



# COMMUNITY HOUSING CASE STUDY

We have over 10+ years in Community Housing Security Success Stories in the Greater Los Angeles Area.

<https://aepsecurityservices.com/>

**CLIENT NAME: COMMUNITY BIBLE  
COMMUNITY DEVELOPMENT CORPORATION  
(CBCDC), PASADENA, CA**

## CHALLENGE:

This project entailed providing urgent assistance to property managers in addressing problematic tenants suspected of engaging in illegal activities. The primary objective was to gather evidence to support the write up and the eviction process. Of particular concern was the suspicion that certain tenants were associated with gangs and were utilizing the units for drug distribution and sales. Our team worked closely with management to curb gang-related activities and facilitate the eviction of troublesome tenants.

## SOLUTION:

Upon the commencement of our services on July 1, 2023, we promptly initiated surveillance of the property during the Fourth of July holiday to monitor traffic entering and exiting the premises. Our vigilant guards diligently identified problematic tenants and units, distinguishing between residents and visitors by analyzing traffic patterns. Through thorough surveillance efforts, our team uncovered the misuse of certain units as hubs for drug distribution, promptly notifying the property managers of these findings. Subsequently, a comprehensive plan was devised to efficiently provide detailed incident reports to support the write up and eviction process of problematic tenants.

## OUTCOMES:

### 1. Rebuild Community Image & Security

Our Turn-Around of the CBCDC illustrates our ability to take a challenging security premises including gang interactions and create a safe place for all community members.

### 2. Provide peer to peer influence

We believe in bringing the community into the fold. We incorporate community voices and we focus on local hire from within the community to foster trust and confidence.

### 3. Unarmed Guards + Body Cameras

We utilized unarmed guards, and by using body cams, de-escalation strategies, and with strict adherence to security protocols coupled with the full support of management to get the adequate coverage needed, we achieved success and continue to service this property today.



## UNIQUE APPROACH

- Prompt DAR & Incident Reports
- Collaboration with Pasadena PD
- Robust Emergency Protocol Management
- Ongoing Communication with Property Managers
- Community Engagement & Outreach
- Proactive Strategizing to Avoid Future Incidents
- Gang Interaction Strategies & Eviction Support to Property Management



## ERIC HALL

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**Community Housing Security  
Specialists &  
Construction Site Security**

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