

Casa Latina Good Neighbor Agreement

2007 - 2009 Progress Report

Seattle Department of Neighborhoods

4/1/2010

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Introduction

The purpose of the Casa Latina Good Neighborhood Agreement (GNA) is to establish and maintain regular and constructive communication between Casa Latina and the surrounding community neighborhood to address issues associated with Casa Latina's move to 17th & Jackson. The implementation of the agreement is dependent upon all partners following through on the roles and responsibilities laid out in the body of the Agreement. Any success of the Agreement is due to the partnership between Casa Latina, the community members and organizations in the Central District and the City of Seattle. This progress reports provides information to the community about how well the partners of the GNA are doing at implementing the Agreement as well as the impacts, both positive and negative on the surrounding community.

The City of Seattle supports public safety, invests in programs that help people gain independence and success and supports an improved quality of life for the people of Seattle. To that end, the Seattle Department of Neighborhoods (DoN) works to bring government closer to the residents of Seattle by engaging them in civic participation; helping them become empowered to make positive contributions to their communities, and by involving more of Seattle underrepresented residents, including communities of color and immigrants, in civic discourse, processes, and opportunities. The partnership with Casa Latina supports people gaining independence, empowering positive contributions to the community and supporting public safety.

Background

Casa Latina, a day worker program, has operated for 11 years from a Belltown location and was established with support from the Belltown Business Association and the City of Seattle in order to provide an alternative to an unorganized outdoor labor market. Upon the decision to relocate the operations of the center, the City of Seattle provided financial support to Casa Latina, who purchased land at 17th and Jackson. With the mixture of support and controversy in the community, a Good Neighbor Agreement (GNA) was developed to mitigate negative impacts from the relocation by Casa Latina on the surrounding community and to successfully integrate the program in the neighborhood. Cedar River Group was hired as a consultant and 17 community members participated in the process, including Hilary Stern, Executive Director of Casa Latina. The Casa Latina Good Neighbor Agreement Committee met 11 times between June - November 2007.

The GNA was finalized, January, 2008, which designated a Casa Latina Advisory Committee (CLAC) to be convened by Seattle Department of Neighborhoods (DoN). The recruitment and confirmation of the Advisory Committee members was lead by DoN, resulting in 11 applicants. Since signing the GNA in 2008, the CLAC was convened and facilitated by DoN for a total of eight meetings. CLAC membership as of December 31, 2009 is listed in [Appendix A](#).

Roles and Responsibilities

Following is an overview of the roles and responsibilities of each of the GNA partners. Each element with a check mark has been completed or is an ongoing responsibility with progress being made. Elements without a check mark have not been completed, accomplished or necessary as of December 31, 2009. Elements not completed or accomplished are explained in more detail in the footnotes.

Casa Latina will¹:

- Add two board members representing neighborhood perspectives to the Casa Latina Board
- ✓ Share the evolution of its programs with Casa Latina Advisory Committee (CLAC)
- ✓ Attend meetings quarterly at Squire Park & Jackson Place Community Councils (first 2 years of operations)
- ✓ Participate in projects that will benefit the community
- ✓ Review building plans and schedule for construction with CLAC and community councils
- ✓ Participate in a Crime Prevention Through Environmental Design (CPTED) assessment and program
- ✓ Not use temporary structures for ongoing operating activity
- ✓ Meet Building Occupation criteria
- ✓ Meet Day Labor Operations criteria, including, hiring a Good Neighbor Ambassador
- ✓ Involve CLAC and community councils in phase two construction plans
- ✓ Participate in the East Precinct Crime Prevention Coalition
- ✓ Create and maintain a reserve fund of \$50,000 (established upon move to 17th & Jackson)

Casa Latina Advisory Committee (CLAC) will²:

- ✓ Meet monthly once operations begin at the 17th & Jackson site (first 6 months)
- ✓ Meet at least quarterly for the first two years of operations
- ✓ Assist in resolving issues from implementing the GNA
- ✓ Identify issues & resolve problems as a result of Casa Latina operations
- ✓ Identify opportunities to collaborate with other neighborhood groups
- ✓ Provide recommendations for programs and ideas
- ✓ Monitor traffic patterns and volumes in the alley; recommend how vehicles use the alley
- ✓ Establish a baseline of crime data for the neighborhood to be able to gauge changes over time (review service call and incident reports within the boundaries serviced by the Good Neighbor Ambassador)
- Amend the agreement with a required two-thirds vote of all voting members
- Provide a recommendation to the Casa Latina Board and the City of Seattle whether the agreement should be continued at the end of the term

¹ Casa Latina has sought to recruit more Board members from the community; however, to date no further candidates have indicated a readiness to serve.

² To date, there hasn't been a need to amend the GNA. The term of the GNA is seven years (2015).

The City of Seattle will³:

- ✓ Include terms of GNA in annual operational funding support contract (Human Services Department (HSD))
- ✓ Serve as convener of the CLAC (Department of Neighborhoods (DoN))
- ✓ Assist Casa Latina in drafting the Good Neighbor Ambassador job description (Seattle Police Department (SPD))
- ✓ Provide crime data and analysis (SPD)
- Increase presence of Community Policing Team (CPT) for at least the first 12 months of Casa Latina's transition to the neighborhood (SPD)
- CPT officers will meet with the Advisory Committee upon request (SPD)
- ✓ Establish a direct communication link with the Good Neighbor Ambassador (SPD)
- Convene a task force if issues aren't resolved and criteria is task force criteria is met (HSD or SPD)

Progress Report

IDENTIFYING COMMUNITY CONCERNS:

During the development of the GNA, a number of concerns were voiced by community members. Some community members were worried that Casa Latina would be a neighborhood nuisance by the following occurring:

- Loitering and solicitation - Day-workers standing on the sidewalks outside the building would solicit work; there won't be enough jobs available, so day-workers will be disappointed and will loiter.
- Increased street traffic, noise, and crowded parking - Prospective employers would pick-up workers off the street; parking wouldn't be adequate for employees and prospective employers, crowding on-street parking.
- Public safety issues - Unlit areas and vegetation around the building will be spaces for negative activity; crime would increase in the neighborhood as a result of the day-worker program.
- Neighborliness of Casa Latina - Casa Latina won't listen or be responsive to community complaints; Casa Latina may turn the building into a homeless shelter if day-labor opportunities decrease.

The following provides an overview of actions taken by GNA members to ensure attention to such concerns and successful implementation of the GNA. Information is a result of CLAC meetings, HSD contract assessment, and anecdotal stories.

³ Due to budget cuts, SPD has not been able to increase CPT presence; however, SPD has maintained officer presence in the area. To date, a task force has not been needed.

CASA LATINA ACTIONS TO ADDRESS COMMUNITY CONCERNS

To mitigate loitering and solicitation - Program operations have changed and developed over time to support the GNA and in response to HSD assessments. Casa Latina requires any day worker looking for work through their lottery system to become a member and participate in an orientation prior to being assigned a job. The orientation informs the day-worker of Casa Latina's rules and expectations, job dispatch process, additional resources and classes available. Those who complete the orientation receive a membership card and all benefits of membership at Casa Latina.

Good Neighbor Ambassadors were hired, trained by SPD and began actively working in the neighborhood. The Good Neighbor Ambassadors were responsible for ensuring security and successful implementation of the Good Neighbor Agreement. The two Ambassadors were outfitted with uniforms and bicycles to ride throughout the 22-block area of the GNA, looking for public safety issues resulting from Casa Latina day workers.

With the downturn in the economy, Casa Latina has seen a 50 percent decline in jobs for day workers. Casa Latina has developed more education and training programs for workers to become more competitive in the job market. There have not been any issues of day laborers loitering and soliciting work from the sidewalks in the neighborhood.

To mitigate increased street traffic, noise and crowded on-street parking - Casa Latina and the Japanese Congregational Church have become stronger neighbors and partners as a result of the relocation. During construction, language classes were held in the church. After construction was completed, the church agreed to allow Casa Latina utilize the parking lot during Day Worker operations to mitigate crowding on-street parking.

After receiving a complaint about Casa Latina Metro vans travelling down 17th street to deliver workers to jobs, the routes were immediately changed to use 16th and 18th streets. Another complaint was received about a taco truck parking on 17th to sell food to workers. Casa Latina worked with the truck owner to find an alternative space to park and now it parks in Casa Latina's parking lot in the morning.

To mitigate public safety issues - A Crime Prevention Through Environmental Design (CPTED) site survey was completed and a report dated February 7, 2008 was submitted by Kay Godefroy, Executive Director of Seattle Neighborhood Group. At the February 2008 meeting, design changes were shared with the CLAC based on the GNA and the CPTED site survey. The CLAC approved the recommended changes, which were followed in the construction process.

Casa Latina worked with SPD and HSD to decrease the public safety issues and neighborhood disturbances during the active demonstrations opposing Casa Latina's operations, which happened right before the move to the Central District. There was fear that picketing would jeopardize Casa Latina's ability to follow the GNA. One picketing incident was reported at Casa Latina's 17th & Jackson location at the point of the move and one incident after the move.

To improve the neighborliness of Casa Latina - Construction timeline updates were given at CLAC meetings as well as through remarks presented at community council meetings. CLAC members asked questions, gave input and made recommendations. The Good Neighbor Ambassador concept was introduced as part of the safety plan for Casa Latina.

Although a process was developed early on for the Ambassadors to prevent and/or report any negative activity, their work actually did not uncover or report any problem activity. In fact, the Ambassadors became ad hoc outreach and engagement staff for Casa Latina, by disseminating flyers to residents, attending community council and crime prevention meetings and developing relationships and rapport with neighbors. Because of the Ambassadors, a house fire was reported more quickly and the residence was saved. The neighboring Japanese Congregational Church was experiencing some homeless individuals sleeping in the doorway prior to Casa Latina building and moving in. The presence of the Good Neighbor Ambassadors “patrolling” the neighborhood as early as 6:00 am began to deter the doorway sleepers until none returned. Some neighbors started hiring Casa Latina day workers as a result of the outreach conducted by the Ambassadors.

Crime Data

The GNA requires the CLAC to determine a baseline of crime data for the GNA designated area and gauge changes over time. It is important to note that overall crime data for the neighborhood will be affected by multiple factors and thus even the best ongoing, timely review of service calls and incident reports from the area may not accurately gauge the influence of Casa Latina’s presence in the neighborhood as far as any criminal activity is concerned. Casa Latina moved into the 17th & Jackson location in April 2009; therefore, data after the move-in period is compared to the same period of prior years.

The following data analysis was conducted by the Seattle Police Department comparing the same time period (April – October) over three years, 2007 -2009. According to data collected, the number of logged events decreased 14 percent over the three years and total drug or noise related calls decrease slightly. Events resulting in an arrest decreased over the three year period and reported loitering was down by 10 percent. The overall decrease from 2007 to 2009 in non-arrest officer actions was nearly 10 percent.

Overall the crime data and analysis shows a decrease when comparing the two years prior to Casa Latina relocation and the time period Casa Latina has been operating at 17th & Jackson. Detailed crime data is provided in [Appendix B](#).

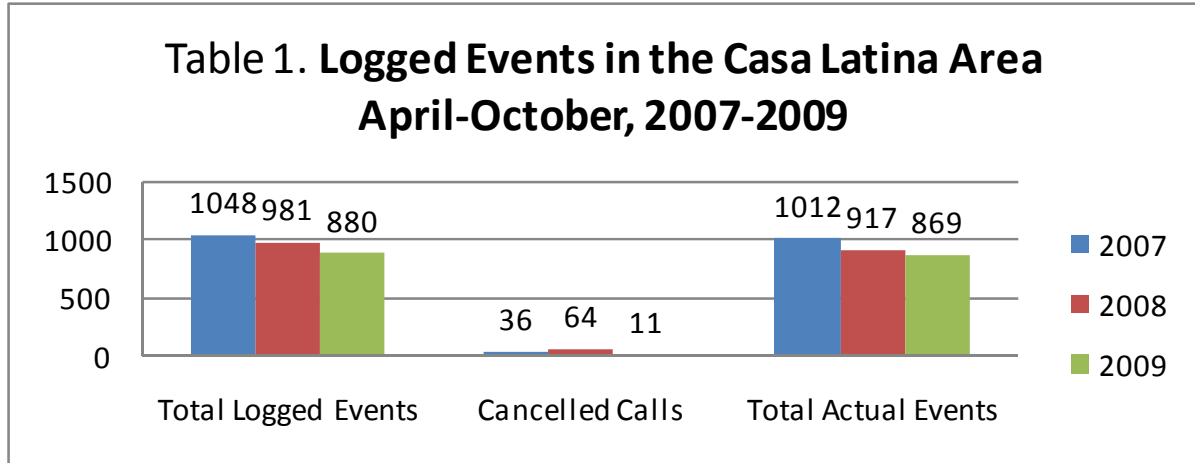


Table 1 illustrates a decline in the number of events logged in total, as well as the number of events minus those cancelled by the Communications Center during the study period. Actual events declined by 14% from 2007 to 2009.

Logged events related to narcotics and noise complaints were of special interest. These are displayed in Table 2.

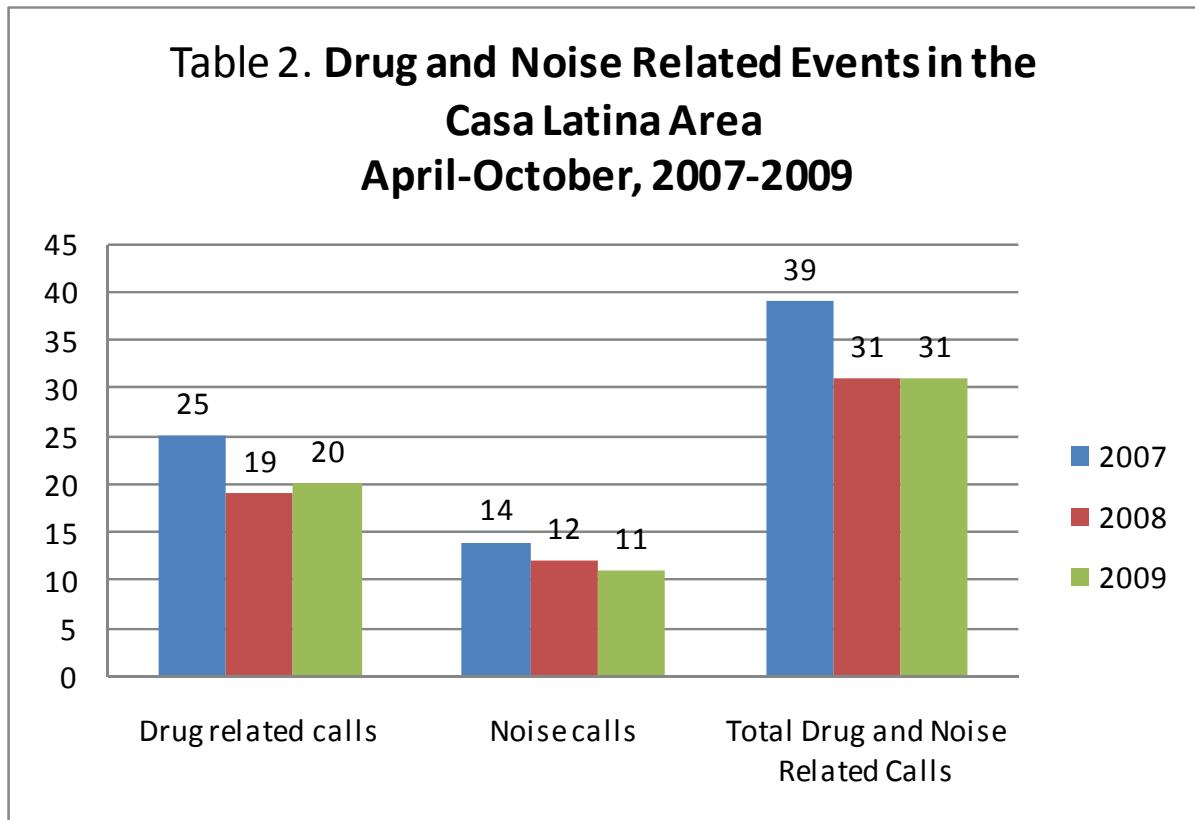


Table 2 indicates, there has been a slight reduction in total calls related to drugs and noise in the Casa Latina GNA area during the study period. Both types of calls have remained similarly constant over the study period.

Tables 3 and 4 summarize the types of events resulting in officer actions in the Casa Latina GNA area during the study period. The bar graphs divide events into those where the officer was dispatched and those where the event was officer-initiated.

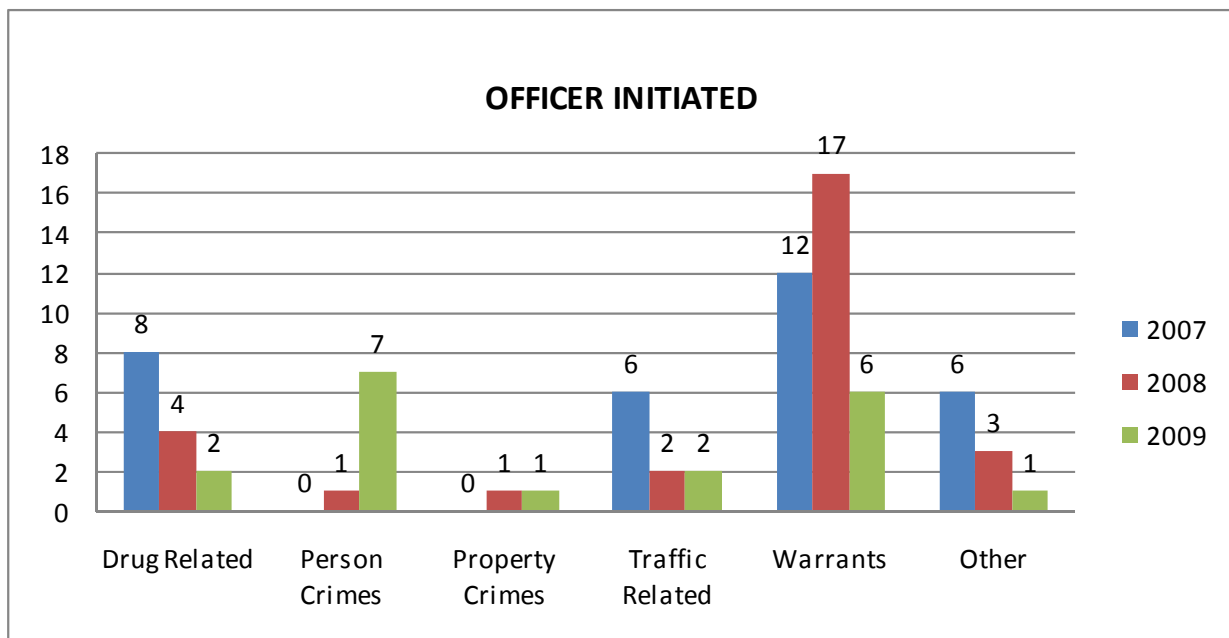
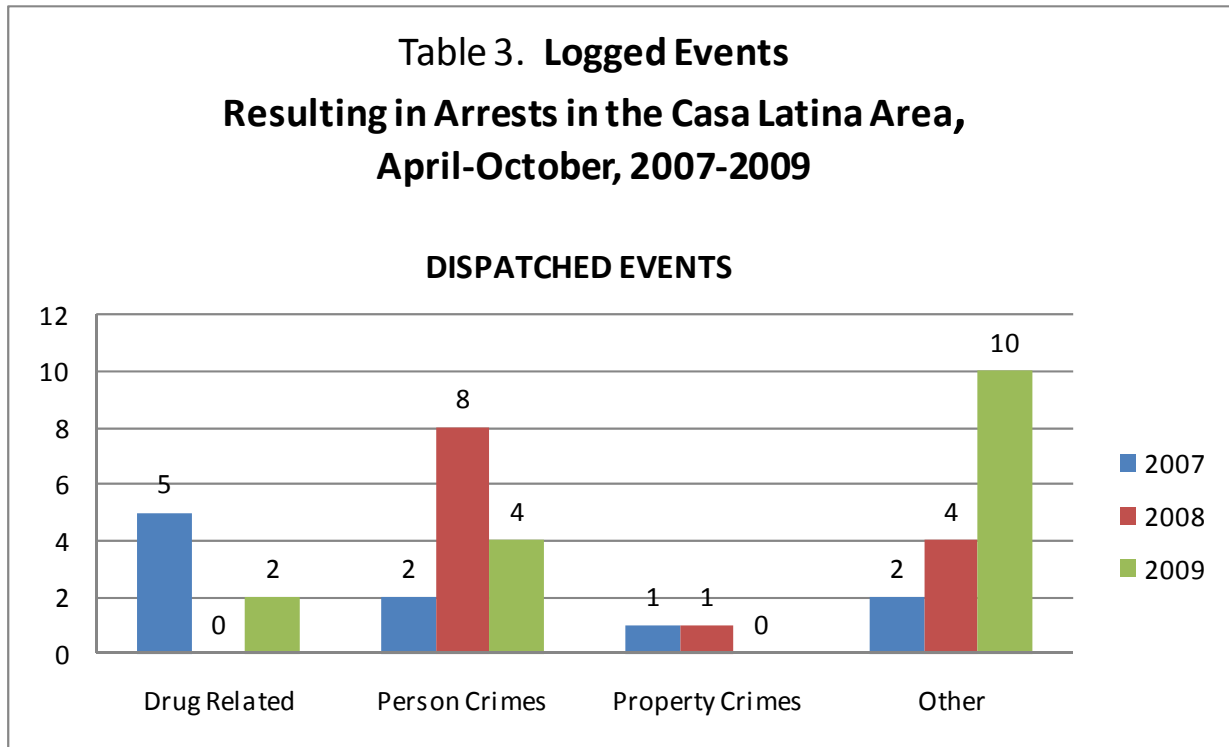


Table 3 shows that events resulting in arrests in the Casa Latina GNA area declined during the study period. Two of the largest categories to decrease were officer-initiated drug-related arrests and arrests on warrants.

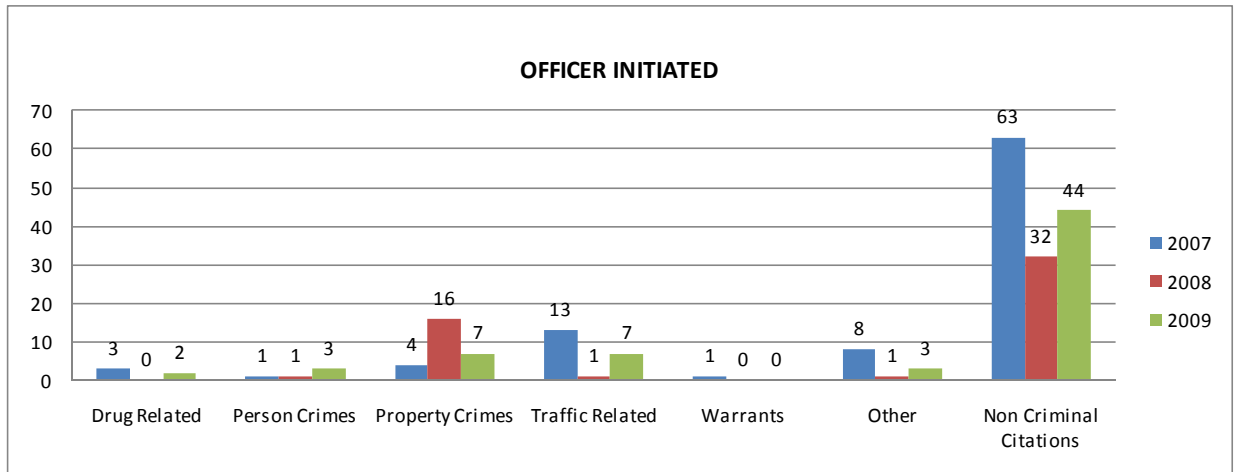
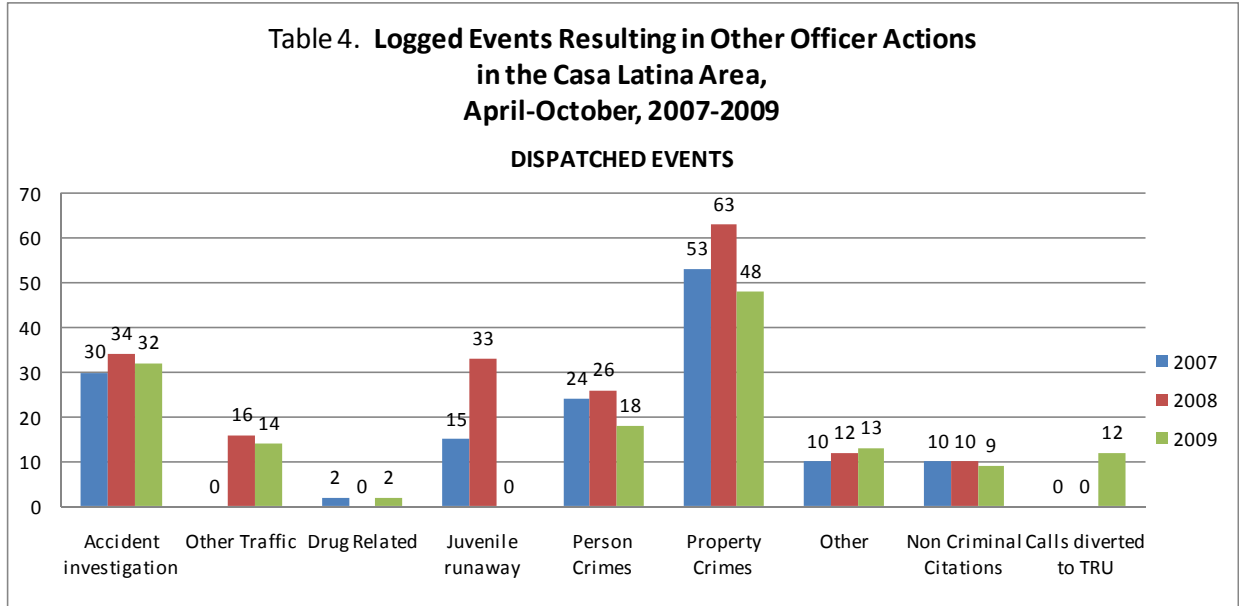


Table 4 data show that the total number of non-arrest actions in the Casa Latina area increased slightly in the study period between 2007 and 2008, but declined to the lowest level in 2009. The overall decrease from 2007 to 2009 in non-arrest officer actions was nearly 10%.

These are events in the Casa Latina GNA area resulting in officer actions other than arrests are described. The officer actions included are issuing criminal or non-criminal citations, writing another type of report or gathering and submitting evidence.

Overall the crime data and analysis shows a decrease when comparing the two years prior to Casa Latina relocation and the time period Casa Latina has been operating at 17th & Jackson.

Conclusion

Through the efforts of Casa Latina staff and their Board, the CLAC, Seattle Police Department, Seattle Human Services Department and Seattle Department of Neighborhoods, the Casa Latina Good Neighbor Agreement has been implemented with many successes. There has been no negative impact on the neighborhood as a result of Casa Latina. The impact of Casa Latina moving into the Central District on the whole has been positive. Implementing the agreements made in the GNA has supported a successful integration of Casa Latina into the Central District, which has also supported public safety, opportunities for people to improve their lives and the connection between the community and the City.

The Seattle Department of Neighborhoods will continue to convene the CLAC as part of DoN's motto, "connecting people, communities and government." The Seattle Police Department is committed to reviewing and analyzing collected crime data to monitor the impact of Casa Latina on public safety and while the Human Services Department continues to provide funding to Casa Latina, contract monitoring will include interviews, surveys and assessments of the program operations.

Acknowledgements

A devoted community volunteer and CLAC member, John Jeannot passed away in 2008. John was an integral part of the GNA and the CLAC until his passing. The community misses him.

A note of appreciation is for Mimi Walsh and Detective Sharon Heath from the Seattle Police Department East Precinct, for the preparation and analysis of the crime data.

And appreciation to Stewart Perry for the initial draft of the report and to the CLAC members for remaining committed to the GNA.

APPENDIX A

Casa Latina Advisory Committee membership (as of December 31, 2009)

GNA Representation	Affiliation	Name
Casa Latina Board Member	Casa Latina Board Member	Matt Barreto
Casa Latina Director and GNA member	Casa Latina Director	Hilary Stern
Neighborhood Business Owner and GNA member	Legacy Partners	Chris Meyer
Rep from Jackson Park Community Council	Jackson Park Community Council	Claude Zervas
Neighborhood Resident	Catholic Community Services/AHA - Village Spirit Center	Evelyn Thomas Allen
Rep from Squire Park Community Council	Squire Park Community Council	Kiku Hayashi
Rep from orgs. Serving Japanese Americans and GNA member	Japanese Congregational Church	Peter Tsai
Neighborhood Resident	Midori Condominiums	Stewart Perry
Seattle Police Department representative	Seattle Police Department	Officer Chris Kelley
Seattle Department of Neighborhoods representative Convener & Facilitator	Seattle Department of Neighborhoods	Kimberlee Archie
	Seattle Department of Neighborhoods Central Area District Coordinator	Ted Divina

APPENDIX B

SEATTLE POLICE DEPARTMENT MEMORANDUM

TO: Kimberlee Archie
Department of Neighborhoods

DATE: 28 January 2010

FROM: Deputy Chief Clark Kimerer
Deputy Chief for Administration

PAGE: 1 of 3

SUBJ: Logged Events in the Casa Latina Area, 2007-2009

Please find attached the subject information you requested.

This information was prepared by Mimi Walsh of my staff and Detective Sharon Heath, the crime analyst for the East Precinct. Should you have any questions or need clarification of the data, please contact them directly.

Thank you.

Attachment: Events Logged to the SPD CAD in the Area of Casa Latina,
April – October, 2007, 2008 and 2009

Cc: D/C Kimerer file
Interim Chief of Police Diaz file
D/C Nick Metz, Acting Deputy Chief for Operations
A/C Mike Sanford, Patrol Operations Bureau
Captain Jim Dermody, East Precinct
Det. Sharon Heath, East Precinct CAU
Mimi Walsh, Strategic Policy and Planning
Chron file

**Events Logged to the SPD CAD in the Area of Casa Latina
April – October 2007, 2008 and 2009**

The following table summarizes calls made to the SPD Communications Center referencing the defined Casa Latina Good Neighbor Ambassador area⁴.

Table 1. Logged Events in the Casa Latina Area
April-October, 2007-2009

Event Categories	2007	2008	2009
Total Logged Events	1048	981	880
Cancelled Calls	36	64	11
Total Actual Events	1012	917	869

As can be seen in Table 1, the number of events logged in the CAD in total, as well as the number of events minus those cancelled by the Communications Center, both declined during the study period. Actual events declined by 14% from 2007 to 2009.

Logged events related to narcotics and noise complaints were of special interest. These are displayed in Table 2 below.

Table 2. Drug and Noise Related Events in the Casa Latina Area
April-October, 2007-2009

Type of Call	2007	2008	2009
Drug related calls	25	19	20
Noise calls	14	12	11
Total Drug and Noise Related Calls	39	31	31

As Table 2 indicates, there has been a slight reduction in total calls related to drugs and noise in the Casa Latina area during the study period. The more pronounced decrease is evident in drug-related calls rather than noise complaints, which have remained nearly constant.

Tables 3 and 4 on the next page summarize the types of events resulting in officer actions in the Casa Latina area during the study period. The tables divide events into those where the officer was dispatched and those where the event was officer initiated.

In Table 3, events resulting in arrests in the Casa Latina area are described. As can be seen in this table, arrests in the study area declined during the study period. Two of the largest categories to decrease were officer-initiated drug-related arrests and arrests on warrants.

In Table 4, events in the Casa Latina area resulting in officer actions other than arrests are described. The officer actions included are issuing criminal or non-criminal citations, writing another type of report or gathering and submitting evidence. It should also be noted in the table that some new call prioritization in 2009 resulted in some calls being diverted to the SPD Telephone Reporting Unit. This was not the case with any calls in the previous two years.

⁴ The boundaries of the Casa Latina area are E Yesler Way to the North, 20th Avenue S to the East, S Weller St to the South and Rainier S to Boren and then 14th Ave S on the West.

As can be seen in Table 4, the total number of non-arrest actions in the Casa Latina area went up slightly in the study period between 2007 and 2008, but declined to the lowest level in 2009. The overall decrease from 2007 to 2009 in non-arrest officer actions was nearly 10%.

Table 3. Logged Events Resulting in Arrests in the Casa Latina Area, April-October, 2007-2009

Type of Event	2007	2008	2009
Dispatched Events			
Drug Related	5	0	2
Person Crimes	2	8	4
Property Crimes	1	1	0
Other	2	4	10
Officer Initiated			
Drug Related	8	4	2
Person Crimes	0	1	7
Property Crimes	0	1	1
Traffic Related	6	2	2
Warrants	12	17	6
Other	6	3	1
Total	42	41	35

Table 4. Logged Events Resulting in Other Officer Actions in the Casa Latina Area, April-October, 2007-2009

Type of Event	2007	2008	2009
Dispatched events			
Accident investigation	30	34	32
Other Traffic	0	16	14
Drug Related	2	0	2
Juvenile runaway	15	33	0
Person Crimes	24	26	18
Property Crimes	53	63	48
Other	10	12	13
Non Criminal Citations	10	10	9
Calls diverted to TRU	n/a	n/a	12
Officer Initiated			
Drug Related	3	0	2
Person Crimes	1	1	3
Property Crimes	4	16	7
Traffic Related	13	1	7
Warrants	1	0	0
Other	8	1	3
Non Criminal Citations	63	32	44
Total	237	245	214