

ABSTRACT

NEIGHBORHOOD REVITALIZATION PROGRAM A COOPERATIVE COMMUNITY POLICING PILOT PROGRAM

The Neighborhood Revitalization Program is a service oriented strategy emphasizing professional, community and problem-solving policing will be an integral part of our philosophy in meeting the basic police objectives of crime control, order maintenance and fear reduction in the community. The community will continue to be seen as a partner to the police in guiding its efforts in defining and acting upon crime and neighborhood problems.

Community Policing North has been involved in an effort to reclaim an area of our city that has seen a dramatic increase in crime. The area bounded by 12th street on the south, 13th on the north, Yale on the east and Hillside on the west, has been the scene of felony drug sales and illegal possession of weapons. The bus stop in the area had to be moved due to the children being approached by drug dealers.

To free the community from the above-mentioned criminal activity Wichita Police Officers have increased their presence and made a marked impact on the community. Officers began their community approach to criminal activity by involving six (6) citizens from the neighborhood who were trained in the Neighborhood Patrol program. Additionally, a Neighborhood Watch program was started. After the community was mobilized and trained to assist in detecting criminal activity Officers began addressing the physical condition of the neighborhood. A series of neighborhood clean-ups and an increase in street lighting began the improvement process. Eliciting the help of landlords, a series of evictions resulted where conduct precluded continued residency in this area. Following the eviction of less desirable tenants the Crime Prevention Through Environmental Design (CPTED) theory was applied. Trees and other obstructions were removed, making residences more visible for officers on patrol. To better serve the community in this endeavor the Neighborhood Revitalization Program was conceived.

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NEIGHBORHOOD REVITALIZATION PROGRAM

A COOPERATIVE COMMUNITY POLICING PILOT PROGRAM

In the spirit of our Mission Statement, Community Policing North has been involved in an effort to reclaim an area of our city that has seen a dramatic increase in crime. The area bounded by the Maple Grove Cemetery on the south, 13th Street on the north, Yale on the east and Hillside on the West, has been the scene of fifty-five (55) criminal cases which ranged from shootings, robberies, felony drug possession, felony drug sales and illegal possession of weapons. Embracing customer-oriented service delivery and problem solving policing factors were identified which, if redressed, would improve the quality of life in the target area. Those factors were: to reduce the number of vacant structures, improve landlord-tenant relationships/and improve and standardize lease agreements, thereby reducing criminal activity in the area.

Prior to the implementation of the program a survey of thirty (30) area residents revealed three articulatable concerns. Property crimes, drug and gang activity, and the physical environment.

SURVEY RESULTS

(30 RESIDENTS POLLED)

MAJOR CONCERNS

Property Crimes	7
Suspicious Characters	3
Traffic	6
Cleanliness of Area	9
Burglary	2
Unattended Children	4
Drug Sales	11
Loud Music	3

Lighting	1
Shots Fired	3
More Police Presence	1

Criminal activity in the area showed the area residents were keeping abreast of what was occurring in their neighborhood. During the ten (10) months prior to implementing the project, the area was plagued with crime.

TYPE OF CRIME	NUMBER OF OCCURANCES (between 6/14/96 and 4/14/97)
Violent Crime	12
Property Crime	16
Assault/Disorderly Conduct	26
Drug/Weapon/Liquor Violations	3
<u>Vandalism</u>	<u>12</u>
Total	69

During the 1997 calendar year the number of persons residing in the study area was estimated at two hundred four (204). This was calculated by multiplying the total number of available structures by 2.83 which represents the average number of persons per household. Between 1997 and 1998, the total number of occupied dwellings decreased by fourteen (14) due to the closing of several apartment complexes in the target area. Of the seventy-two (72) dwellings, forty-eight percent (48%) were owner occupied, twenty-two percent (22%) were rented and thirty percent (30%) were vacant rental properties.

The area is located in census tract ten (10) however, census information was not available specifically for the target area. The following information encompasses all of 45 Beat, of which the target area is a part.

The median house hold income was approximately \$26,933.00 as compared to the city median of \$28, 024.00.

	Tract 10	Target Area
Housing value average-owner occupied	\$46,900.00	\$44,000.00
Housing rent range-rental property	\$ 323.00	\$ 400.00

The housing structure in this particular tract consists of three (3) styles: minimal traditional/ Ranch 40%; Craftsman 20%; and Tudor 30%. Structures in the target area consist of Bungalow, Ranch and Conventional.

The program seeks to benefit the community in a variety of ways. The Neighborhood Revitalization Program seeks to use rejuvenated vacant structures to provide a safe, affordable environment where at-risk families can receive training and assistance in the following area:

Career/Job Training	Urban League
Financial Planning	Community Housing Services
Referrals for Services	Local Rehabilitation Agencies
Community Involvement	Neighborhood Associations and Neighborhood Watch Programs

The listed support services will be provided at designated locations determined by the aforementioned organizations.

By providing clients with career opportunities the incentive to work will be reinforced.

With many persons in occupations with limited advancement opportunities, a feeling of hopelessness sets in. If an individual feels their efforts are in vain, studies show they find other means in which to make money. This program will help reduce crime by providing career opportunities.

It is the goal of the program to assist the client in becoming economically stable in hopes they will be able to move out of the assisted living cycle and into home ownership.

Property values in the target area will be increased due to the program. As tenants move into these areas, they will be integrated into existing neighborhood programs. Once they recognize the importance of neighborhood involvement and how it can be beneficial to them, the clients will begin to take pride in the area in which they live. As pride in the neighborhood increases, the physical appearance of the community will be enhanced.

REDUCTION OF CRIME:

Residents in this area with a history of gang, drug or criminal activity at their residence were encouraged to move. Documentation was prepared to facilitate the landlord eviction process. Officers began their community approach to criminal activity by involving six (6) citizens from the neighborhood who were trained in the Neighborhood Patrol program. A Neighborhood Watch Program was started. The community was mobilized and trained to assist in detecting criminal activity. Officers began addressing the physical condition of the neighborhood through a series of neighborhood cleanups. Additional streetlights were installed to increase lighting in the area.

IMPROVE PHYSICAL CONDITIONS:

The Neighborhood Revitalization Program implemented Crime Prevention through Environmental Design (CPTED). CPTED involves a broad-based inter-disciplinary approach to crime prevention. CPTED is a comprehensive crime deterrence approach that looks at how the physical environment creates opportunities for criminal activity, (see attached photos)

IMPROVE LANDLORD/TENANT RELATIONS:

This program aided landlords in maximizing income from property investments by assisting them in conducting background checks on perspective clients. This was done to accomplish the following goals:

- Fewer evictions due to criminal involvement

- Identification of more responsible tenants

- Encourage community involvement

- Work towards reaching and then maintaining 100% occupancy in the target area by responsible tenants

GOALS:

There were five main goals set at the start of the program, all of the goals were achieved.

Improve the quality of life in the target area:

- Perform three (3) neighborhood cleanups

- Construct a Neighborhood garden

- Added three (3) streetlights in the area to improve lighting

- Added two (2) new Neighborhood Watch Programs

Reduce the number of vacant structures:

- Identify residences with recurring criminality and evict the undesirable tenants, lease to more desirable tenants

- Assist landlords with the identification of future tenants

Improve landlord-tenant relationships:

- Sponsored two (2) community meetings between landlords of problem residences and the community

Embrace customer-oriented service:

- Established Neighborhood Watch Programs attended by Community Policing Officers and beat team members

Contacted residents door-to-door explaining the program and asking for input in the form of community surveys

Assist the neighborhood with manpower, materials, equipment and trash Containers in neighborhood cleanups

Improve and standardize lease agreements:

The lease we are using on the program identified certain behavioral characteristics which identifies some tenants as less desirable

Provided information-allowing landlords to secure more responsible tenants

Reduce criminal activity in the area:

Establish effective use of existing structures

Deter vandalism

Increase the perception of safety in the neighborhood

RESIDENTIAL COMPONENT:

The ideal length of stay in the residential component of this program is one (1) year. This length of time may be adjusted according to the individual needs of each client. Some factors that may extend the length of the component are: Completion of training programs, searching for permanent employment after completion of such a program and the completion of additional services provided by any support component. A monthly evaluation of the clients performance will be reviewed over the first four months. The first month of evaluation will deal with the areas such as payment of rent and recorded attendance at all training sessions. All future evaluations will be implemented throughout the course of the program. To be admitted into the program, the client must have a stable income, establish utilities in their own name, be willing to participate with a case management plan, attend Neighborhood Association meetings and Neighborhood Watch meetings, attend job training and attend Community Housing Services initial interview.

The income guidelines are the same as those for qualifying for subsidized housing.

Referrals into the program are accepted from agencies within the community, such as the Wichita Housing Authority, the Center for Health and Wellhiess and the Boys and Girls Club, just to name a few.

JOB TRAINING COMPONENT:

The program utilized the Urban League of Wichita as the contact for job training. They offered training regarding typing, computer skills, and other training that is pertinent to today's job market. The students are assisted with placement in clerical-related internships in area offices and businesses. On -going professional staff support is provided to students who complete the program's minimum 340 hours of instruction. They are equipped with a resume and portfolio and prepared to begin job searching weeks before the training ends. Contacts made with such temporary clerical agencies such as Kelly and Snelling allows students an opportunity to begin work immediately. Foll6w-up for job leads is recommended with companies that conducted mock interviews in the training program. Students are encouraged to return to or call the Community Learning Center staff to seek professional advice and recommendations to deal with various work experiences.

FAMILY NET:

Family net helps at-risk families by expanding the Boys and Girls Club program to include one on one counseling, crisis intervention, health education and parenting classes. The collaboration between the Boys and Girls Club of South Central Kansas, Inc. and the Center for Health and Wellness create a "safety net" for those families that are in need of access to community services and agencies that might be unfamiliar.

Family Net believes that no family in the community should be left alone to address concerns endangering their families health and well being. With innovative programming that will include culturally sensitive events for family members, such as health fairs, parent support groups and healthy family activities. Family Net hopes to improve the access to and delivery of after-school programs, offer basic health care to youth and their families as well as create a coordinated network of social, recreational and health services with community agencies.

COMMUNITY INVOLVEMENT:

Participants in the residential component of this program will have the opportunity to attend Neighborhood Watch meetings, which will be held by the neighbors in the area. Participants will also have the opportunity to attend Neighborhood Association meetings that are held in the area. The Fainnont Neighborhood Association represents this area and has their meetings on a bi-monthly basis.

POST SURVEY RESULTS

TYPE OF CRIME	January 1 st to October 30,1998
Violent Crime	5
Property Crime	23
Assault/ Disorderly Conduct	27
Drug/Weapon/Liquor Violations	4
Vandalism	2
TOTAL	61

Crime at rental properties and owner occupied properties decreased significantly during the project. There was an increase in officer initiated cases in the target area. This is contributed to the increased presence of the officers in the area as well as the increased awareness of neighbors and their willingness to call police.

To adequately access the work that was done in the area several working area's of the program were looked at. The first and most important were the above statistics, did we reduce crime? Yes, crime associated with residential properties declined. Next was a review of how well the client in the program has done. Did we make a difference in the quality of that persons life, while affecting the quality of life as a whole in the neighborhood. During the initial phase of the program both cleints were asked to concentrate their efforts on the job training portion of the program. Both clients experienced some difficulties at first, most of the area's where deficenicies were noted was in attention to detail. It appeared they were trying to complete the work too quickly. One of the clients has been released from the program and subsequently evicted from one of the project houses. This was due to her failure to attend classes as expected. The eviction was a result of her failing to comply with the guidelines of the program. Program guidelines and expectations are written into the lease.

' The physical appearance of the target area improved due to the project efforts. In the year since the inception of this project the number of vacant structures in the area has been reduced and five (5) additional residences are now being occupied. Prior to the beginning of the Neighborhood Revitalizaiton Project, the target area had thirty percent (30%) vacant structures, twenty-two percent (22%) occupied rental properties and forty-eight percent (48%) owner occupied structures. At the conclusion of this portion of our project we have twenty-six percent (26%) vacant structures, twenty-six percent (26%) occupied rental properties, and forty-eight percent (48%) owner occupied structures. The physical appearance of the rental properties has been greatly improved and can be witnessed by the attached photographic depiction of before and after the project

implementation. The area was also greatly enhanced with the addition of a neighborhood garden.

POST SURVY RESULTS
(30 Residents Polled)

MAJOR CONCERNS	Pre-Survey	Post-Survey
Property Crimes	7	1
Suspicious Characters	3	0
Traffic	6	6
Cleaniness of area	9	5
Burglary	2	0
Unattended Children	4	3
Drug Sales	11	2
Loud Music	3	1
Lighting	1	2
Shots fired	3	1
More Police Presence	1	0

*Nine (9) respondents indicated they no longer have any problems.

Additional questions were asked and the responses noted below:

Has 'criminal activity been reduced?

Yes 92.5% No 7.5%

Have drug sales been reduced?

Yes 81.5% No 18.5%

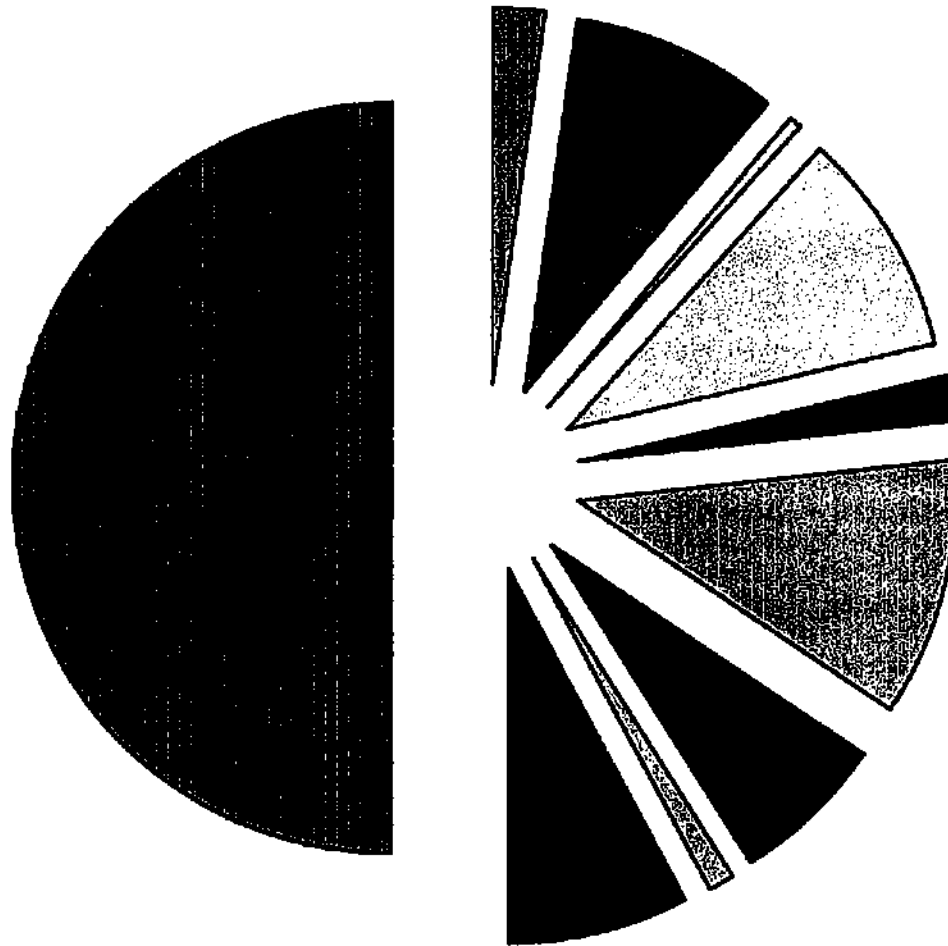
Has the physical appearance of the area improved?

Yes 96.0% No 4.0%

Do you now feel safer in your neighborhood?

Yes 95.6% No 4.4%

1305 N. HOLYOKE INTERIOR COSTS



- SI Paint
- Heating
- Toilet
- Q Plumbing
- Dry Wall
- DMisc. Items
- Labor
- Carpet Cleaning
- Security System
- S Total

STATUS OF PROPERTIES IN TARGET AREA

