



June 22, 1998

**Recommendations Regarding the City of Sacramento  
Social Nuisance Code**  
*Winn Park/Capitol Avenue Neighborhood Association*

**General**

- Reconstitute the Nuisance Abatement Team approach by any means possible
- Account for past handling of nuisance cases by all city departments
- Structure all departmental abatement procedures with parallel processing options to avoid departmental logjams

**Complaint intake, tracking and substantiation**

- Allow complaints to be presented by private citizens
- Publish citation form guidelines
- Publish evidentiary guidelines and encourage citizen input in such form
- Track nuisance complaints against criminal reports and calls for police service via new code enforcement database systems

**Legal review**

- Authorize Director of Neighborhood Services to employ dedicated contract counsel as part of Nuisance Abatement Team

- Retain external counsel to perform a legal practices audit of the nuisance agreements negotiated by the city attorney's office regarding 2425 Capitol Avenue and 2400 Q St.
- Contract with the district attorney for dedicated staffing to pursue criminal enforcement of nuisance codes
- Aid and cooperate with private citizens pursuing civil injunctions under private right of action clauses to nuisance codes

### Enforcement

- Scale fines to gross income accruing from a property (i.e., "~~do~~ fines" based on rental units per address)
- Pursue criminal prosecution vigorously against abusive property owners
- Define and enforce a rigorous inspection and re-citation process for repeat offenders (i.e., "death penalty" for slumlords)

### Funding

- Provide accountability guarantees before imposing new taxes
- Explore applying for public safety grants to fund enforcement as aspect of NPO duties
- Transfer remaining funding for social nuisance code enforcement from staff counsel in the city attorney's office to the Director of Neighborhood Services, for disbursement in retention of private contract counsel

### Differences from Sacramento ACT proposals

- Retain SHRA housing subsidies to encourage and preserve mixed-income occupancy in emerging neighborhoods
- Focus accountability initiatives on prior practices before starting new programs
- Use the approximately \$100,000 budgeted for a new Deputy City Manager dedicated to nuisance abatement for increased staffing and training funds for NPO's, and private enforcement counsel