

# 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
<i>COMMERCIAL – 12</i>	<i>RESIDENTIAL – 40</i>
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
<i>COMMERCIAL – 2</i>	<i>RESIDENTIAL – 37</i>
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





