

NEIGHBORHOOD SERVICES  
DEPARTMENT

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May 15, 1997

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: ACTION STRATEGY FOR ALKALI FLAT/MANSION FLATS/  
WASHINGTON PARK NEIGHBORHOODS**

**DISTRICT:** District 1, Central City

**FOR COUNCIL MEETING OF:** May 27, 1997

**STAFF RECOMMENDATION**

This Report is provided for City Council information only.

**STAFF CONTACTS:** Michael Hanamura, Director Area 1,  
Neighborhood Services Department, 264-8218

Michael Busch, Police Captain,  
Sector 1, 566-6460

**SUMMARY**

This report provides the City Council with information regarding a partnership strategy to assist residents and businesses in the Alkali Flat/Mansion Flats/Washington Park neighborhoods continue their mobilization efforts to fight crime and improve the quality of life. Meetings with the community and City staff over the past year resulted in the development and continuing implementation of the Five Point Action Plan.

## **BACKGROUND**

The Alkali Flat, Mansion Flats, and Washington Park neighborhoods encompass the north western area of the central downtown from 7th to 19th Street, from Union Pacific Railroad tracks to the north to H Streets on the south. This report recognizes the fragile nature of these historic neighborhoods and their contribution to the cultural identity and livability of the downtown. These neighborhoods are rich with history, diversity, children and seniors.

Residents have worked through several neighborhood associations to improve and strengthen their neighborhoods including Fed Up, The Neighborhood, Mansion Flats Neighborhood Association, Alkali Flat Project Area Committee, and Washington Park Neighborhood Improvement Group. There is a continuing commitment from City departments and other agencies to assist residents, schools, churches, and businesses as they continue their efforts to improve the community step by step.

An earlier effort called the Neighborhood Revitalization and Protection Plan (NRPP) began a partnership in 1992 to target intensive law enforcement directed at open drug dealing and gang activities. The NRPP also called for the development and implementation of action plans to guide residents into taking positive steps to hold onto gains made through law enforcement efforts. As a pilot program, many positive community partnerships were formed and police and recreation activities began which continue today.

As a result of continuing crime, homelessness, substandard housing, and a lack of positive activities for neighborhood children, the following action plan was developed as a continuing partnership between the community and government agencies in an effort to work together toward lasting solutions.

### ***THE FIVE POINT ACTION PLAN FOR ALKALI FLAT, MANSION FLATS, AND WASHINGTON PARK NEIGHBORHOODS***

#### **1. Public Safety**

Continue aggressive multi-agency actions, enforcement and coordination of all law enforcement agencies in the vicinity.

**2. Parks & Recreation**

Increase positive recreation activities for youth in these neighborhoods through community organizations, neighborhood associations, schools, churches, and government agencies.

In addition, improve and expand locations for recreation activities for youths, seniors and families, including a new Boys & Girls Club at 12th & G Streets.

**3. Neighborhood Revitalization**

Initiate resident and staff cooperative programs such as block clean-ups, Gun and Drug Free Zones, and neighborhood events to increase the sense of community and increase safety.

In addition, expand efforts for code enforcement and housing strategies to increase home ownership and market rate housing opportunities.

**4. Citizen Involvement**

Communicate with residents in the area to encourage more participation in neighborhood associations, community based organizations, and neighborhood improvement strategies.

**5. Additional Projects/Funding/Issues**

Seek and expand partnerships for innovative economic and neighborhood projects with City or County agencies, SHRA and community organizations to improve the area.

A full detail of the *Five Point Action Plan* is attached as **Exhibit A**.

**FINANCIAL INFORMATION**

No financial impacts or considerations at this time.

**POLICY CONSIDERATIONS**

The Five-Point Action Plan is consistent with the priorities of the City Council in recognizing neighborhood revitalization and public safety as top city priorities. In addition, the housing and code enforcement strategies are consistent with the Central City Housing Strategy in efforts to increase home ownership and market rate housing in these neighborhoods.

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**ENVIRONMENTAL CONSIDERATIONS**

There are no environmental considerations associated with this report.

**MBE/WBE**

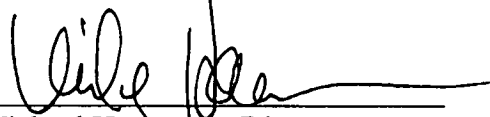
There are no MBE/WBE considerations associated with this report.

Respectfully submitted,



Michael Busch, Police Captain Sector 1  
Sacramento Police Department

Respectfully submitted,



Michael Hanamura, Director Area 1  
Neighborhood Services Department

Approved for Information:



WILLIAM H. EDGAR, City Manager

Attachment

**ALKALI FLAT- MANSION FLATS- WASHINGTON  
PARK  
NEIGHBORHOOD STRATEGY  
*FIVE POINT ACTION PLAN***

**ACTION STEPS*****Public Safety***

- Continue to coordinate Police actions with numerous law enforcement agencies including:
  - Regional Transit police, Southern/Union Pacific Security, Federal Immigration agents (Border Patrol), California Highway Patrol, Sacramento County Sheriff's Department, County Welfare Fraud, and Blue Diamond Growers Security, to conduct various enforcement actions and sweeps in the area. During February, March, and April of 1997, over 100 arrests and 36 deportations were made. Enforcement efforts and sweeps will continue.
- Continue to coordinate actions with the special Police Department teams including narcotics, Police gang unit, POP (Problem Oriented Policing), NPO's (Neighborhood Police Officers), NET (Neighborhood Enforcement Team), CSO's (Community Service Officers) and street patrol officers.
- Examples of recent special Police Department projects include:
  - Probation sweeps at the Alkali Light Rail Station
  - Drug arrests in Alkali/12th Street/16th Street
  - Enforcement efforts continue around Muir Park
- Provide security fencing between 12th and 16th Streets north of railroad tracks to reduce foot traffic through the Washington neighborhood (SHRA funded project).
- Provide the Neighborhood Police Officer's (NPO) Office at 406 12th Street across from the Light Rail Station which opened on May 12, 1997. The office space was donated by the property owner and SHRA paid for needed improvements to the building.
- Provide a locked gate behind the Alkali Light Rail Station at 12th and E Streets to block pedestrian access to the alley in an effort to reduce drug dealing.
- Continue to support closure of the 14th Street Tunnel due to public safety concerns by residents and the Police Department.

## ***Parks and Recreation***

- Complete rehabilitation of Muir Park is underway with the grand opening set for June 21, 1997 and many other park special events days are planned including an Almond Festival-- *Go Nuts in the Park*-- sponsored by Blue Diamond Growers in September.  
Muir Park will be available for use by permit only to re-establish neighborhood family use.
- Provide a new *Recreation Programming Team* to establish full use and programming at Muir Park and other locations in the Alkali Flat/Mansion Flats/Washington Park neighborhoods including working with PAL (Police Athletic League), Washington Neighborhood Center, Dos Rios School, Washington School and Children First - Flats Network, Boys & Girls Club staff, YMCA, local churches, City recreation staff, and Council member Fargo's staff.
- Provide a neighborhood tot lot on a vacant lot located at 13th and E Streets. SHRA is providing irrigation system, turf and security fencing; the City will co-sponsor as a children's park; Children First - Flats Network will provide children's activities; and the City Attorney's office is negotiating with a private property owner to provide a maintenance fund.
- Develop partnerships with the community and staff to develop special events activities such as concerts, Junior Olympics, neighborhood picnics, and festivals in Muir and other neighborhood parks.

## ***Neighborhood Revitalization***

- SHRA is supporting various building projects including the NPO office on 12th Street, the building renovation at 12th and E Streets and the *Boys & Girls Club* project.
- Fed-Up Neighborhood Association, Children First - Flats Network and Council Member Fargo's Office sponsored a very successful National Night Out in August and an equally successful children's holiday party at Washington Neighborhood Center in December.
- A joint community based and SHRA program is drawing attention to and providing funding for the rehabilitation of historic "Fainted Ladies" structures. An annual tour of these treasured buildings is conducted each spring to highlight the desperate need for preservation throughout the central city. This year's tour is June 28, 1997 from 10 a.m. to 1:00 p.m. beginning at the Youth Hostel at 9th and H Streets.

- Housing and Dangerous Buildings has investigated approximately 600 housing complaints over the past three years. This points to the fragile nature of the aging and historic structures throughout these neighborhood. Over 80 percent of these cases have been successfully closed. New ordinances including administrative penalties and new housing codes have improved results.
- Council member Fargo, the NPO's and SHRA sponsored a children's *Back-to-School Family Fiesta Night* at J. Neely Johnson Park in September and distributed hundreds of school supplies and safety information to 200 neighborhood children.
- SHRA and the City have negotiated an agreement with *Boys and Girls Club* to build and operate a facility at 12th and G Street pending final clearance of title issues by SHRA. The SHRA has designated \$1.3 million in tax increment funds for construction; the City purchased the property for \$450,000 several years ago.
- Upcoming neighborhood projects include:
  - Small block clean-ups emphasizing participation by residents;
  - Alley and vacant lot clean-up program with State Parolees/Safe Streets;
  - Private property code enforcement survey and actions;
  - *Gun and Drug Free Zone* status for the Mansion Flats neighborhood;
  - Seeking funding for lighting from 13th to 16th Street
  - Joint SHRA/CADA/City/State Improvement Strategy for 16th Street.

### ***Citizen Involvement***

- Neighborhood associations in the area including The Neighborhood, Fed-Up, and Mansion Flats Neighborhood Association, as well as the Alkali Flat PAC, continue to seek solutions to the many challenges facing the area.
- Community-based organizations such as Children First - Flats Network and other non-profits, provide mobilization and unity for the the neighborhoods.
- Residents took independent actions to remedy problems at a local blood bank and suspended liquor and single-container and fortified alcohol sales at a local market.
- Representatives from The Neighborhood serve on the District Attorney's Citizens Cabinet and have participated in and sponsored numerous workshops and committees on homelessness and social service issues facing the area.

- Blue Diamond Growers, Capital Health Center, Washington Elementary School and Children First - Flats Network have teamed up to create the *Toddler Immunization Outreach Project* to encourage regular health visits and immunization for neighborhood children. Currently only 21 percent of the area's two-year-olds have completed the standard immunizations. The program's goal is to have 90 percent of children complete their immunization series by the year 2000.

### ***Additional Projects/Funding/Issues***

- Additional street and security lighting proposed for the neighborhoods
- Implementation of a Misdemeanor Jail and new Detoxification Facility
- Development of citywide policies on social services siting and good neighbor policies
- Collaboration with the community on improving the homeless dilemma and "Fair Share" concept
- Strengthening coordination of efforts with CADA and SHRA