# 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 24<sup>th</sup>

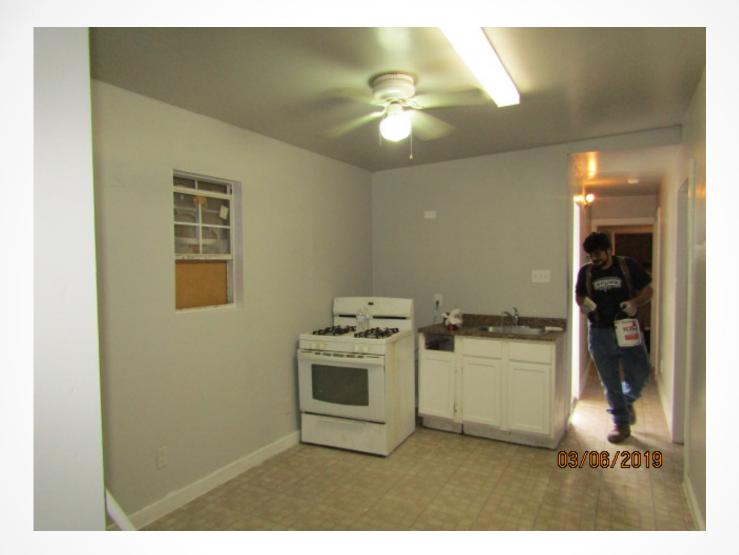






# **2300 Block of El Paso**





# 9700 Block of Heidelberg







## **12000 Block of Rustic Ln**



