technologies and dedicated enforcement action to prevent an increase in property crimes against businesses as well as violent crime in those areas.
- This pilot program targets several concentrated commercial businesses in the South Central Division's area of responsibility. Most notably this program has allowed HPD to invest in numerous Automated License Plate Recognition (ALPR) cameras in 10H50's and 10H60's beats (Greater Third Ward area) to saturate the area with coverage with the overarching goal to help identify and capture criminals who commit crime in our district.



# -Strategy 2: New Technology-



## **What is ALPR?**

ALPR (Automatic License Plate Recognition) is the technology by which a camera takes an image of a license plate and uses “Optical Character Recognition” to read the details of the license plate and convert it into digital information. That data can be stored to be referenced against the date, time, and location of where the image was taken.

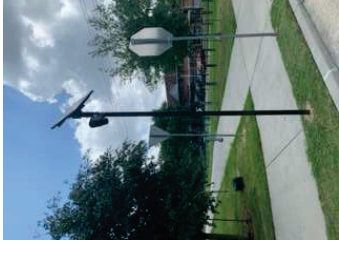
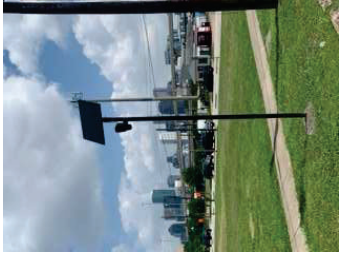


## **Who uses LPR data?**

License plate recognition data is frequently used by toll road authorities, parking garages, law enforcement, tow truck (repo) companies, parking enforcement, private security, and much more. Large facilities and companies use ALRP cameras for access control, touchless parking, fleet management, and more.



## -Strategy 2: New Technology-



Specifically, the South Central Division was able purchase and install 50 additional ALRP cameras within the Greater Third Ward area since January of 2025. This was a major win for HPD and the citizens of the Greater Third Ward area.

ALRP cameras are a valuable tool for law enforcement to both proactively and reactively address crime problems in our city. They are used daily by our police officers, and the data obtained is shared with other regional law enforcement partners. The more data that is collected from these cameras, the more information is obtained to further criminal investigations and apprehend individuals who are committing crimes in our area.



# -Strategy 3: Investigations & Overtime-



## **Investigative Support**

The Criminal Investigations Command of the Houston Police Department will play a crucial role in the proposed crime mitigation plan. Specifically, the Homicide, Robbery, Major Assaults, Special Victims and Family Violence Divisions will provide investigative resources to solve violent criminal investigations. This is crucial because by closing out and prioritizing investigations successfully, thereby preventing these suspects from committing future crimes due to arrest and eventual prosecution.

Investigative support in these targeted areas will focus on the closure of currently open or pending cases. The skillset investigative detectives bring to violent crime incidents will result in expedited and more efficient clearance rate for violent crimes. The reactive investigative piece to the crime mitigation plan focuses on criminal investigations specifically related to homicides, robberies, aggravated assaults, sexual assaults and family violence allegations. The goal of this proposal is to increase the clearance rate and file federal charges, if applicable, within each violent criminal offense type.



# -Strategy 3: Investigations & Overtime-



## **Citywide Overtime Initiatives**

Each year the Houston Police Department receives additional overtime funding through the mayor's office to put more officers on the street to target violent crime. Allocations of overtime funding will provide additional police resources for South Central Division to utilize in combatting violent crime in our area.

It is important to note this funding because there will be multiple streams of resources and funding available concurrently to target this area. Saturating an area with more police, more resources, and the ability to proactively address and manage crime is a significant factor in reducing overall crime in an area.



# -Performance Measures-



Effectiveness of this initiative will be measured by determining if the targeted areas identified show a reduction in violent crime offenses and/or calls for services of violent crime. The daily activities of each officer and unit working the crime mitigation plan will be captured. The data will reflect the numbers and types of investigations conducted in high crime areas to include data such as numbers of arrests, firearms seized, narcotics seized, investigative closures, etc.

During the operational period of this crime mitigation plan, operational statistics and analysis will be evaluated to determine if this enhanced enforcement strategy has been effective in accomplishing the objectives set forth in this document. Crime trends and hot spots will constantly be evaluated throughout the operational period and resources will be deployed accordingly.

The Houston Police Department examines crimes in 30, 60, and 90-day time frames, in addition to weekly violent crime meetings, to examine our efforts to reduce crime and monitor crime trends. South Central Division will evaluate the effectiveness of the crime mitigation plan in line with our current departmental reviews.



# -Recent Initiatives and Activity-



From *April 18 until May 8, 2025*, South Central Division conducted a violent crime initiative targeting 10H50 and 10H60's beat, generally known as the Greater Third Ward Area. Patrol shifts, along with the CST's and DRT's conducted the operation during their duty hours with the goal of reducing violent crime.

The following are the statistics associated with the 21-day violent crime initiative:

Type	Number
Felony Arrests	52
Misdemeanor Arrests	42
Felony Warrants	31
Misdemeanor Warrants	10
Municipal Warrants	115
Suspects Booked in Jail	90
Guns Recovered	4
Narcotics Recovered	542,000 grams
Stolen Vehicles Recovered	6
Gang Investigations	19



# -Recent Initiatives and Activity-



## *Crime Initiative: April 18 until May 8, 2025*

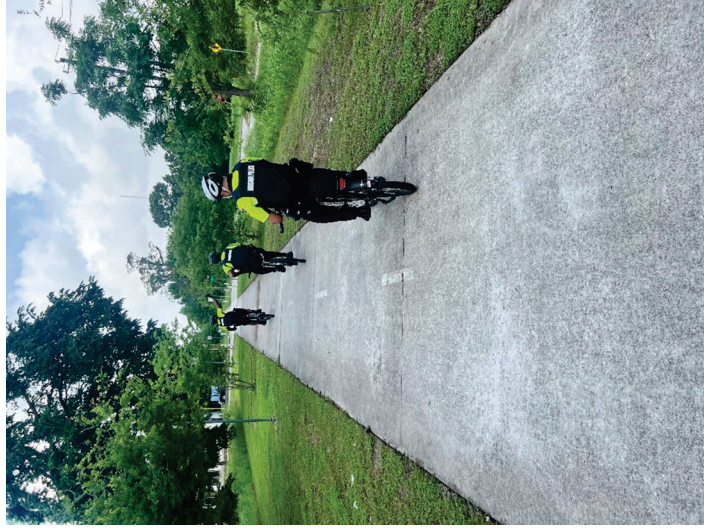
The recent crime initiative is mentioned to demonstrate what can be accomplished with continuous targeted enforcement of a specific area. The additional resources provided by the Houston Housing Authority will enhance HPD's ability to reduce crime in this area. The Crime Reduction Initiative mentioned in earlier slides will be HPD's mechanism to provide constant and effective resources to this area, which will ultimately make this area a desirable place to live and work for residents.



# -Recent Initiatives and Activity-



**DRT Officers – Columbia TAP Bike Trail**



**DRT Officers – Club Inspection**



**DRT Officers – Multi-Agency Surge2025**

