

**INFORMATION ON ESTABLISHING A CRIME PREVENTION  
THROUGH ENVIRONMENTAL DESIGN (CPTED)  
GRANT/REBATE PROGRAM**

Pinole City Council

Tuesday, September 19, 2023



# AGENDA

- What is CPTED?
- Examples of CPTED Rebate Programs
- What are Façade Improvement Programs?
- Examples of Façade Improvement Programs
- Examples of Combined Programs
- Program Development Components & Considerations
- Next Steps, if desired

# WHAT IS CPTED

## CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN ("SEP-TED")

CPTED  
Evaluation



Identify Areas of  
Opportunity for  
Improvement/Plan  
Project



Submit for  
Permits



Complete the  
Work

CPTED is a set of  
strategies that have  
been proven to reduce  
criminal activity by  
addressing the  
physical environment

### CPTED works by:

1. Taking away criminal opportunities
2. Showing would-be offenders that the neighborhood is cared for
3. Building relationships among neighbors to strengthen social and cultural norms against crime

Focused on  
reducing the  
incidence of  
crime

CPTED Evaluation  
Programs typically  
managed by Police  
Departments

THE DEATH  
AND LIFE  
OF GREAT  
AMERICAN  
CITIES

JANE JACOBS

**CRIME  
PREVENTION**  
*Through  
Environmental  
Design*

C. RAY JEFFERY



**Defensible  
Space** *Oscar Newman*  
CRIME PREVENTION  
THROUGH URBAN DESIGN

AN ALTERNATIVE TO THE  
FORTRESS-APARTMENT

AN INVESTIGATION OF  
HOW ARCHITECTURE CAN  
AFFECT THE ATTITUDES AND  
ACTIONS OF TENANTS

A PROPOSAL TO DESIGN  
CRIME-FREE URBAN HOUSING

**NATURAL  
ACCESS  
CONTROL**



**TERRITORIAL  
REINFORCEMENT**



**NATURAL  
SURVEILLANCE**



# CPTED REBATE PROGRAMS

Offer financial incentives for improvements that align with CPTED principles

**BEFORE**

**AFTER**

**BEFORE**

**AFTER**

**BEFORE**

**AFTER**

**BEFORE**

**AFTER**

**BEFORE**

**AFTER**

**BEFORE**

**AFTER**



# EXAMPLES OF CPTED REBATE PROGRAMS

## Sacramento

- Security Rebate Program
- \$4,000 per cannabis facility
- Purchase of new or upgrade of its existing security equipment

## San Rafael

- Mini-Grant
- \$1,000 per business
- To address illegal dumping on and/or overall crime reduction

## Riverside

- Safety and Security Program
  - \$10,000 per business
  - Improved lighting, landscaping, fencing, security system

## CPTED ELIGIBLE IMPROVEMENTS (EXAMPLES)

- Security Camera System and Installation
- After Market Window Treatments to Prevent Breakage.
  - Exterior Lighting – Downward Facing.
- Dumpster security, consolidation, and screening.
- Landscaping and/or Planters to Discourage Sitting or Sleeping.
- Shrouding Device for Roof Access Ladders.
- Securing Access Points (Drain Pipes, Antenna Towers, and Adjoining Roofs, Skylights, Air Conditioning and Heating Ducts, and Other Potential Openings with Grating).
- Alarming Access Points (that cannot be secured).

## CPTED REBATE PROGRAM BUDGETS

Jurisdiction (2021 Population Size)	Total Budget for Grants	Source of Funding	Max Grant Funding Per Business (number of grants)	Cost to Administer
<b>Riverside (317,261)</b>	\$1,000,000 total	ARPA	\$10,000 max per business  (100 grants anticipated over life of program)	Administered as a part of the overall ARPA administration/ monitoring for City
<b>San Rafael (60,769)</b>	\$10,000 annually	Marin Sanitary Service rates	\$1,000 max  (5-7 grants annually)	Undetermined; program is a part of a larger program contracted out to administer

# WHAT ARE FAÇADE IMPROVEMENT PROGRAMS?

Economic Development tool businesses can use to receive support for their investment to improve the exterior of their building

Focused on Broader Economic Goals

Typically managed by Economic Development staff



A F T E R



B E F O R E



# EXAMPLES OF FAÇADE IMPROVEMENT REBATE PROGRAMS

## Alameda

- Facade Grant Program
- 50:50 matching grants
- Up to \$15k

## Carson

- Commercial Façade Improvement Program
- No match: \$2,500
- Matching: Up to \$25k (multi-tenant: \$250k)

## Dublin

- Commercial Façade Improvement Grant Program
- No match: \$5k
- Match: Up to \$75k

## Long Beach

- Commercial Corridor Façade Improvement Program
- \$25k per storefront
- Multi-tenant: \$175k (no match requirement)

## Oakland

- Façade and Tenant Improvement Program
- \$25k (no match)
- Up to \$75k with match

## Pismo Beach

- Façade Improvement Rebate Program
- \$5,000, match required

## Roseville

- Façade Improvement Rebate Program
- \$10,000k

## **FACADE ELIGIBLE IMPROVEMENTS (EXAMPLES)**

- Removal of old signs, awnings
- Exterior painting
- Repair or replacement of exterior siding
- Installation of new entry doors that meet ADA accessibility requirements
- Installation of display windows
- Installation of new canvas awnings over windows and entries
- Installation of new signs Installation of new exterior lighting
- Installation of permanent landscaping
- Exterior mandatory Title 24 upgrades
- Construction of outdoor dining or gathering spaces



# FAÇADE IMPROVEMENT GRANT PROGRAM BUDGETS

Jurisdiction (2021 Population Size)	Total Budget for Grants	Source of Funding	Max Grant Funding Per Business (number of grants)	Cost to Administer
Alameda (76,362)	\$125,000 annually	General Fund (was previously funded by movie ticket sales)	\$15,000 matching grant  (20-25 grants anticipated annually)	0.25 FTE
Dublin (71,674)	\$70,000 annually	General Fund	\$75,000 (applicant - 33% match)  (1-2 granted annually)	Administered as a part of the Economic Development function of City
Long Beach (456,062)	\$1,000,000 total	HUD CDBG	\$25,000 per storefront and \$175,000 per parcel; no matching requirements  (40 grants anticipated over life of program)	Research pending
Roseville (151,901)	\$100,000 annually	Economic Development Department (\$50k) and Downtown Roseville Partnership (\$59k)	\$10,000 maximum  (9 grants to date, \$23k remains in budget)	\$0; City staff contributed in kind services to assist with implementation of the program, anticipated 50 hours; grants administered in partnership with the Downtown Roseville Partnership

# EXAMPLES OF COMBINED PROGRAMS

## City of Campbell River (BC, Canada)

- Downtown CPTED and Façade Improvement Program
- Funding to promote downtown revitalization by encouraging investment in safety and crime prevention
- Up to \$10,000 (match required)

## Escondido

- Small Business Improvement Grant Program
- Funding for façade improvements and/ or CPTED property enhancements
- Up to \$15,000, or 50% of the project, whichever comes first.

## Eureka

- Façade Improvement Rebate and CPTED Grant Program
- Funding for projects intended to improve the appearance of commercial buildings while promoting building security for businesses
- Up to 25% of the total costs of approved façade improvements up to a maximum of \$10,000 plus 100% of the costs of CPTED eligible security improvements up to a maximum of \$2,500

# COMBINED CPTED/FAÇADE IMPROVEMENT PROGRAMS BUDGETS

Jurisdiction (2021 Population Size)	Total Budget for Grants	Source of Funding	Max Grant Funding Per Business (number of grants)	Cost to Administer
Campbell River (BC, Canada) (35,138)		Partnership between City and Downtown Business Improvement Association	Up to \$10,000 maximum match	Grants administered by the Downtown Business Improvement Association
Escondido (150,665)	\$500,000	ARPA	7,500 maximum or up to 50% of the project, whichever comes first	Research pending
Eureka (26,489)	\$150,000 total	General Fund	Maximum of 75% maximum up to (\$10,000)-façade improvement; 100% of CPTED costs up to \$2,500  (20 grants to date)	Research pending

# PROGRAM DEVELOPMENT COMPONENTS/CONSIDERATIONS



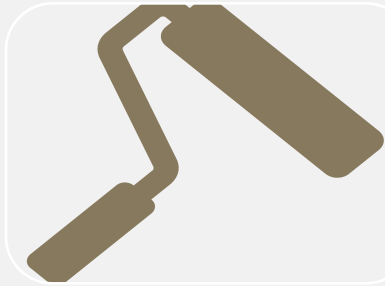
Program Goals



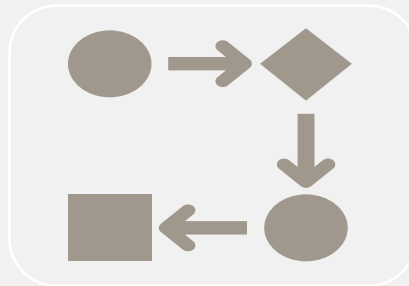
Participant  
Eligibility



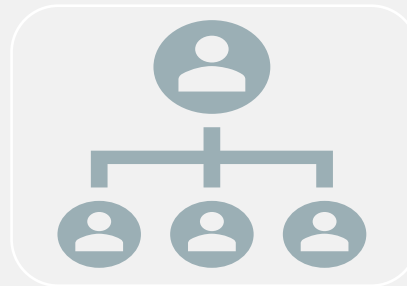
Geographic  
Area



Eligible  
Activities



Process



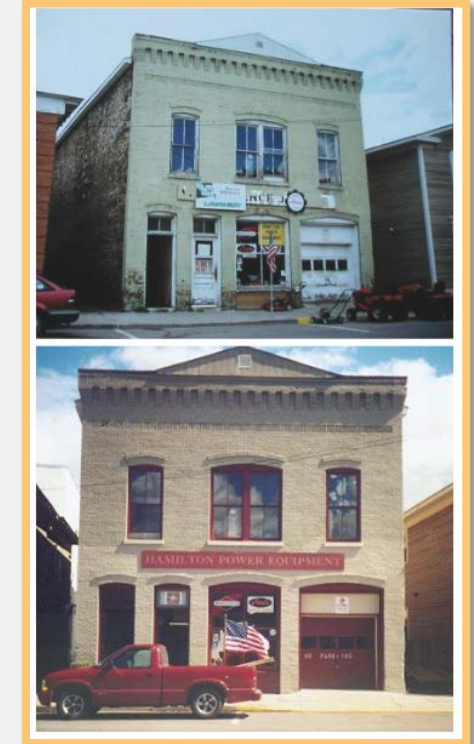
Program  
Management



Budget

# NEXT STEPS

- Identify a set of goals and program area and direct staff to return with a draft program structure
- Work with the City's new grant writing consulting firm, Townsend PA, to identify grant funding opportunities that could support, implement and administer a CPTED or Façade Improvement Program
- Explore a combined CPTED/façade improvement program during the implementation of the placemaking activities in the Economic Development Strategy





## QUESTIONS/DISCUSSION



- Staff recommendation: Receive this report and provide direction as appropriate.