

T25 Update Overview—Fiscal Year 2019 Quarter 2

Below is an executive summary with major changes as well as a performance management component. In addition, there is an update for each T25 property and recent noteworthy action at the property. Following the list of active T25 properties is a section where properties are highlighted that have had significant updates in the past quarter. The last attachment shows a list of properties that have successfully completed their probationary period and have graduated from the list.

In this quarter’s report, some of the performance metrics that are tracked show increases, such as police and fire service calls. This can be attributed to the most recent properties that were added which were primarily multifamily properties. There continues to be no Tier 4 (Very poor) rated properties, this is an example of properties working to adjust their conditions to ensure compliance. Four Tier 1 properties, which are some of the better rated properties, have completed probation and have been removed from the Active T25 list at the end of Quarter 2.

T25 Executive Summary

Since implementing the program in 2015, 68 properties have been added to the list. A total of 39 properties have been removed from the list that have met certain improvements. The goal of the T25 Task Force is to remedy ongoing property maintenance, building condition and criminal issues at T25 properties and through collaborative effort, address the biggest problem properties in the city with aggressive and creative enforcement strategies. The following is a snapshot of the T25 program:

T25 at a Glance	
Total Active T25 Properties	29
Single-Family Properties	4
Multi-Family Properties	8
Hotel/Motel Properties	6
Commercial Properties	9
Vacant Tracts of Land	2
Active Probation Properties	6
T25 All Time	
Properties Added Since Implementation	68
Removed Properties	39
Properties with Structures Demolished	12

T25 Property Rating Score

It has been a goal of management to create a performance management framework to allow the T25 Task Force to make data driven decisions regarding management of the list. One of the key components is a rating score and tier scale. An assessment is utilized and each property gets “points” for every issue it has, i.e. the higher the score the more issues. The goal is to have properties that have no identifiable issues on this assessment.

The assessment is broken up by departments (Building Inspection, Code, Police and Fire). Properties will be scored under each department category, with the composite score derived at the end of the assessment. In order to be eligible for probation and inevitable removal, a property must obtain a tier ranking of 1 for a defined period of time. Below is a breakdown of the number of active T25 properties in each tier ranking:

Rating Score	FY2019 Q2 T25 Properties	FY2019 Q1 T25 Properties	FY2018 Q4 T25 Properties	FY2018 Q3 T25 Properties	FY2018 Q2 T25 Properties
Tier 1 (Acceptable)	11	15	13	20	18
Tier 2 (Fair)	8	7	8	8	8
Tier 3 (Poor)	10	7	11	9	9
Tier 4 (Very Poor)	0	0	2	1	1

Performance Metrics for All T25 Properties

This is a listing of some of the performance metrics that are used to calculate T25 Property Rating Scores. The data shows there is an increase in police calls for service for all properties in Quarter 2 versus Quarter 1. This can be attributed to the newly added properties which were primarily multifamily properties. When the City Council asked to review metrics for all of the apartment complexes during the apartment moratorium, certain multifamily properties were identified that were candidates for T25. These multifamily properties are high density and in result, most metrics show a slight increase in Q2 vs. Q1. When looking at metrics of those properties that were already on the list most have stayed stagnant or have a slight decrease.

Metrics	FY 18-19 Q2	FY 18-19 Q1	FY 17-18 Q4	FY 17-18 Q3	FY 17-18 Q2
# of Police Calls for Service	893	662	783	873	758
# of Arrests	79	67	69	78	67
# of Trash/ Junk/ Debris Violations	5	5	5	10	20
# of High Grass/ Weeds Violations	1	4	8	16	12
# of Fire Runs	3	0	3	6	14
# of Fire Alarm Calls	18	1	5	9	28
# of Ambulance Runs	98	42	34	55	113

These metrics will continue to be monitored, and provided on a per T25 property basis. This can help account for any properties that are removed or added to the active list. An example of this is provided below:

Metrics	FY 18-19 Q2	FY 18-19 Q1	FY 17-18 Q4	FY 17-18 Q3
Total Active T25 Properties	29	29	34	38
Police Calls for Service per T25 Property	31	23	23	23
Arrests per T25 Property	2.7	2.3	2	2.1
Trash/ Junk/ Debris Violations per T25 Property	0.2	0.2	0.1	0.3
High Grass/ Weeds Violations per T25 Property	0.03	0.1	0.2	0.4

Fire Runs per T25 Property	0.1	0	0.1	0.2
Fire Alarm Calls per T25 Property	0.6	.03	0.1	0.2
Ambulance Runs per T25 Property	3.4	1.4	1.0	1.4

Attachments

Attachment 1: Active T25 Property List has all 29 active properties and included date added, vacancy status, lien and tax history, and Current Quarter vs. Last Quarter Tier Ranking.

Attachment 2: Notable T25 Active Property Updates has a more in depth snapshot of properties that have had the most substantial updates both positively and negatively.

Attachment 3: Properties Removed from the T25 List

Attachment 1: Active T25 Properties

Property Address (Common Name)		Date Added	Type	Vacancy Status	Liens	Tax History	Recent Significant Action and Date	FY19 Q2 Tier	FY19 Q1 Tier
1610	Allen Dr.	Sep-17	Residential	Occupied	N		Two trash debris violations sent that have been cleared.	1	1
2614	Big Town (Vacant truck stop)	Dec-15	Commercial	Unoccupied	N	Current	No violations and on probation.	1	1
1819	Crestridge (Just Wright Barbershop)	Sep-16	Commercial	Occupied	N	Current	No violation and on probation.	1	1
3911	E. US Highway 80 (Budget Inn)	Dec-15	Commercial	Occupied	N	Current	There has been a small increase in police service metrics.	2	2
3817	E. US Highway 80 (Delux Inn)	Dec-15	Commercial	Occupied	N	Current	No major updates.	3	3
4260	E. US Highway 80 (Forty Two Hundred)	Sep-16	Multifamily	Occupied	N	Current	There has been an increase in fire service metrics.	3	3
3601	E. US Highway 80 (Luna Lodge/ Rodeo Inn)	Dec-15	Commercial	Occupied	N	Current	No major updates.	2	2
3629	E. US Highway 80 (Meri Best)	Dec-15	Commercial	Occupied	N	Last filed 4Q 2011	No major updates.	3	3
3527	E. US Highway 80 (Shell Station)	Sep-16	Commercial	Occupied	N	Current	Notice for trash sent on 2-22-19 and cleared 3-13-19.	1	3
4405	E. US Highway 80 (Tejas Motel)	Dec-15	Commercial	Occupied	N	Current	Amortized with extension till May 2019.	2	1
4417	E. US Highway 80 (Pharoahs Court Apartments)	Mar-19	Multifamily	Occupied	N	Current	Recently added to the list. A smaller complex that has issues with Building Inspection and property conditions	2	*

Property Address (Common Name)		Date Added	Type	Vacancy Status	Liens	Tax History	Recent Significant Action and Date	FY19 Q2 Tier	FY19 Q1 Tier
2500	East Meadows Blvd. (Spanish Meadows Apartments)	Dec-15	Multifamily	Occupied	N	Current	No major updates.	3	3
2119	Hillcrest (Hillcrest Apartments)	Sep-16	Multifamily	Occupied	N	Current	No major updates.	3	3
3328	Hula Dr.	Dec-15	Residential	Unoccupied	\$1,063	Current	No violations and candidate for probation.	1	1
2960	IH 30 (Former Chaparral Dodge)	Dec-15	Commercial	Unoccupied	N	Current	*A more detailed update is provided in Attachment 2 below.	2	2
3349	IH 30 (Old Office Buildings)	Sep-16	Multifamily Vacant Lot	Vacant	N	Current	No violations and on probation.	1	1
2544	IH 30 (Hometown Studios)	Jul-18	Commercial	Occupied	N	Current	No major updates.	3	3
2626	John West Rd. (Eastfield Apartments)	Mar-19	Multifamily	Occupied	N	Current	Recently added large complex with high police services metrics.	3	*
4727	Laurel Ln	Sep-17	Residential	Occupied	N	Current	Notice for loose trash and Nuisance Premises was last sent on 2-6-19 and cleared by owner on 2-28-19.	3	3
100	Montego	Dec-15	Residential Duplex	Unoccupied	\$11,995	Current	*A more detailed update is provided in Attachment 2 below.	2	3
2801	Motley (JT's Car Care and Corner Store)	Sep-16	Commercial	Unoccupied	N	Current	No updates and on probation.	1	1

Property Address (Common Name)	Date Added	Type	Vacancy Status	Liens	Tax History	Recent Significant Action and Date	FY19 Q2 Tier	FY19 Q1 Tier
2945 Motley (Old Sonic)	May- 18	Commercial	Unoccupied	Y	Current	No violations and on probation.	1	1
3700 N. Town East Blvd (Tradewind Apartments)	Mar- 19	Multifamily	Occupied	N	Current	*A more detailed update is provided in Attachment 2 below.	3	*
4783 N. Galloway Ave. (Crossroads II East Apartments)	Mar-19	Multifamily	Occupied	N	Current	A carport was repaired. At the last regular inspection there was 19 violations. Notices sent for overhanging limbs both internally and externally.	3	*
3225 N. Town East Blvd (Motley) (Old Vickers Gas Station & Albertsons)	Sep-16	Commercial Vacant Lot	Vacant	N	Current	No violations and candidate for probation.	1	1
612 Rodeo Center Blvd. (Brown's Boat Repair)	Sep-16	Commercial	Occupied	N	Current	No violations and no major updates.	2	2
933 W. Cartwright Rd. (Stone Ridge Apartments)	Sep-16	Multifamily	Occupied	N	Current	Have received complaints on drainage and plumbing issues. These were resolved.	2	2
816 W. Scyene (Texas Lakes Marine)	Sep-16	Commercial	Unoccupied	\$9,995	Current	No violations and on probation.	1	1
1228 W. Scyene (Westlake Industrial Park)	Dec-15 2nd Time Feb-18	Commercial	Occupied	N	Current	There have been several CO violations identified to the property owners.	1	2

Attachment 2: Notable T25 Active Property Updates

2960 IH 30 (Former Chaparral Dodge)



Property Type: Commercial

DCAD Condition Assessment: Poor

2019 Appraised Value: \$700,000

Owner(s): SRA GROUP INC
1004 BLUEBONNET DR
IRVING, TEXAS 75060

Date Added to T25 List: December 2015

Departments Involved: Building Inspection, Police, and Code Enforcement

Metrics	FY 2019 Q2	FY 2019 Q1	FY 2018 Q4	FY 2018 Q3
# of Police Calls for Service	2	4	2	0
# of Police Crime Reports	0	0	2	0
# of Resident Arrests	0	0	2	0
# of High Grass/Weeds	0	0	2	1
# of Trash/Junk/Debris	1	1	0	1

Recent Significant Action: This property was added to the T25 list in December of 2015 as a major problem area for Building Inspection and Code Enforcement. Currently, it is the process of being renovated, some of the construction that is ongoing includes plumbing and concrete work. This property will be the new location of Precision Auto used car sales after construction is complete.

3700 N. Town East Blvd (Tradewind Apartments)



Property Type: Multifamily

DCAD Condition Assessment: Average

2018 Appraised Value: \$7,272,730

Owner(s): 2136 TRADEWIND DRIVE LLC
6521 HICKORY HILL DR
PLANO, TEXAS 75074

Date Added to T25 List: March 2019

Departments Involved: Police, Fire, Building Inspection, and City Manager’s Office

Metrics	FY 2019 Q2	FY 2019 Q1	FY 2018 Q4	FY 2018 Q3
# of Police Calls for Service	119	103	-	-
# of Arrests	11	13	-	-
# of Police Crime Reports	19	24	-	-
# of Fire Runs	0	0	-	-
# of Fire Alarm Calls	0	0	-	-
# of Ambulance Runs	13	0	-	-

Recent Significant Action: This property is one of the most recent additions to the T25 list as a major problem area for Police, Building Inspection and Fire. After analyzing performance metrics of all apartment complexes this was identified as one of the lower rated properties and a candidate to be added to the T25 list. This property has had multiple complaints in the last quarter that includes bed bugs and other pest.

100 Montego



Property Type: Residential

DCAD Condition Assessment: Average

2018 Appraised Value: \$40,160

Owner(s): TX USA PROPERTY TAX FUNDING CORP
FORECLOSURE DEPT
8612 SHOVAL CREEK 3RD FLOOR
AUSTIN, TEXAS 75787

Date Added to T25 List: December 2015

Departments Involved: Building Inspection, Fire, and Police

Metrics	FY 2019 Q1	FY 2018 Q4	FY 2018 Q3	FY 2018 Q2
# of Police Calls for Service	0	0	0	0
# of Police Crime Reports	0	0	0	0
Condition Rating (1-4 scale, 4=Worst)	4	4	4	4
# of High Weeds/Grass	1	1	0	2
# of Trash/Junk/Debris	1	1	0	2

Recent Significant Action: This property was added to the T25 list in December of 2015 as a major problem area for Building Inspection, Police, and Fire. This property has been added to the routine vacant mowing list until June 2019. At that point, new notices will be sent out and we then could repeat the process. This property is also periodically checked for break-ins and staff is looking at ways to enhance enforcement of this property.

Attachment 3: Properties Removed from T25 List

Property Address	Type	Status
1600 Hickory Tree Road (Arroyo Vista Apartments)	Multifamily	Removed from list 7-13-16
2861 Franklin Dr. (Prescott Place Apartments)	Multifamily	Removed from T-25 list
2127 Tradewind (Strip center)	Commercial	Removed from T-25 list.
3716 Cranston	Residential	Removed from T-25 list
728 Versailles	Residential Duplex	Removed from T-25 list
1714 Hancock	Residential	Removed from T-25 list
3305 Caribbean	Residential	Removed from T-25 list
4313 Harvey	Residential	Removed from T-25 list
1217,1221,1224, 1229,1233, 1237 Barbara Street	Commercial	Removed from list after city bought properties
2200 Baker Dr. - Denton	Residential	Removed from list after city bought property
2200 Baker Dr. - Zintec	Commercial Vacant Lot	Removed from list after city bought property
4403 Ridgedale Dr.	Residential	Removed from T-25 list
980 N. Town East Blvd	Commercial Vacant Lot	Agreed to remove on 5/2/18
1033 S. Peachtree	Residential	Agreed to remove on 5/2/18
1508 Rodeo Center Blvd. (Former Lester's Style Shop)	Commercial	Agreed to remove on 5/2/18
1750 Range #105 (Upper Cutt Barbershop)	Commercial	Agreed to remove on 5/2/18
1750 Range #108	Commercial	Agreed to remove on 5/2/18
3329 IH 30 (Old office building)	Commercial Vacant Lot	Agreed to remove on 5/2/18
3637 Bahamas Drive	Residential Vacant Lot	Agreed to remove on 5/2/18
4861 Gus Thomasson (Old Swamp Jaws)	Commercial Vacant Lot	Agreed to remove on 5/2/18
302 Phillip	Residential Vacant Lot	Agreed to remove on 9/5/18

Property Address		Type	Status
1005	Powell Rd	Residential Vacant Lot	Agreed to remove on 9/5/18
1601	Bruton (Snack Shack)	Commercial	Agreed to remove on 9/5/18
4321	Coryell Way	Residential	Agreed to remove on 9/5/18
2713	Oates Dr. (Former Day Care)	Commercial	Removed from T-25 list 12/5/18
3056	Dogwood	Residential	Removed from T-25 list 12/5/18
618	Rodeo Center Blvd.	Commercial	Removed from T-25 list 12/5/18
620	Rodeo Center Blvd. (Piston's Plug Automotive)	Commercial	Removed from T-25 list 12/5/18
4515	E. US Highway 80 (McIntyre Truck)	Commercial	Removed from T-25 list 12/5/18
2713	Oates Dr. (Former Day Care)	Commercial	Removed from T-25 list 12/5/18
622	Rodeo Center Blvd. (Storage Warehouse)	Commercial	Removed from T-25 list as of 3/6/19
1443	Tripp (Storage Warehouse)	Commercial	Removed from T-25 list as of 3/6/19
2006	Hillview Dr.	Residential Vacant Lot	Removed from T-25 list as of 3/6/19
3500	IH 30 (Old Community Hospital)	Commercial	Removed from T-25 list as of 3/6/19