

# STOCKTON | BLVD

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## COMMUNITY DEVELOPMENT CORPORATION

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### BLOCK BY BLOCK PROGRAM

#### OVERVIEW

The purpose of the Block by Block Program is to identify and assess blocks with high crime statistics, chronic homelessness, prostitution issues, or extreme blight using Crime Prevention Through Environmental Design (CPTED). This program will address specific issues such as lighting, security, trash clean up, graffiti, facade updates, and code issues. The Block by Block program will enhance the physical environment of Stockton Boulevard in order to reduce criminal activity and encourage a safe environment for businesses to thrive and residents and patrons to live, work, and play.

#### GOALS

1. Identify specific areas along Stockton Blvd between 2nd Ave and 65th Street which are high in crime to complete the contiguous block by block assessment.
2. Complete assessment identifying CPTED issues, using the principles of Crime Prevention Through Environmental Design (CPTED).
3. Successfully address priority items identified in assessment to encourage a safe place.
4. Educate property and business owners.
5. Create a new culture that encourages community involvement and sustainability.

#### OUR PARTNERS

1. Stockton Blvd Partnership
2. Community Against Sexual Harm
3. Sacramento County District Attorney
4. Sacramento County Sheriff's Department
5. Sacramento Police Department
6. City/County Code Enforcement
7. SBP District Maintenance
8. SMUD

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### RATIONALE

The Sacramento Police Department (SPD) documented 21 crime reports and 88 calls for service at the intersection of Stockton Blvd and Fowler– 60% of the calls were related to suspicious occupants of vehicles; and traffic and subject stops in 2016. This statistic mirrors the activity along our 4.5 mile business corridor.

The SPD's evaluation found environmental factors such as poor, dim and/or broken lighting, a number of business signs are dark, vacant building and parking lots [leading to "car dates" prostitution activity], blight in front of businesses, easy access to comfortable standing locations [grass] [for pimps, prostituting women and drug dealers] and bushes to easily conceal themselves.

Both the City and County of Sacramento's Code Enforcement Department utilizes numerous resources to address code violations along the Stockton Blvd business corridor. Addressing the issues and educating business and property owners will reduce the need for repeatedly deploying resources to the same areas of resource from code enforcement. Please see attached the 2016 code violations map.

In addition, Paladin Security, hired by the Stockton Boulevard Partnership, assisting with safety along the boulevard, reported 4,961 incidents (See attached report) in 2016. Combined, it is clear to see that the physical environment along Stockton Boulevard, along with a persistent reluctance to report crime or suspicious activity from business owners, contributes to blight and reduces the economic viability of this area.

With approximately 500 businesses along the 4.5 miles of Stockton Boulevard, a reduction in crime and blight will contribute to the economic development of this entire area.

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### SPECIFICATIONS

The program will use the Step by Step plan outlined below to successfully complete the assessment and create a Final Findings Report. Once the Final Findings Report is complete internal staff will evaluate it and develop an Action Plan including a timeline which will be used to complete the identified projects. We will rely heavily on our partners to make sure all the areas of the Action Plan are completed to the best of our ability given the resources available. To evaluate success a metric system will be developed to determine the success of each block. Lastly, education will be a key component of the program; encouraging the sustainability of progress made.

### BLOCK SELECTION RUBRIC

1. Areas with the highest criminal activity will be a priority for the Program. High crime areas are identified using heat maps provided by either the Sacramento Police Department or the Sacramento Sheriff's Department.
2. We will prioritize on blocks that border existing Block by Block locations. Completing contiguous blocks will provide the highest impact to the community and for the program.
3. We will select blocks that can be improved using Crime Prevention Through Environmental Design (CPTED) principles and a reasonable investment from the property owner.
4. We will consider all Neighborhood Association's request for an assessment, superseding points 1 and 2.
5. We will prioritize on all Property Owner requests for an assessment, superseding points 1 and 2. Property owners ready and willing to invest in this process will make the transformation of Stockton Boulevard successful.

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### STEP PLAN

1. Identify the property. See selection rubric below.
2. Complete a background check on the property through the District Attorney, Sacramento County/City Code Enforcement, Paladin Security, and Neighborhood Associations.
3. Send History Report to additional partners for assessment (SBP District Maintenance, CASH, and ABC) .
4. All Partners will conduct individual assessments and make recommendations.
5. **Assessment/Final Report:** Partners who have committed to the project have developed an assessment tool for their area of expertise, for example,. SMUD will evaluate lighting. Once we have each assessment and recommendations from each partner we will assemble the Final Report which will include the above stated. The assessments will provide recommendations for items such as lighting, homeless camps, trash cleanup, graffiti, code issues, facade updates, security issues, and criminal activity. Staff will complete an Action Plan to successfully complete items identified.
6. Internal Staff will formulate Final Findings Report and report to the Block by Block Committee for any additional recommendations.
7. Once the Action Plan is complete, Staff will provide details to the SBCDC Board of Directors to approve necessary resources need to accomplish the recommendations.

### ACTION PLAN

1. Identify priority projects to be done.
2. Develop project timeline.
3. Contact partners to complete specific task
4. Send letter to property owner and business owners to inform them of findings. Include the Findings Report and Action Plan timeline.
5. Contact partners to complete specific task
6. Put project timeline in motion to complete tasks.

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### EDUCATION

1. Gather information from partners that may be useful for the continued success of the Block by Block program for each specific property.
2. Develop Business Watch Program with the Office of the District Attorney, and the Sacramento County Sheriff.
3. Inform the owners of potential Items to help business sustain or grow:
  - a. Facade grants
  - b. Business Strategy
  - c. Marketing
  - d. Safety
  - e. Work Opportunities Tax Credit and the Ticket to Work Program

### SUCCESS METRIC

The program will use a metric system to measure success. Items included in the metric system will be, perception, percentage of identified projects complete, and adherence to a timeline. The following are specific items utilized to measure success:

- Internal data base for all businesses we do outreach to
- Internal data base for all project completed at each property
- Sign up for financial literacy, CPTED, and Meeting signup sheets will be collected
- Conduct personal follow up with business and property owners in 30 days, 60 days and at 90 days.
- Continue to provide resources provided by our partners to our small businesses.
- Monitoring business health and stability and turnover rates over time.
- Monitor calls for service through Paladin Security, The Sacramento Police Department and the Sacramento Sheriff's Department. Success would mean a reduction in calls for service

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### PROPERTY PROGRAM TIMELINE

Below is an approximate timeline. Multiple properties may be worked on at the same time depending on the Final Report.

Day 1 - Staff identifies block and starts History Report

Day 1 - 5 Staff will complete History Report

Day 5- History Report is sent to Partners with Final Report Date

Day 5-30 Partners Conduct Individual Assessments

Day 30 - Partners and Staff attend Final Assessment Report Meeting/ Staff will send a copy of all assessments done to Partners after meeting.

Day 30-60 - Staff develops an Action Plan and Timeline

Day 60 -120 - Partners and Staff start working on Action Plan items.

Day 60 - Owner Education Starts

Day 90 - Reports Success Metric and Summary to Partners

\* The assessment of the next block will begin when the Action Plan is complete for current block.

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### DEFINITIONS

**History Report** - A report done by Staff with information regarding the interaction with various departments. Some properties may have no interaction or history with any department.

**Final Findings Report** - All the individual Assessment Forms together with the History Report.

**Action Plan** - Will describe the prioritised projects identified as well as a timeline in which they will be completed.

**Success Metric and Summary** - This form will allow us to measure the success of the program at each block, as well as a summary of work completed.

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## COMMUNITY DEVELOPMENT CORPORATION

### PROJECT CONTACTS

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## COMMUNITY DEVELOPMENT CORPORATION

### BLOCK BY BLOCK ADVISORY COMMITTEE

Hilary Bagley  
Sacramento County District Attorney's Office

Bill Wann  
Sacramento Police Department /ABC/CPTED

Lieutenant Dan Monk  
Sacramento Police Department

Jim Barnes  
Sacramento County Sheriff's Department

Carl Simpson/Jose Mendez  
City of Sacramento Code Enforcement

Barry Chaimberlain  
Sacramento County Code Enforcement

Terri Galvan  
Community Against Sexual Harm  
Sargent Andrew Duncan  
Paladin Security

Hilary Gould  
SBP District Maintenance

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## COMMUNITY DEVELOPMENT CORPORATION

### BOARD OF DIRECTORS

Frank Louie  
Stockton Blvd Partnership

Vincene Jones  
Area Resident

Stephanie Francis  
Sacramento State University Sacramento/Area Activist

Bob Erlenbusche  
Sacramento Coalition to End Homelessness

John Black  
JB Black and Associates

Terri Galvan  
Community Against Sexual Harm (CASH)

Liane Bruckstein  
Harms Reduction Services