CPTED: More Than Just Locks and Lights

STEPHANIE TENBARGE, EXECUTIVE DIRECTOR
ECHO HOUSING CORPORATION
Who We Are...

- **Mission**: The Mission of ECHO Housing Corporation is to create and sustain safe and affordable housing, provide supportive services and promote community development.

- **Vision**: ECHO Housing Corporation envisions communities where everyone has a place to call home and the opportunity to thrive.

- **Core Values**: Compassion, Integrity, Accountability, Innovation and Advocacy
PSH – Lucas Place

- Historic St. Lucas Church Rectory – constructed in 1896
- Rehabbed into 20 apartments – Transitional Housing for Homeless Families – 1999
  - First Transitional Housing facility in the State of Indiana to covert to Permanent Supportive Housing – 2014
- Full rehab, AHP – 2015
- 2, 3 and 4 bedroom apartments
PSH – Lucas Place – CPTED Features

- **Natural Surveillance**
  - Landscaping modified to increase visibility
  - Deters crime
  - Property now visible to passing traffic, pedestrians

- **Access Controls**
  - Single Point of Entry into Building
  - Well Lit
  - Exterior Security Cameras
PSH – Lucas Place II

- New Construction - 2011
- 27 one-bedroom units
- First Permanent Supportive Housing facility in the State of Indiana for Homeless Veterans
- Ranked #2 in performance among all homeless service programs in Indiana - 2016
- On-site community space, computer lab, laundry facilities, camera surveillance, secure entry
PSH – Lucas Place II – CPTED Features

- **Territorial Reinforcement**
  - Sends message of “ownership”
  - Help distinguish between public and private land
  - Extends territorial influence
  - Exhibits upkeep

- **Cohesion/Community**
  - Creating events and opportunities for neighbors to know each other and solve problems together
Jacobsville Join-In

- Comprehensive Community Development Initiative
- Resident Engagement
- Quality of Life Planning Process
- Work Groups
- Stakeholder Identification
- Anchor Industries
- Complete Street

260 Commercial Properties
8,000 Employees
7,000 Residents
1,637 Households
Federal/Local Initiatives

- **Byrne Criminal Justice Initiative**
  - Goal: Crime Prevention – CPTED
  - Cross-Sector Partnerships
  - Data-Drive Response to Crime
  - Crime Reduced 50.2%

- **Promise Zone**
  - Leveraged BCJI to obtain PZ designation
  - Goal: Crime Prevention – CPTED
  - Priority Access to Federal Investments
Evansville Promise Zone

Population 22,257

Poverty Rate 39.03%
Goal Four: Reducing Violent Crime

<table>
<thead>
<tr>
<th>Activity 4A</th>
<th>Will provide community policing strategies informed by research and analysis of crime drivers and current policing model implemented through the Jacobsville BYRNE Criminal Justice Innovation Grant.</th>
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<td>Activity 4B</td>
<td>Make improvements to built environment through street lighting upgrades, neighborhood illumination strategies and Crime Prevention Through Environmental Design (CPTED).</td>
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<td>Activity 4C</td>
<td>Will coordinate marketing, education &amp; outreach strategies to include a coordinated PZ communication campaign, education, training and certification programs.</td>
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<td>Activity 4D</td>
<td>Expand evidence-based youth development programs targeted to youth and families residing and attending schools in the PZ.</td>
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Goal Six: Increase Access to Affordable Housing

Activity A. Reduce residential, commercial blight to support neighborhood redevelopment and pride and to reduce hazardous conditions

**Rationale:** Blight removal opens opportunities and spaces for residential and commercial development and contributes to crime reduction

Activity B. Expand and create workforce housing (housing that is affordable) for working class individuals and families to support retention and livable, workable neighborhoods

**Rationale:** Ample workforce housing contributes to neighborhood retention and livable, workable neighborhoods
Garfield Commons

Capacity – CPTED Concept

Planning for land use and density that promotes safety
Land Use – CPTED Concept
Abandoned Houses on Garfield Commons Site

CPTED Concept - Upkeep and Maintenance: Statistics show that areas struggling with issues of blight, vacancies, and trash are more likely to attract criminal activity and or lawlessness.
Garfield Commons
LEED Platinum
Thank you!

STEPHANIE TENBARGE
STEPHTENBARGE@SBCGLOBAL.NET
812-483-4770
Crime Prevention Through Environmental Design

RVP Conference September 2016

LISC
Helping neighbors build communities
A Placed-based, comprehensive public safety initiative which seek to identify and address drivers of crime in order to build sustainable communities of opportunity.

• Data Driven – Researched Informed
• Cross-sector Partnerships
• Community Engagement
• Revitalization

Over 60 BCJI sites are located throughout the country.
About CPTED

Philosophy:

“Proper design and effective use of the built environment can lead to reductions in crime as well as an improvement in the quality of life”

Understanding our responsibility

The physical structures and areas we create as a society have lasting effects and repercussions.
Origination of CPTED


Professor C. Ray Jeffery (1971) – Published a text entitled: “Crime Prevention Through Environmental Design”

Oscar Newman (1972) – Defensible Space / 1996 was commissioned by HUD for update
CPTED Goals

- Reduce opportunities for crime to occur
- Reduce fear within neighborhoods
- Improve quality of life for residents
- Provide opportunities for positive social interaction
Getting Started

• In order to be effective, CPTED cannot serve as an afterthought

• The best results come from rigorous planning and conceptualizing what features or activities can assist in creating safe spaces

• Should be a data driven process
Data Driven “Assessment”

Having a good understanding of the past, present, and future

- What is the history of the property or area
- What is currently taking place in and around the property or area (Example: Crime Hotspots)
- What do you want or envision for the future
- What partners do you need at the table to accomplish your objectives
Basic Principles
Minimize opportunity for crime to occur in a given place

Natural Surveillance:
A design concept which is utilized to keep people (visitors or intruders) under observation by having features which increase visibility...

- Increases the opportunity for a crime to be deterred by creating areas where activity is more noticeable

- Increasing the likelihood that a passerby, patrolling officer, or security officer would observe suspicious activity

Create visual connections between public and private areas
Basic Principles

Access Controls:

Structures or elements which convey a message of denied admission and establish the area, building, or unit as a “risky target” for criminals…

- Creates a sense of turf by focusing on entry and exit points
- Can apply to both pedestrian and automobile traffic
Basic Principles

Territorial Reinforcement:

*Design elements which help convey the message that the property is cared for and owned by a private entity or person - extends a sphere of territorial influence*....

- This concept helps distinguish between public and private ownership or semi

- Items such as sidewalks, porches, decretive emblems, and landscaping exhibits signs of ownership and sends a message of “hands off”
Basic Principles

Upkeep and Maintenance:

Research show that areas struggling with issues of blight, vacancies, and trash are more likely to attract criminal activity and or lawlessness…

• Neglected neighborhoods send a message of greater tolerance of disorder

• Proper maintenance sends a message of pride, ownership, protection, and concern
Basic Principles

Land Use:

*The way in which land is used and occupied can impact criminal behavior or lack thereof…*

- Residential, Industrial, Institutional, Commercial, Public Space

- The way in which these land uses are combined can directly impact criminogenic opportunities - Jacobs “Mixed-use Neighborhoods”
“Second Generation” Principles
Minimize social conditions that generate crime opportunities

Cohesion
Creating events and opportunities for neighbors to know each other and solve problems together.

Capacity
Planning for land use and density that promotes safety.