DART

Dangerous Assessment Response Team

A multi-team approach to address nuisance properties

Overview

- A multi-agency task force designed to target the worst of the worst nuisance properties in the City
- Primary directive is to identify and investigate these properties and abate the nuisance through a coordinated and comprehensive approach
- Utilize all available remedies to abate

Goal

RECLAIM

disrupt and displace criminal/vagrant element

RESTORE

- abate all code violations
- broken windows theory

REVITALIZE

Composition

- Development Services Department
 - Dangerous Premises
 - Code Compliance
- Police Department SAFFE & Vice
- Neighborhood and Housing Services Department
- Animal Care Services
- Health Department
- Texas Alcoholic Beverage Commission
- City Attorney's Office

Types of Properties Addressed

RESIDENTIAL

- Drugs
- Gang activity
- Prostitution
- Vacant structures

COMMERCIAL

- Motels/Hotels
- Convenience stores
- Apartment complexes
- Bars
- Massage Parlors

LAND

Vacant lots

Criteria for properties to become a DART

- Each department researches property for documented habitual two year history
- Review of code history
 - Violations at the property in the past
 - Observed violations currently
- Review of police calls
 - Calls for service
 - Offense reports
 - Types of criminal activity

Inspection Day

- Administrative warrant is obtained from magistrate to enter onto property
- Team determines any concerns or special needs that may arise
 - Gangs, Weapons, Hoarding, Elderly, Children
 - Relocation Issues/Notice to vacate/Social Services need for NHSD assistance and partners: APS, CPS, Haven for Hope
 - Dangerous Animals need assistance from ACS department
 - Health Concerns need assistance from Health Department
- Safety Briefing
- During the inspection, the team meets informally to discuss findings and possible courses of action, to include available remedies.

Available Remedies on Date of Inspection

- Code enforcement
- Dangerous Premises enforcement
- Health code enforcement
- Criminal enforcement
- Animal enforcement
- TABC citations
- Relocation of eligible persons

After Action Meeting

- Meeting held with property owner with all relevant team members present
 - Discuss violations
 - Advise owner of legal liability
 - Advise owner of City's requirements for compliance
- Result from meeting:
 - Voluntary compliance
 - Nuisance Abatement Compliance Agreement
 - Action plan
 - Monitor property
 - Refusal to comply
 - BSB for repair, vacate, or demolition as warranted
 - Lawsuit filed encompassing all violations *if* property presents *substantial* threat to health, life, safety, welfare to abate nuisance conditions. (Code)
 - Lawsuit filed encompassing *habitual* criminal cases to close for one year. (Criminal)

DART BY NUMBERS 2019

COUNCIL DISTRICT	NUMBER OF DARTS
District 1	3
District 2	4
District 3	7
District 4	3
District 5	17
District 6	4
District 7	3
District 8	3
District 9	2
District 10	6
COMMERCIAL – 12	RESIDENTIAL – 40
TOTAL	52

DART BY NUMBERS 2018

COUNCIL DISTRICT	NUMBER OF DARTS
District 1	8
District 2	6
District 3	7
District 4	1
District 5	7
District 6	3
District 7	3
District 8	0
District 9	1
District 10	10
COMMERCIAL – 2	RESIDENTIAL – 37
TOTAL	39

FISCAL YEARS	TOTALS
FY 2008 – 2012	230
FY 2013 - 2017	149

City Auditor: DART Audit Preliminary Results

- DART Audit of the CAO: DART Team (January 2020)
- Audit Results:
 - DART is managed effectively and efficiently.
 - DART has proper methods to identify appropriate targets that meet established criteria.
 - DART targets are addressed in a timely fashion.
 - DART monitors the properties for new or continuing issues.
 - DART personnel take appropriate precautions when performing inspections.
- Audit Recommendations:
 - Improve checklist to ensure good record keeping of all relevant documentation.
 - Use checklist to ensure those documents are received from DART members and subsequently filed in the appropriate place.

EXAMPLES OF DART PROPERTIES 800 Block of New Braunfels









900 Block of W. Houston









1300 Block of SW 24th

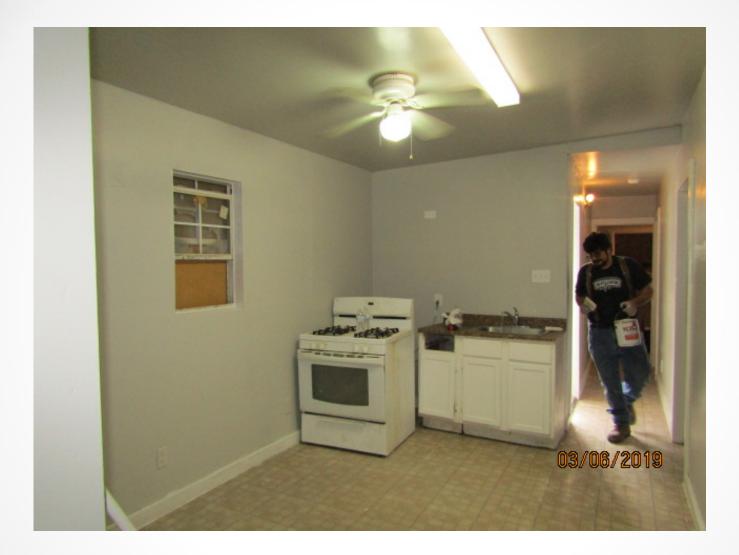






2300 Block of El Paso





9700 Block of Heidelberg







12000 Block of Rustic Ln



