
OLD NORTH SACRAMENTO REVITALIZATION PROJECT



RESTORING ACCOUNTABILITY AND BRINGING OVERDUE JUSTICE FOR THE NEIGHBORHOOD

Summary of Project

SCANNING: The Old Sacramento Neighborhood is plagued with numerous crime, disorder, and blight issues that turned the neighborhood into a violent drug market:

- Crime —————→ Narcotics, Gangs, Gunfire, Violence
- Blight —————→ Dilapidated Properties / Dumping
- Public Nuisances —————→ Quality of Life Issues
- Absentee Landlords —————→ Minimal Private Property Investment
- Culture of Fear —————→ Public Safety Severely Impacted

ANALYSIS: The Old Sacramento neighborhood had remained in neglected condition for decades and had developed a region-wide reputation for being the place to purchase and consume street drugs. The problem was reviewed using qualitative and quantitative analysis, including crime and arrest data, input from affected business owners and PBID representatives, input from residential owners, investors, neighborhood surveys, and review with police officers, nuisance abatement team officers, and assigned city attorneys.

RESPONSE: The aim of the project is to eliminate drivers of crime, restore property owner accountability, and change the climate of fear by using an innovative three-pronged approach for long-term sustainability and continued neighborhood improvement:

- **ACCOUNTABILITY:** The Justice for Neighbors team (JFN)-Nuisance Abatement
- **ENFORCEMENT:** Crime Suppression Unit (CSU)/Patrol Liaison Officers-Strategic Gang/Narcotics/Firearms investigations to support legal/administrative action.
- **COMMUNITY ENGAGEMENT:** Implement a variety of city/state social services and educational programs to assist residents and empower community members to take ownership in the neighborhood for long-term sustainable change.

ASSESSMENT:

- The comfort zone for the criminal element has been severely impacted. The continued involvement of the stakeholders is driving out undesirable elements.
- Neighborhood apathy and fear is in decline. Non-criminally involved tenants are beginning to occupy rental housing and are participating in community meetings.
- Property owners are rehabilitating their buildings and are utilizing professional property managers to ensure that social nuisance and building code standards are upheld.
- The strategic plan for long term sustainability has been set into motion and is resulting in voluntary compliance and the restoration of pride of residency in the neighborhood.

INTRODUCTION:

To understand the current state of Del Paso Heights we need to look back all the way to the Gold Rush era. Rancho Del Paso was the largest thoroughbred horse farm in the world at one time producing California's first Kentucky Derby winner, Ben Ali. Rancho Del Paso was a massive 44,000 acres ranch, north of the river and downtown Sacramento. Del Paso Blvd was established and later became part of the Lincoln Highway; the first coast to coast road in the United States. The Haggin Oaks Golf course was designed by same designer as Augusta National and was played by such celebrities as Bing Crosby, Babe Ruth and Bob Hope.

How did the once flourishing land of thoroughbreds and golf courses turn into the place your parents warned you not to go?

In 1947, the North Sacramento Freeway opened, bypassing Del Paso Blvd and acting as a tourniquet to North Sacramento businesses. The once main thoroughfare was now hidden under an overpass. In the 50's and 60's, the worst neighborhood in Sacramento was called West End. The City of Sacramento created the Capital Mall by destroying hundreds of old homes in West End thereby displacing the population into the slums and pushing them north to Del Paso Heights. The City of North Sacramento was annexed by Sacramento City in 1964. North Sacramento began to be neglected by city politicians and the infrastructure rapidly declined. Many of these factors over time have contributed to the Old North Sacramento neighborhood becoming the crime and poverty ridden and drug and gang infested community that exists today.

Traditional policing along with the weed and seed tactics employed in past efforts have not resulted in long term change in this community. The problems were compounded when POP teams were eliminated due to department budget cuts. A more effective and less manpower dependent approach to problem solving was necessary. The City Attorney's office created a multi-disciplinary nuisance abatement team called Justice for Neighbors (JFN) in 2010 to implement a legal intervention strategy to solve many of Sacramento's crime problems.

JFN is based upon the POPLAW concept and focuses on fighting the most corrosive social and criminal nuisances that degrade the quality of life in Sacramento. Operating under the "broken windows" theory with strong emphasis on CPTED, the JFN goal proactively addresses these criminal problems before they grow into more serious offenses that can lead to urban decay in our communities. The JFN team investigates and prosecutes physical and social nuisance actions utilizing civil, administrative, and community prosecution to hold negligent property owners accountable for harmful conditions.

The JFN team conducted a comprehensive investigation into the Old North Sacramento neighborhood and developed a legal intervention and "broken windows" strategy designed to address the most prolific social nuisance code violators. Several property owners were identified as being responsible for permitting the deplorable social conditions to thrive. JFN determined that it would be necessary to impose civil consequences on the most egregious violators at the epicenter of the problem. These actions were highly advertised in the community and resulted in voluntary compliance from property owners inclined to avoid probable legal consequences.

SCANNING

When selecting the boundaries for the project, crime stats were used to find the area with the highest crime in the City of Sacramento. Old North Sacramento maintained the highest number of calls for service and concentrated violent crime in the city. In the initial planning phase, scheduled weekly meetings were held. The code name Town One was given to the selected area. Town One is 16 blocks with 269 parcels. Of the 269 parcels 86 (31%) are multiunit. There are approximately 820 households in the boundaries. The approximate population is 2,200 people. (Attachment A)

The multiunit parcels in Town One are inhabited by a highly transitory population. Rental properties account for the majority of the Town One residences. There are many small (4-8 unit) apartment complexes. Most of the complexes are owned by absentee landlords who are only concerned with profit and are reluctant to make investments to improve the conditions. Tenants are forced to live in substandard and often hazardous buildings. Several properties located at the Traction/Bowles intersection are the most degraded. Many tenants are criminally involved or fail to report the conditions out of fear of being evicted. There are multiple shootings and homicides on record here.

The neighborhood began to spiral in the early 90's when the crack cocaine epidemic hit Sacramento. The deteriorating physical conditions and a minimal response to lower amounts of disorder in the community sent the message to criminals that their incivilities and their engagement in low level crime (drug usage, loitering, drunkenness, trash, graffiti, and abandoned

cars) would not be taken seriously, which lead to a decrease in informal social controls in the neighborhood. Small amounts of disorder, if not reacted to, frequently set the stage for larger amounts of disorder. When these nuisance conditions went unaddressed, fear of crime increased, along with a fear of reporting crime. This downward spiral of decay resulted in a permanent criminal culture residency and the invitation of violent crime onto the neighborhood.

Many of the residents are part of the entrenched criminal culture. The streets are used for illegal dumping of trash, furniture, campers, boats etc. Drug dealers are blatant and fearless. The area is a well-known location to buy and consume illegal narcotics. There is little sense of established community and an existing fear of working with police. The landlords maintain substandard properties and have not been held accountable for the nuisance conditions.

Several of the properties in Town One were identified as a high priority public nuisance from City Council requiring special attention. Police management identified the area a drain on police resources. Town One is a popular hunting ground for officers looking to make narcotics, firearms and gang related arrests. Norteno gang members have tagged and claimed the neighborhood over recent years.

Initial diagnosis of the problem was done using crime data. The team was able to identify the quantity of Part 1 crimes in Town One as well as narcotic use and sales arrests. Density maps displaying this data were important for identifying the hotspots within the project area. The largest hot spot within Town One was Traction Ave/Bowles St. intersection.

ANALYSIS

The initial analysis of the problem is that Town One had long been plagued by blighted physical conditions and criminal nuisances for the past 30 years. The broken windows theory of deteriorating social and physical conditions is clearly defined in this community. The ghettofication due to disinvestment and crime over the years sent the message that the authorities were not concerned about this part of the city. Town One has long suffered from a region-wide reputation as an open drug market and no-go zone for non-criminally involved citizens. Other factors include a high volume of police calls for violent crime; highly active drug offenders, parolees, and gang members who felt at liberty to engage in dangerous lifestyles of crime and neighborhood intimidation. Landlords were not being held accountable for incompetent property management or for the blighted conditions they permitted to exist. City budget cuts also left a problem solving approach limited to reactive law enforcement.

The Crime Analysis Unit provided comprehensive data analysis within the boundaries of Town One. Data for UCR Part 1 offenses was analyzed for a 5 year period. CAU also looked at the nature of the arrests, proactive enforcement, citizen complaints, and property crimes. The JFN team walked the entire neighborhood and conducted a survey with residents, property managers, and even criminally involved individuals. We also interviewed numerous property owners, investors, and area business owners. Data revealed that violent crime increases in the later hours of the day. The most serious crimes, including three homicides, were reported in the Traction/Bowles vicinity of Town One. Many of the underlying social conditions in Town One have to do with concentrated rental housing in improperly managed or neglected substandard

property. The apathy on the part of owners provided criminals with a base of operation to conduct their business. Criminal activity tends to thrive where it is permitted to exist, and where it goes unreported. CPTED improvements on Town One properties should begin to send the message to criminals that there is order in these properties, or that if disorder exists, there would be an immediate corrective response to it.

The nature and extent of the crime and blight problem in Town One was clearly revealed to us through the CFS history, crime stats, officer interviews, community meetings, council member complaints, as well as media accounts of shootings and homicides. Crime data indicated that planned police operations and focused enforcement only temporarily impacted crime patterns. Violent crime occurred more frequently in the properties with the least amount of investment or professional management.

Our interviews and surveys revealed that property owners and investors in Town One had been conditioned to believe over the years that they would not be held accountable for the substandard conditions of their rental properties. Several responsible owners indicated that they thought the City did not care about Town One or would take any action against problem neighbors if they complained. Patrol officers reported that many of the active drug dealers or drug users they arrested indicated that Town One was the place to go to buy drugs or to sell stolen property with little chance of getting caught. Many also explained that the neighborhood is dangerous, with a number of offenders known to carry weapons. A multitude of victims of crime were also reported to be involved in some form of criminal activity at the time of their

victimization. Much of the gunfire in Town One, according to police reports, resulted from disagreements or other hostilities between gang members and drug dealers.

Over the past few years, the crime problem in Town One has been compounded by changes in California laws, specifically Proposition 47, which decriminalized possession of felony drugs and theft crimes, and AB109 Public Safety Realignment Bill, which mandated an early release of a large number of so called non-violent offenders back into the community. When criminals are arrested for Prop 47 offenses, they are being released on citation back into the same environment without incarceration.

Neighborhood surveys also revealed that many of the rental properties are mismanaged and have substandard building conditions and criminally active tenants. The effort to arrest away problems in the community was unsuccessful. Although weed and seed attempts have been tried in the past, and were well-received by the community, they had limited success and did not impact a long-term strategy. Our analysis determined that the crime problem within mismanaged substandard properties provided a base of operation for the drug dealers and gang members. Criminals felt comfortable and gained psychological control over the neighborhood. We found that legal intervention would be necessary to regain control over property. The epicenter of the drug problem—the Traction/Bowles properties—should be a first priority as a means of sending a message to other landlords in the neighborhood that the City is invested in holding owners civilly accountable for the conditions.

The mismanagement of rental property, neglect of substandard conditions, apathetic ownership, and a lack of accountability and resource investment on the part of the City, are the underlying causes of intractable crime and disorder problems. The sole reliance upon reactive policing over the past few years combined with the decriminalization of many California state laws has created a perfect storm for Town One.

RESPONSE

The goals for this project are to make Town One a better overall place to live for the residents by removing violent criminals, changing the reputation of the area, ensuring owner accountability, improving the physical environment, and influencing a spirit of pride and ownership within Town One. We will be able to measure these objectives by using surveys, interviews and crime stats.

This project is unique because a multi-disciplinary process is being employed to rapidly change social standards and force private property investment to improve living conditions. Our analysis indicated that a heavy emphasis on civil action would be required to gain control over property and to change the reputation of the neighborhood. The team utilized effective resources, including traditional law enforcement tactics, legal intervention, and community based investment.

During our analysis we discovered there is limited community participation, living standard expectations are low, and the police are not viewed in a positive light. This was mostly discovered while surveying community members. The information led us away from investing

too much time into connecting with this community through social media networking. This meant communication was going to also be a challenge.

Our experience with past failures in this neighborhood did not include using legal intervention strategies to force compliance with the city social nuisance code. The establishment of the JFN team made it possible for effective coordination between City departments. Communication between outside entities and community groups was achieved by planning weekly meetings and developing relationships.

Three primary response elements:

1. NUISANCE ABATEMENT

JFN Officers and City Attorneys, City Code Enforcement, Hazardous and Dangerous Buildings, Fire Department Inspectors, Housing, etc.

2. STRATEGIC ENFORCEMENT

Crime Suppression Unit/Liaison Officers –Strategically enforcing laws

3. COMMUNITY ENGAGEMENT

Relationship development/Social services agencies/Outreach/Empowerment

A letter was sent to every parcel owner inviting them to a Town One kickoff meeting. The purpose of the meeting was to introduce the revitalization project and to encourage cooperation. A large number of property owners attended and made commitments to accept responsibility. (Attachment C,F,G)

As a practical public safety matter and as a means of proving our ability to be successful with our strategy, we took on the biggest venture first. The notorious Cancun Palace

Apartments would be a challenge, but also a location where we could measure real results. After years of crime problems and several different owners, the newest property owner was forced to make positive changes. The location had the highest CFS every month. Repeated incidents of gang activity, shootings, blight, and a homicide plagued this property. Both previous owners we dealt with immediately listed the property after being notified of nuisance activity. JFN attorneys served the latest owner with a demand letter in preparation for a public nuisance lawsuit. The threat of legal action motivated the ownership to make a significant CPTED investment in the property. The changes demanded screening of tenants, aggressive evictions, controlled access, blight removal, building improvements, cameras, lighting, security, and professional on site management.

We determined through analysis that public safety must be the first priority of the project, and it would be necessary to target the worst locations first. The hub of the narcotics and gang problem is the Bowles/Traction apartment buildings. These locations have experienced numerous shootings along with a gang homicide. The lone owner was a reluctant investor and an incompetent manager. After JFN imposed significant administrative penalties on the owner, a complete physical renovation took place. All problem tenants were evicted during the renovation process; our CPTED recommendations were initiated, and professional property management took over maintaining the property.

SPD CSU was assigned as a dedicated investigative body tasked with conducting enforcement for the project for a period of three months. CSU coordinated with patrol liaison officers and officers assigned to the ShotSpotter team who were assigned to identify target locations. Social

nuisance locations were prioritized based upon the criminal threat, quality of life issues, and general blight. CSU identified the resources needed to address each location and coordinated with JFN. CSU proactively investigated criminal activity by means of direct enforcement, informants, UC surveillance, and search warrant service.

Norteno gangs had taken over the most difficult property impacting the area, which was also owned by an absentee landlord. Substandard building conditions had also resulted in a fatal fire on the property. CSU along with HIDTA conducted surveillance operations that resulted in a search warrant and a significant seizure of narcotics and firearms. These cases provided a legal cause of action for a public nuisance lawsuit to be filed by JFN attorneys. This legal intervention resulted in a settlement agreement that included a complete renovation and the imposition of compelling CPTED and business practice changes on the property.

The SPD Volunteers in Police (VIPS) unit, along with City Utilities were assigned to address street dumping of trash and vehicles as part of a proactive clean up and maintenance program. As part of a weekly patrol program, VIPS personnel towed abandoned vehicles, marked vehicles for tow, and reported illegal dumping to Code Enforcement. We learned from our analysis that visible cleanup efforts as well as proactive crime enforcement would begin to send a message to the community that low levels of disorder would no longer be tolerated, encouraging residents to report illegal dumping, criminal activity, and to get involved in the cleanup process.

The most challenging part of this community transformation has to do with keeping residents of this largely rental community involved. We found that the social outreach portion is

critical to our success. The carrot and stick involved an education process for families to steer them toward resources so they might improve their quality of life. During our initial door to door survey we learned that people in Town One do use social media but had no desire to connect with the police department in this manner. We found this to be an obstacle to effective communication. We learned that the best approach would be to physically walk the neighborhood and engage in personal communication. The survey demonstrated that the residents did not feel that crime in their neighborhood was above average, indicating they had become desensitized. We learned that it would be necessary to educate the community that their standard of living should be higher and that they should not accept the existing conditions. We delivered an invitational flyer to every residence advertising the Town One Kickoff meeting. We learned that our task would be more challenging when very few residents showed up to the community meeting. A neighborhood watch meeting was later held at a location inside Town One. The high turnout indicated that residents were slowly starting to care about their community and wanted to improve the neighborhood. We saw this turnout as an early indicator of the potential for long term success. A separate Town One meeting, in which there was a very large turnout, was held with the owners of the property. Much of the ownership was motivated by a concern about legal action being brought against them.

The social services portion of the Town One project's main goal is to attain stakeholder involvement and empower the community to improve the social conditions in their neighborhood. A community event for families is scheduled for summer. It will provide an opportunity for residents to enjoy their neighborhood park, connect with resources, develop a

stronger sense of community, and to partner with law enforcement. This positive event will also be an opportunity to measure the success of our program by witnessing how the residents feel about living in the neighborhood. (Attachment H-L)

In determining our response plan, we considered past efforts that were not successful. The component that had been missing from previous response plans was a legal intervention strategy designed to coerce responsibility over property. The response plan involved all the following partners: Police, City Attorney, Code enforcement, HDB, District Attorney, Parole, Probation, Cops and Clergy, Parks, Public Works, IMPACT team, CIP, Mental Health, Local Businesses, Habitat for humanity, local churches, Grace City, Volunteers in Policing, and various private community groups.

ASSESSMENT

The quality of life in Town One is on the rise and response goals and objectives are being met:

- Arrests have increased / crimes are being reported / criminals removed.
- Owners are being held accountable for nuisance conditions on properties.
- Physical environment is improving; Citizens are calling in illegal dumping etc.

There was a 46% increase in citizen initiated CFS in Town One. We were able to get the most notorious locations to make the types of investments and changes required to permanently change nuisance issues. Legal intervention efforts as predicted have generated a ripple effect among other problem property owners. We are now experiencing voluntary compliance and correction. Residents and community members have expressed appreciation for our effort to

improve the neighborhood. City Council has also reported positive feedback about the project. (Attachment D-E)

Results have been and will continue to be measured through qualitative and quantitative analysis including surveys, interviews, crime statistics, community meeting participation, and visual changes.

Although revitalization effectiveness has only been measured for a few months, the degree of positive impact is high. We anticipate continued and self-sustaining improvements in future months. The evaluation of the project is a joint effort by team members. The information will be combined for a complete evaluation to be reevaluated on a periodic basis. We learned that a problem of this magnitude is very manpower dependent, and it was difficult to maintain enough staffing. We were also challenged by eroding California laws that released criminals back into our project area, which may continue to have a negative impact. We may have experienced faster results with additional teams geographically assigned within the project area. Criminally active individuals are avoiding Town One, but may have been displaced to other parts of the city where crime is increasing.

Area businesses and adjoining neighborhoods have benefited from this neighborhood transformation project and have expressed their appreciation. Crime statistics will need to be evaluated to determine the long term effects of the project and a maintenance plan will be implemented. Overall, the quality of life and public safety have improved significantly. We anticipate long term success in the neighborhood transformation. (Attachment P)

Agency and Officer Information:

Project Team Members

Lt. Charles Husted
Sgt. Lewis Pease
Sgt. Monty Maxwell
Ofc. Garrett Dutra
Ofc. Tod Culp
Ofc. Kristen Beal

Project contact:

Kristen Beal
Justice for Neighbors /Police Officer
3550 Marysville Blvd
Sacramento Ca 95838
(916)808-6517
Kbeal@sacpd.org

APPENDICES:

Attachment A: Town one Map





Town One Statistics

Calls for Service January 1st - April 30 th					
Call Type	2012	2013	2014	2015	2016
Citizen Initiated	691	814	817	833	1153
Officer Initiated	410	445	588	597	782
Total	1101	1259	1405	1430	1935

Calls for Service January 1st - April 30 th			
Call Type	Avg	2016	% Chg
Citizen Initiated	789	1153	46%
Officer Initiated	510	782	53%
Total	1299	1935	49%

Arrests January 1st - April 30 th				
2012	2013	2014	2015	2016
86	125	128	144	160

This information was produced for informational purposes only; it is limited by the information available and/or collected at the time the statistics were generated. This information is not a replacement for official UCR statistics, which are based on national reporting specifications and not reflected in the information provided herein.

Analyst: Racquel Weaver
[Email](#)



TOWN ONE KICKOFF MEETING

Want crime reduced?

Want to improve your quality of life?

We want to help!

Come join us in a meeting to discuss a plan. We need your input and help.

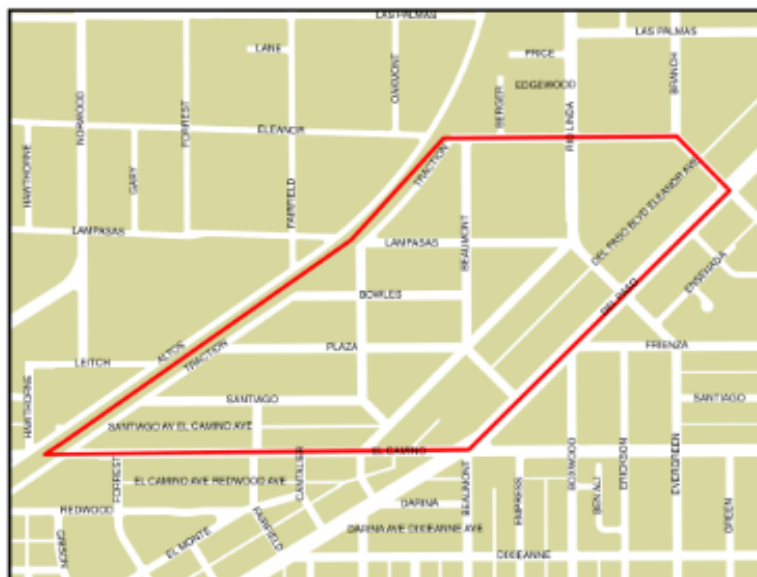
Come take ownership of your neighborhood.



COME JOIN US!

RESIDENT MEETING
JAN 13TH 3PM

**3550 Marysville
Blvd.**



- Improving quality of life
- Information about project
- Build community
- Reduce Crime
- Meet your neighbors



William J. Kinney
Police Facility
3550 Marysville Blvd.
(916)808-6517

1 JAMES SANCHEZ, City Attorney (SBN 116356)

2 BEAU E. PARKHURST, Deputy City Attorney (SBN 283336)

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9 Attorneys for Plaintiffs

10 The CITY OF SACRAMENTO and the PEOPLE OF THE STATE OF CALIFORNIA

FILED

Superior Court Of California,

Sacramento

04/07/2016

jmgca

By _____, Deputy

Case Number:

84-2016-00182756

11 SUPERIOR COURT OF CALIFORNIA

12 COUNTY OF SACRAMENTO

13 CITY OF SACRAMENTO, a municipal
14 corporation, and the PEOPLE OF THE
15 STATE OF CALIFORNIA,

16 Plaintiff,

17 vs.

18 MIAN H. HAIDER, RIFAT YASMEEN,
19 and DOES 1 - 20, inclusive,

20 Defendants.

Case No.:

COMPLAINT FOR PRELIMINARY
AND PERMANENT INJUNCTION,
ABATEMENT, CIVIL PENALTIES,
DAMAGES, AND OTHER
EQUITABLE RELIEF, PURSUANT
TO:

1. UNIFORM CONTROLLED
SUBSTANCES ABATEMENT
ACT, HEALTH & SAFETY
CODE § 11570, et seq.;
2. PUBLIC NUISANCE, CIVIL
CODE §§ 3479, 3480;
3. SOCIAL NUISANCE-
SACRAMENTO CITY CODE §
8.08.080;
4. PUBLIC NUISANCE -
BUILDING CODE VIOLATIONS,
SACRAMENTO CITY CODE
CHAPTERS 8.96;
5. PUBLIC NUISANCE -
BUILDING CODE VIOLATIONS,
SACRAMENTO CITY CODE
CHAPTERS 8.100;
6. PUBLIC NUISANCE -
SACRAMENTO CITY CODE
CHAPTERS 8.04 & 15.36

APNS: 263-0203-003/263-0203-14/263-
0203-015

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Attachment E: Demand Letter



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March 2, 2016

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Via certified mailing and email [waqar@eponainvestmentgroup.com]

Epona Investment Group, LLC.

Attn: Waqar Khan

300 Frank H. Ogawa Plaza, Suite #218.

Oakland, CA 94612

Re: **695 Plaza Avenue (Cancun Apartments) (Social Nuisance)**

Matter ID: 15-0919

Document No.: 518114

Dear Epona Investment Group, LLC:

The subject property, located at 695 Plaza Avenue, Sacramento, California, 95815 (APN # 263-0203-022), has a storied history with the City of Sacramento which has primarily involved criminal nuisance activity. The undersigned is attaching a letter sent to the previous property owner, NBS Cancun OpCo, LLC as reference.

We would like an opportunity to discuss this case with you and make one last attempt to fix the problem. Accordingly, you are requested to appear at the Sacramento Police Department, William J. Kinney Police Facility (3550 Marysville Blvd, Sacramento, CA 95838) on March 16, 2016, at 10:00 a.m.

Sincerely,

JAMES SANCHEZ,
City Attorney

BEAU E. PARKHURST
Deputy City Attorney

Sacramento Police Department
Samuel D. Somers Jr., Chief



Divisions
City Attorney's Office
Sacramento Police Department
Community Development Department
Hazardous and Dangerous Buildings
Code Enforcement
Recycling and Solid Waste
Sacramento Fire Department
Probation
Rental Housing

January 5, 2016

Dear Property Owner:

Our records indicate that you own property in an area of Old North Sacramento (see attached map). Over the past several years, there has been a high level of nuisance and criminal activity in the area. Incidents of narcotics, trafficking, assaults, loud noise, abandoned vehicles, loitering, and gunfire have occurred, resulting in countless calls for service to law enforcement. Additionally, daily illegal dumping on public streets continues to occur requiring regular clean up by City resources. The threat to public health and safety has reached a hazardous level, which has a corresponding negative impact on the community and your investment. The degradation of this area is very likely to negatively impact your ability to attract and retain reliable and fiscally responsible tenants. Lack of maintenance of private property also has an impact on whether a business will choose the area translating to fewer opportunities for jobs and economic development.

It has become clear that we need to build a strong team of property owners and managers to work in concert with City departments and adjacent property owners in order to rehabilitate this area and to establish an ongoing partnership to prevent future nuisance and criminal activity. It is our experience that those property owners who are involved in the maintenance of their properties are less likely to suffer property damage, tenant vacancies, lost rents, or be held legally responsible for the behavior of their tenant. The laws of the state and city prohibit nuisance activity, and the responsibility to take appropriate actions to stop such activities extends to "any person, firm or corporation, whether owner, lessee, sublessor, sublessee or occupant of any premises in this city". As such, you are legally responsible for abating any nuisance occurring on your property. We want to help!

As a property owner, your willingness to participate in developing a plan to improve the area provides you with:

1. The opportunity to protect your investment;
2. The ability to acquire timely and critical information relative to the current problems on or near your property;
3. An increased awareness regarding community resources available to assist you with those problems;
4. An enhanced ability to access law and code enforcement officials;

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www.sacpd.org

January 5, 2016

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5. An increased understanding with property ownership responsibilities in the City of Sacramento; and
6. The ability to obtain a greater understanding of the applicable statutes and laws that can subject a negligent property owner to civil and criminal liability for the conduct of their tenants and contributing to the blight and overall decline of the neighborhood.

To facilitate the process, we intend to engage multiple resources in this effort. I have scheduled a meeting with all owners of properties in this area.

Jan 20th at 6 p.m. to be held at William J. Kinney Police Facility, 3550 Marysville Blvd. Sacramento, CA 95838.

Representatives from the City Attorney's Office, Sacramento Police Department, Department of Community Development, and Code Enforcement will be in attendance and available to answer questions you may have. The meeting will give all parties the opportunity to discuss the aforementioned issues and actions that can be taken to reduce, stop, and prevent further problems. Refreshments will be served.

Thank you in advance for your cooperation. I look forward to meeting with you.

Very truly yours,

Sgt. Lewis Pease
Justice for Neighbors
Sacramento Police Department

Attachments

Town One Survey

- 1) How old are you (Circle your age group below)?
18-27 28-37 38-47 48-57 58 +
- 2) What is your gender?
☐ Male
☐ Female
☐ Other (Please Specify: _____)
- 3) What device(s) do you use to access social media (check all that apply)?
☐ Computer
☐ Tablet
☐ Smart Phone
☐ I don't own a computer/tablet/smart phone or other web enabled device
- 4) How frequently do you access social media on your computer/tablet/smart phone?
☐ Daily
☐ 3-6 times per week
☐ 1-2 times per week
☐ Less often (e.g. once or twice a month)
☐ I don't access social media on my device
- 5) What social media sites do you use (check all that apply)
☐ Facebook
☐ Twitter
☐ NextDoor
☐ Periscope
☐ You Tube
☐ Other / Write the name here: _____
- 6) Are you interested in using social media to engage/interact with the Police Department?
☐ Yes, I would like to use social media to stay connected with the police department
☐ I might be interested
☐ No, I am not interested in using social media to stay connected with the police department
- 7) How often do you engage (i.e. talk to, socialize) with your neighbors? (Check one)
☐ Daily ☐ 2-3 times per week ☐ 4-6 times per week
☐ Once per month ☐ I don't engage with any of my neighbors
- 8) How safe do you feel in your neighborhood? (Check one)
☐ Very Safe ☐ Safe ☐ Somewhat Safe ☐ Not Safe ☐ Very unsafe

Town One Survey

9) How would you describe the level of crime in your neighborhood? (Check one)

☐ Very High ☐ High ☐ Average ☐ Low ☐ Very Low

10) Please rate your level of trust in the police (Check one)

- ☐ I have absolute (100%) trust in the police
☐ I have a high level of trust in the police
☐ I have a moderate level of trust in the police
☐ I have a low level of trust in the police
☐ I have no trust at all in the police

(Optional)

Contact information:


Name

Address

Phone#


Email

Attachment H: Handout



Community

- Meet your neighbors
- Connect with SPD
- www.Nextdoor.com
- Ask Questions




Neighborhood Watch

- Learn how to take back your neighborhood!
- We need YOU!



3-1-1 (Code Enforcement)

- Junk & Debris
- Abandoned Cars
- 3-1-1 Smartphone App



Town One Project

- Reduce criminal activity
- Improve the quality of life
- Increase property values
- Improve crime reporting
- Community involvement
- Clean up the street

Sponsored by Justice for Neighbors

WWW.SACPD.ORG
CALL: (916) 808-0185
EMAIL: kbeal@sacpd.org

Your information will be kept confidential.

Attachment I: Banner for BBQ Event

Attachment J: Neighborhood Watch 101 Flyer


**Neighborhood
Watch 101**

**RAFFLE
PRIZE**
*FOR ATTENDEES



MARCH 29TH

6 PM – 8 PM

Rio Linda Manor
Apartments
2671 Rio Linda Blvd.,
Sacramento, CA 95815
Community Room



Sacramento Police Neighborhood Watch Program



PROTECT OUR COMMUNITY • PARTNERSHIPS • PROFESSIONALISM • PREVENTION & INTERVENTION
OWNERSHIP

**Sacramento Police Neighborhood
Watch Presents**

- Provide strategies on starting a Neighborhood Watch program within their community or reviving a flagging group.
- It is also about establishing a culture of “safety first” in all of the groups actions and to discuss the basic structure of the org., meeting logistics, contact list, officers, and how to safely be the “eyes and the ears” for the police.
- Additionally, we address all of the ways our police force can interface with the community and the social media that is available.

***For more information on the
Neighborhood Watch Program/Trainings
Contact:**
Neighborhoodwatch@pd.cityofsacramento.org
Or call #916-808-0813
RSVP to:
kbeal@sacpd.org



Bring the whole family and join us for the

Town One



Thursday, June 16th 5:30-7:30pm

- Face Painting & other activities for kids fun!!
- Raffle PRIZES!!
- Hotdogs served at 5:45pm
- Grocery Bag to go the first 250 families



@Triangle Park

2579 Traction Ave Sacramento, Ca



FREE Grocery bag to first 250 Families

City of
SACRAMENTO
Neighborhood Services

City of
SACRAMENTO
Councilmember Allen Wayne Warren

City of
SACRAMENTO
JUSTICE FOR NEIGHBORS (JFN)

Questions or comments contact Kristen Beal (916)868-0185 or kkbeal@sacpd.org



BE A BETTER LANDLORD

Landlording Basics

- * Property Registration
 - * Documentation
 - * Insurance
- * Tenant Screening
- * Landlord Performance
- * Termination of Tenancy
 - * Legal Services
 - * Eviction Lawsuits
- * Renovation/Rehabilitation
 - * Security Deposits



March 22nd 6pm-8pm

**At the Kinney Police
Station**



Hosted by GARY LINK

Attorney at Law

(916)447-8101 or 1-800-55-EVICT

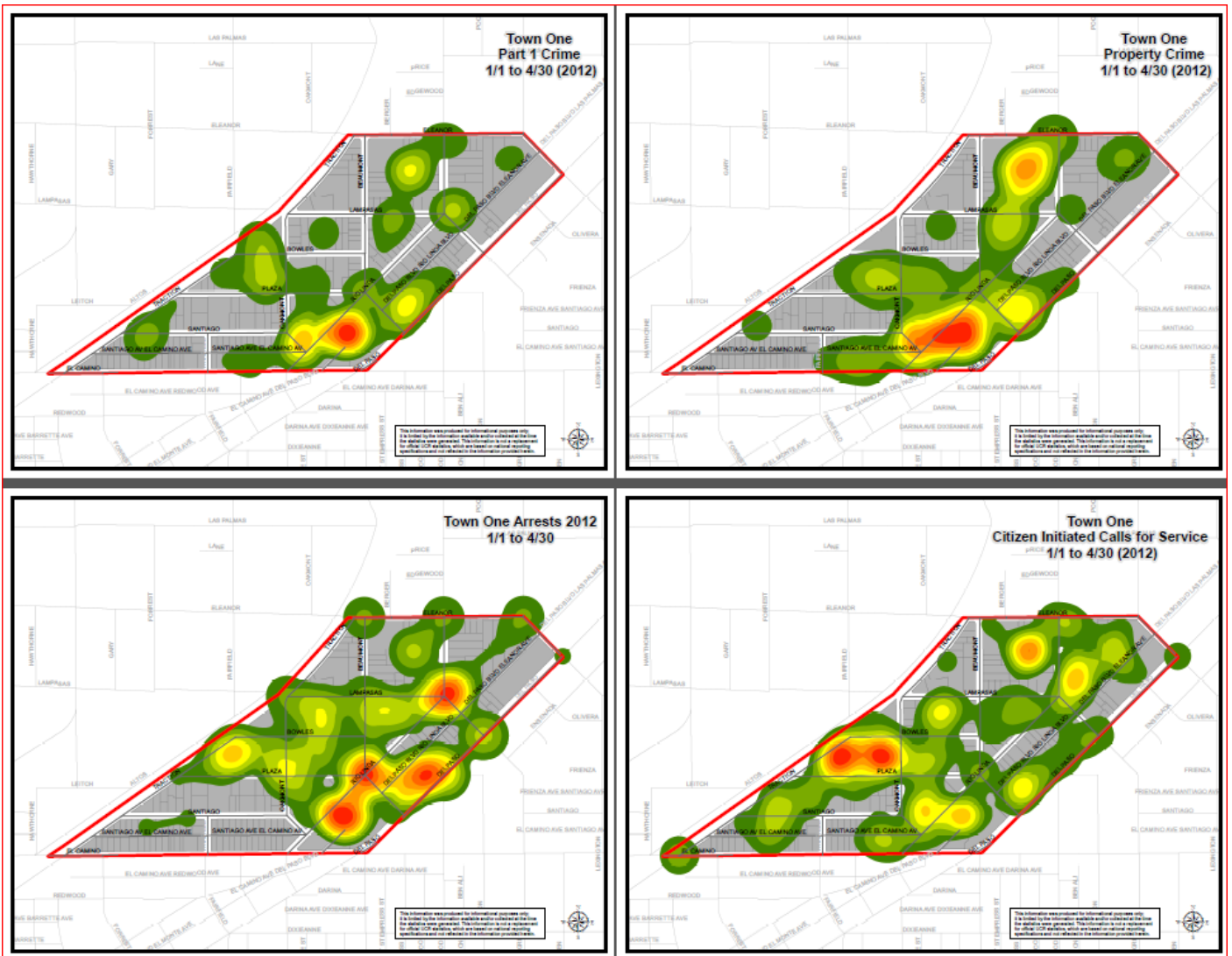
725 30th Street, Suite 107, Sacramento, CA 95816

SACRAMENTOLANDLORD.COM

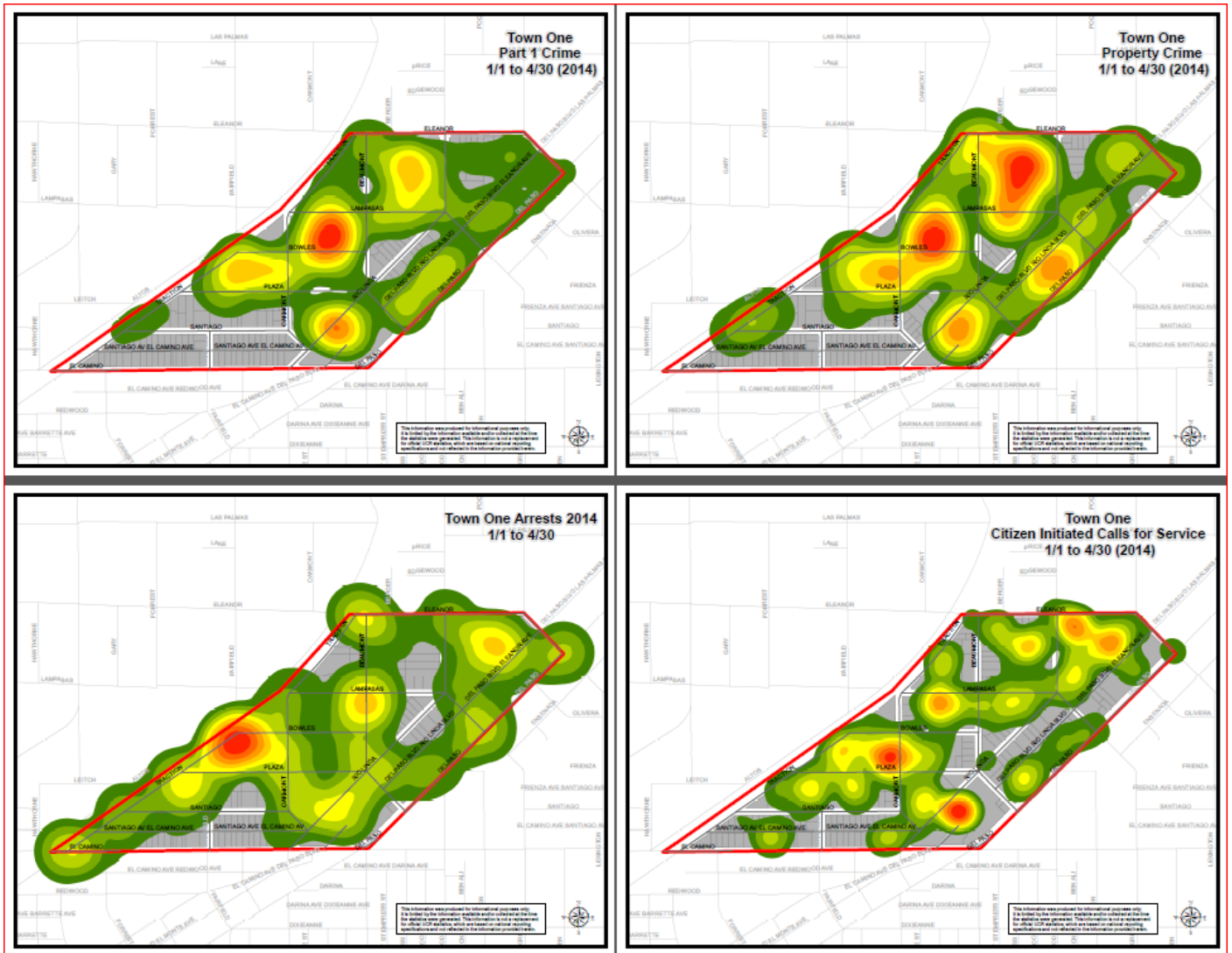
RSPV to Kristen Beal

(916) 808-6517 or

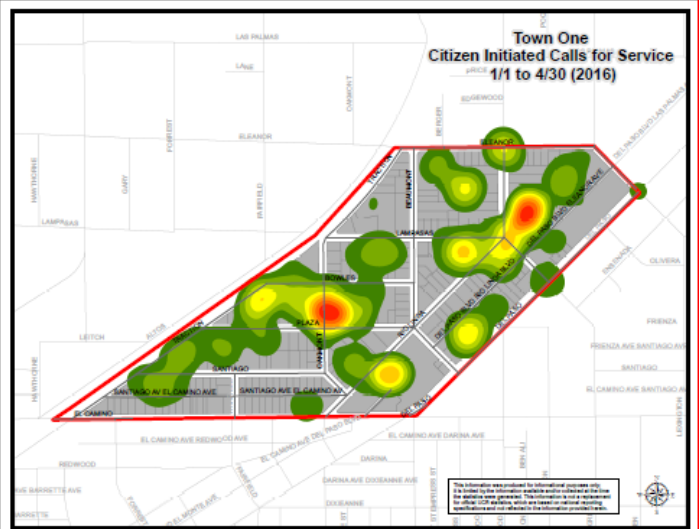
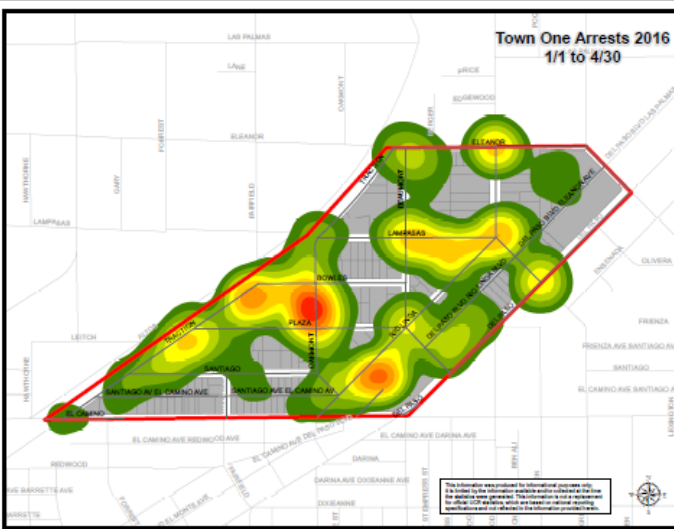
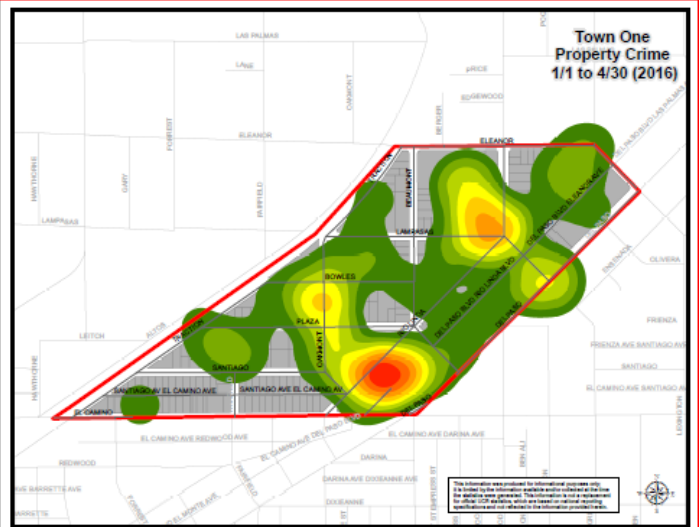
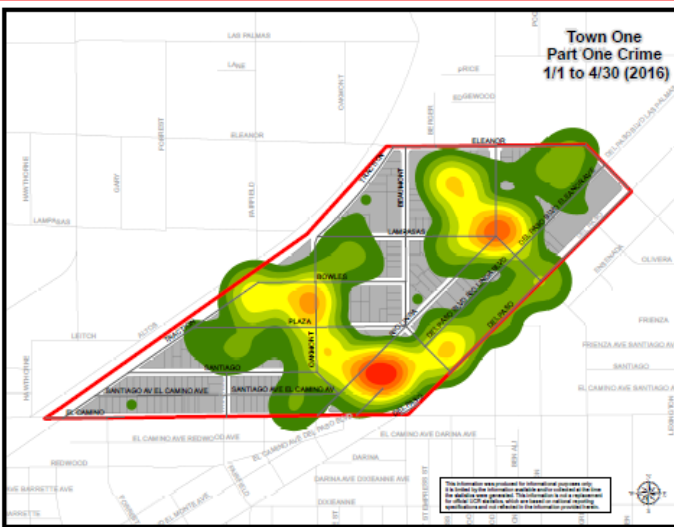
Attachment M: Density Maps 2012



Attachment N: Density Maps 2014



Attachment O: Density Maps 2016



City of
SACRAMENTO
JUSTICE FOR NEIGHBORS (JFN)

