

## T25 Update Overview—Fiscal Year 2019 Quarter 1

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, a majority of the performance metrics that are tracked are decreasing, such as police and fire service calls. For the first time there are no Tier 4 (Very poor) rated properties and the lowest number of Tier 3 properties, this is an example of properties working to adjust their conditions to ensure compliance. Five 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 1. Arrests per property has increased this past quarter and this was primarily attributed to the multifamily and hotel/motel properties.

## T25 Executive Summary

Since implementing the program in 2015, 64 properties have been added to the list. A total of 35 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:

<b>T25 at a Glance</b>	
<b>Total Active T25 Properties</b>	29
Single-Family Properties	4
Multi-Family Properties	4
Hotel/Motel Properties	6
Commercial Properties	12
Vacant Tracts of Land	3
Active Probation Properties	9
<b>T25 All Time</b>	
Properties Added Since Implementation	64
Removed Properties	35
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, Planning, Code, Police and Fire). Each department has criteria specific to its jurisdiction. Properties will be scored under each 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 Q1 T25 Properties	FY2018 Q4 T25 Properties	FY2018 Q3 T25 Properties	FY2018 Q2 T25 Properties
Tier 1 (Acceptable)	15	13	20	18
Tier 2 (Fair)	7	8	8	8
Tier 3 (Poor)	7	11	9	9
Tier 4 (Very Poor)	0	2	1	1

### Performance Metrics for All T25 Properties

This is a listing of some of the performance metrics that is used to calculate T25 Property Rating Scores. The data shows there is a decrease in police calls for service for all properties in Quarter 1 versus Quarter 4. There is no one property that is primarily contributing to this decrease rather a collection of all properties. Most metrics have shown a slight decrease in Q1 vs. Q4, this can be a sign of more T25 properties attempting to curb unwanted behavior. This can also be correlated to properties that have maintained a Tier 1 rating that need to be considered for removal.

Metrics	FY 18-19 Q1	FY 17-18 Q4	FY 17-18 Q3	FY 17-18 Q2	FY 17-18 Q1
# of Police Calls for Service	662	783	873	758	624
# of Arrests	67	69	78	67	35
# of Trash/ Junk/ Debris Violations	5	5	10	20	13
# of High Grass/ Weeds Violations	4	8	16	12	10
# of Fire Runs	0	3	6	14	18
# of Fire Alarm Calls	1	5	9	28	22
# of Ambulance Runs	42	34	55	113	88

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 Q1	FY 17-18 Q4	FY 17-18 Q3	FY 17-18 Q2
<b>Total Active T25 Properties</b>	29	34	38	36
Police Calls for Service per T25 Property	23	23	23	21.1
Arrests per T25 Property	2.3	2	2.1	1.9
Trash/ Junk/ Debris Violations per T25 Property	0.2	0.1	0.3	0.6
High Grass/ Weeds Violations per T25 Property	0.1	0.2	0.4	0.3
Fire Runs per T25 Property	0	0.1	0.2	0.4
Fire Alarm Calls per T25 Property	.03	0.1	0.2	0.8
Ambulance Runs per T25 Property	1.4	1.0	1.4	3.1

## **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 Q1 Tier	FY18 Q4 Tier
1610 Allen Dr.	Sep-17	Residential	Occupied	N		Notices sent for trash and debris	1	2
2614 Big Town (Vacant truck stop)	Dec-15	Commercial	Unoccupied	N	Current	No violations and candidate for probation.	1	1
1819 Crestridge (Just Wright Barbershop)	Sep-16	Commercial	Occupied	N	Current	No violation and no major updates.	1	2
3911 E. US Highway 80 (Budget Inn)	Dec-15	Commercial	Occupied	N	Current	Has seen a decrease in resident arrest and fire service calls this quarter.	2	3
3817 E. US Highway 80 (Delux Inn)	Dec-15	Commercial	Occupied	N	Current	Have received a few complaints from occupants.	3	3
4260 E. US Highway 80 (Forty Two Hundred)	Sep-16	Multifamily	Occupied	N	Current	Have received some complaints but they were resolved and there is a drop in police service calls.	3	3
<b>3601 E. US Highway 80 (Luna Lodge/ Rodeo Inn)</b>	<b>Dec-15</b>	<b>Commercial</b>	<b>Occupied</b>	<b>N</b>	<b>Current</b>	<b>*A more detailed update is provided in Attachment 2 below.</b>	<b>2</b>	<b>3</b>
3629 E. US Highway 80 (Meri Best)	Dec-15	Commercial	Occupied	N	Last filed 4Q 2011	The property is 100% vacant and not operating as a motel. May be in the process of selling.	3	4
3527 E. US Highway 80 (Shell Station)	Sep-16	Commercial	Occupied	N	Current	Police service calls have decreased with some of the activity at the adjacent motels decreasing.	1	2
4405 E. US Highway 80 (Tejas Motel)	Dec-15	Commercial	Occupied	N	Current	Amortized with extension till May 2019.	2	3

Property Address (Common Name)	Date Added	Type	Vacancy Status	Liens	Tax History	Recent Significant Action and Date	FY19 Q1 Tier	FY18 Q4 Tier
2500 East Meadows Blvd. (Spanish Meadows Apartments)	Dec-15	Multifamily	Occupied	N	Current	<b>*A more detailed update is provided in Attachment 2 below.</b>	3	3
2119 Hillcrest (Hillcrest Apartments)	Sep-16	Multifamily	Occupied	N	Current	Had complaints of condensate line which was repaired. Corrected 15 violations from annual inspection on 10/10/18.	3	3
2006 Hillview Dr.	Dec-15	Residential Vacant Lot	Vacant	\$242	Current	No violations and candidate for probation.	1	1
3328 Hula Dr.	Dec-15	Residential	Unoccupied	\$1,063	Current	No violations and no major updates.	1	2
2960 IH 30 (Former Chaparral Dodge)	Dec-15	Commercial	Unoccupied	N	Current	Seeking permit approval for a used car lot. Notice sent for trash and debris.	2	3
3500 IH 30 (Old Community Hospital)	Dec-15	Commercial	Unoccupied	\$ 7,634	Current	Notice sent for high grass and weeds inside fence perimeter went to contract.	1	1
3349 IH 30 (Old Office Buildings)	Sep-16	Multifamily Vacant Lot	Vacant	N	Current	No violations and candidate for probation.	1	1
2544 IH 30 (Hometown Suites)	Jul-18	Commercial	Occupied	N	Current	<b>*A more detailed update is provided in Attachment 2 below.</b>	3	4
4727 Laurel Ln	Sep-17	Residential	Occupied	N	Current	Owner is unable to be reached, city is headed towards litigation. Notice sent for trash and debris.	3	3
100 Montego	Dec-15	Residential Duplex	Unoccupied	\$11,995	Current	Looking at additional ways to come into compliance.	2	3

Property Address (Common Name)	Date Added	Type	Vacancy Status	Liens	Tax History	Recent Significant Action and Date	FY19 Q1 Tier	FY18 Q4 Tier
2801 Motley (JT's Car Care and Corner Store)	Sep-16	Commercial	Unoccupied	N	Current	Site is clean of debris. This is a candidate for probation.	1	2
2945 Motley (Old Sonic)	May-18	Commercial	Unoccupied	Y	Current	Demolition and clean up completed and candidate for probation.	1	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
622 Rodeo Center Blvd. (Storage Warehouse)	Sep-17	Commercial	Occupied	N	Current	No violations and candidate for probation.	1	1
1443 Tripp (Storage Warehouse)	Sep-16	Commercial	Occupied	N	Current	No violations and candidate for probation.	1	1
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 candidate for probation.	1	1
1228 W. Scyene (Westlake Industrial Park)	Dec-15 2nd Time Feb-18	Commercial	Occupied	N	Current	No major update or violations.	1	2

# Attachment 2: Notable T25 Active Property Updates

## 3601 E. US Highway 80 Luna Lodge



<b>Property Type:</b>	Commercial
<b>DCAD Condition Assessment:</b>	Unassigned
<b>2018 Appraised Value:</b>	\$1,271,220
<b>Owner(s):</b>	NPRODEO HOLDINGS LLC 7600 BRADFORD PEAR DR IRVING, TEXAS 75063
<b>Date Added to T25 List:</b>	December 2015
<b>Departments Involved:</b>	Building Inspection, Police, and City Manager's Office

Metrics	FY 2019 Q1	FY 2018 Q4	FY 2018 Q3	FY 2018 Q2
# of Police Calls for Service	24	45	43	53
# of Police Crime Reports	4	3	5	8
# of Resident Arrests	6	1	6	4
# of Fire Alarm Calls	0	0	0	3
# of Ambulance Runs	0	3	5	6

**Recent Significant Action:** This property was added to the T25 list in December of 2015 as a major problem area for Building Inspection and Police. Most of the property has been remodeled and they are continuing renovation of restaurant and conference rooms. They have entered into a partnership with Stevens Transport to make available the majority of rooms to their trainees.

# 2544 IH 30

## (Hometown Suites, formerly Crossland Suites)



**Property Type:** Hotel/Motel

**DCAD Condition Assessment:** Excellent

**2018 Appraised Value:** \$3,368,150

**Owner(s):** CL II LLC  
5847 SAN FELIPE STE 4650  
HOUSTON, TEXAS 77057

**Date Added to T25 List:** July 2018

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

Metrics	FY 2019 Q1	FY 2018 Q4	FY 2018 Q3	FY 2018 Q2
# of Police Calls for Service	70	84	128	-
# of Arrests	6	5	20	-
# of Police Crime Reports	10	13	20	-
# of Fire Runs	0	0	2	-
# of Fire Alarm Calls	0	2	4	-
# of Ambulance Runs	9	7	8	-

**Recent Significant Action:** This property is the most recent addition to the T25 list as a major problem area for Police, Building Inspection and Fire. There continues to be better communication with corporate owners and they have hired an outside contractor specializing in upscale Hotel renovations. As of 10-11-18, 51 rooms have passed and additional staff members have been added to ensure a well maintained property. Metrics including police calls for service and fire alarm calls are trending positively since they were first added to the list.

# 2500 E. Meadows

## Spanish Meadows Apartments



**Property Type:** Commercial

**DCAD Condition Assessment:** Good

**2018 Appraised Value:** \$8,700,000

**Owner(s):** GARDEN REDEVELOPMENT LLC  
2500 E MEADOWS BLVD  
MESQUITE, TEXAS 75150

**Date Added to T25 List:** December 2015

**Departments Involved:** Building Inspection, Fire, and Police

Metrics	FY 2019	FY 2018	FY 2018	FY 2018	FY 2018
	Q1	Q4	Q3	Q2	Q1
# of Police Calls for Service	59	61	93	103	104
# of Arrests	4	3	1	12	4
# of Police Crime Reports	13	11	20	34	21
# of Fire Runs	0	1	0	2	3
# of Ambulance Runs	0	0	17	11	15

**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. As of October the property owners have resurfaced and restriped the parking lot. The property's performance metrics have all trended positively as there has been a decrease in police calls for service and ambulance runs. This can attributed to the police and fire department's effort to work with T25 properties to improve their conditions.

## 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