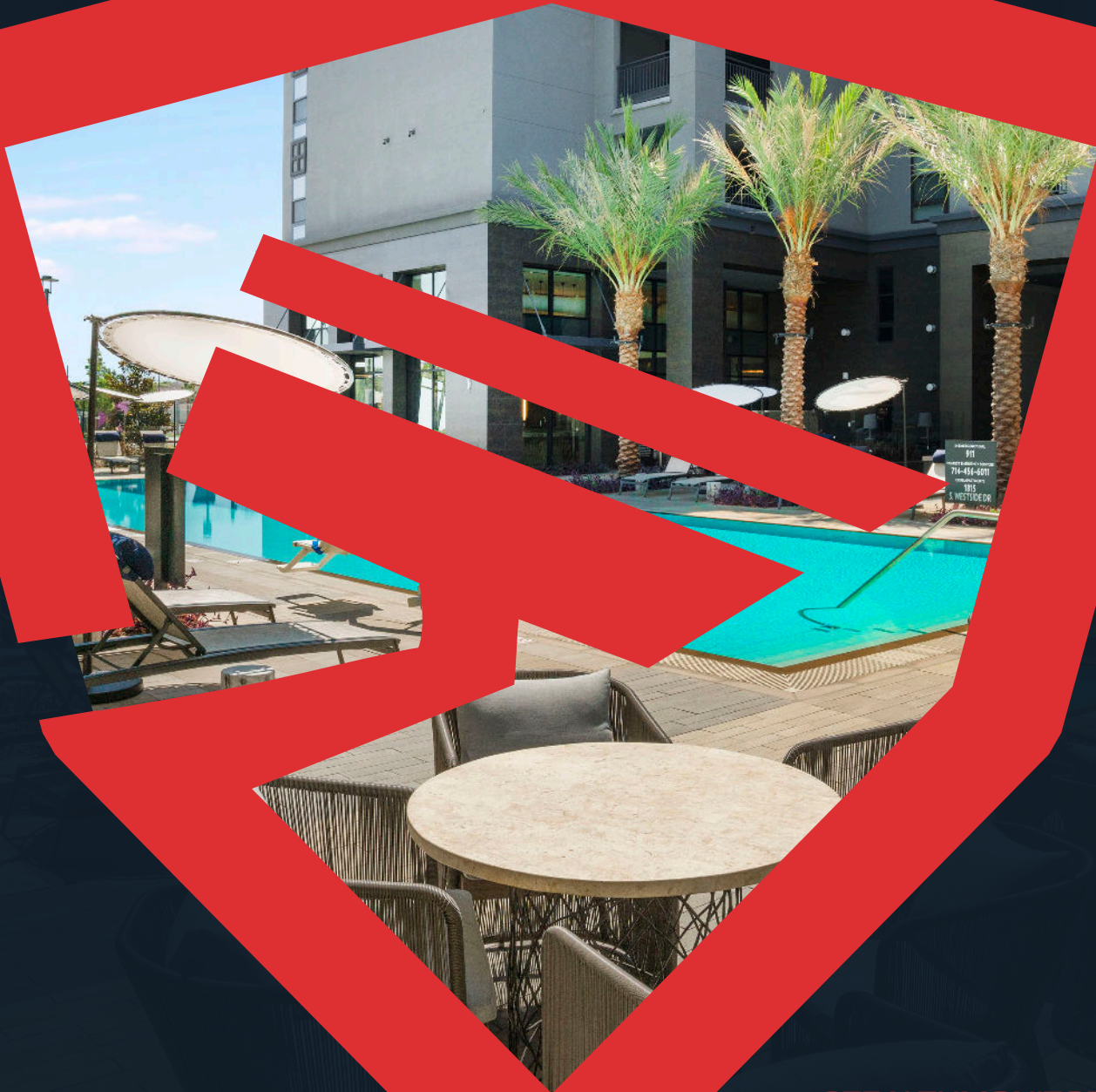


CORE  
APARTMENTS



# CASE STUDY

Anaheim Community sees Consistent Police Responses with Live Video Monitoring from Stealth



[STEALTHMONITORING.COM](http://STEALTHMONITORING.COM)

## Introduction

Like many [multifamily communities](#), Core Apartments utilizes onsite security guards as a part of their property's security solution. While guards may be enough for some communities, many, like Core, face security concerns like parking lot prowlers and vagrancy issues that security guards alone are unable to resolve.

Security guards, after all, are only human. They can only physically be in one place at a time, and patrols can be avoided if a thief or other suspicious person is sufficiently motivated. Core elected to go beyond traditional security, and Stealth was there to implement a proactive, comprehensive security solution that garnered real results.

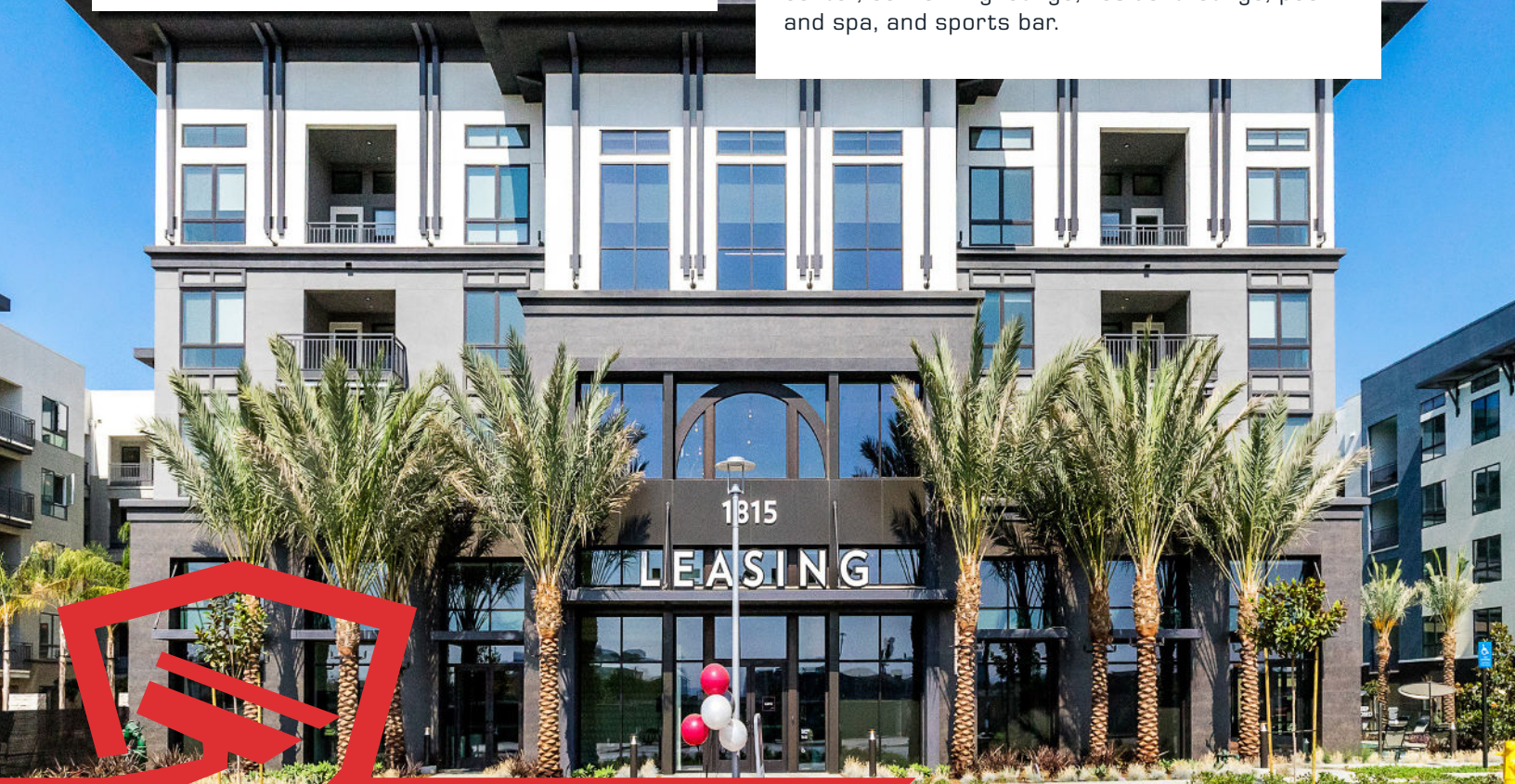
Police response times are a major focus for residents, but law enforcement officers respond to [millions of false burglar alarms annually](#), from both residential and business security systems. When so many calls are "false alarms," police may not prioritize calls without verification of an actual event. This can cause slowdowns, increases in response times, and can cost time and energy that could be otherwise used to improve security outcomes.

## About

Quarterra is a fully integrated management, development, construction, and investment company in the multifamily residential space. Quarterra has completed over 100 development starts since their founding, with more than 80 apartment communities nationwide representing \$9.9 billion in approximate development costs and more than \$8 billion in potential projects in their development pipeline for future growth.

One of the most active developers of multifamily real estate in the US, Quarterra builds high-rise, mid-rise, and garden apartment communities across America that seamlessly blend into local communities. Quarterra is a subsidiary of the Lennar Corporation, the nation's largest builder of quality homes.

Core is an apartment community designed by Quarterra and located in the Platinum Triangle neighborhood of Anaheim, California. The homes at Core are smart-design homes, with smart home features and keyless entry at every door. The mix of layouts include studio, one, and two-bedroom apartments, including loft-styles and townhomes. The community also includes multiple facilities for resident use, including a fitness center, co-working lounge, resident lounge, pool and spa, and sports bar.





## The Challenges

Of the large cities in America, Anaheim is particularly car oriented. This means that most residents in multifamily communities have and need a vehicle and a place to safely park that vehicle. **81.58% of people living in Anaheim drive to work in their car every day.** Alternative forms of transportation in the city aren't very widely used or supported currently.

**According to available data**, the city of Anaheim is safer than 9% of U.S. cities, with an annual violent crime rate of 3.55 per 1,000 residents, and a property crime rate of 28.4 per 1,000 residents. Property crime rates in Anaheim are higher than in both the state of California as a whole at 23.47, and the national median of 19.

Security at multifamily residential communities is always a priority, but for the managers at Core, this need is accentuated by the surrounding community's significant homelessness issues as well. Of cities in Orange County, California- a county with an overarching homelessness issue- Anaheim has the highest homeless population.

Additionally, the Los Angeles-Long Beach-Anaheim metro area

experiences an alarmingly high auto theft rate. While motor vehicle theft has been on the rise nationally, with a spike beginning in 2020 that saw the most in over a decade, **according to FBI data**, there were 58,823 vehicle thefts in the Anaheim metro area in 2020- or 448 for every 100,000 people. That's nearly double the national vehicle theft rate of 246 per 100,000 people.

With these higher-than-average concerns factoring into security needs, it was imperative that a security solution for Core be able to deter and disperse criminal and other unwanted activity around the property, but particularly in and around the parking facilities.

Police response times to alarms are also a major consideration for effective security solutions. With traditional security systems, alarms may be activated for a variety of reasons, and many of them do not require a police presence. Core Apartments, like many other multifamily community properties, needed a system in place that would allow for faster police response times to active incidents in progress- ideally within a timeframe that could lead to an effective intervention or arrest.



## The Solution

For comprehensive coverage of Core's primary hotspots, Brandon recommended a customized solution to meet their specific needs. This included a combination of cameras, live video monitoring, and audio deterrent speakers, in a layout that allowed for effective coverage of the 650-foot-long garage. Stealth's recommendation was to add multiple new cameras for each garage level, along with multiple new audio deterrent speakers. Additionally, Stealth's proposed solution incorporated existing cameras on-site



## Result

By incorporating Stealth's [live video monitoring solution](#), Core Apartments has seen security outcomes significantly improved. Onsite security guards were cut back, with live video monitoring filling the gaps and allowing for faster, more consistent responses from local law enforcement—making this one of Stealth Monitoring's highest performing sites in the West when it comes to activity, dispatches, apprehensions, and crimes deterred.



**“I really do feel like this property is a classic example of police department response improving with the implementation of Live Video Monitoring, especially after we got one of those early apprehensions,”** says Brandon Koepnick, District Sales Manager and Multifamily Residential Security Specialist at Stealth Monitoring. **“According to data observed from August 2022 to February 2022, when illegal activity at Core was observed by Stealth and contact was made with police dispatch, officers were observed arriving onsite 70% of the time.”**

Additionally, Senior Community Manager Noelle Phillips can be assured that there is effective surveillance on property even during non-monitoring hours. “Stealth has helped reduce the amount of criminal activity in our garage significantly by sounding the alarms and contacting the police before further crimes can occur,” she said.

With improved police responses came multiple apprehensions— as well as numerous instances where law enforcement simply escorted individuals from the property without making an arrest.

With a stronger police presence and improved onsite response, residents at Core, along with community management like Noelle, can feel confident that the property is more secure and criminal activity is reduced.

Ready to maintain a secure environment for your residents while reducing exposure to liability and improving security outcomes, all while saving up to 60% on security costs? Put Stealth Monitoring's customized video surveillance solutions to work for your property in real-time. [Contact us today](#) to speak with a multifamily security expert and get a free quote.

