

# Memorandum



DATE: October 21, 2016

TO: Honorable Members of the Public Safety Committee:  
Adam Medrano (Chair), B. Adam McGough (Vice Chair), Sandy Greyson, Tiffinni A. Young,  
Jennifer S. Gates, Philip T. Kingston

SUBJECT: **Criminal Nuisance Abatement Update (SAFE)**

On Monday, October 24, 2016, you will be updated on the Criminal Nuisance Abatement (SAFE) by Deputy Chief Michael Coleman of the Dallas Police Department.

The briefing materials are attached for your review.

Please contact me if you have any questions or need additional information.



Eric D. Campbell  
Assistant City Manager

[Attachment]

cc: Honorable Mayor and Members of the City Council  
A.C. Gonzalez, City Manager  
Larry Casto, City Attorney  
Craig D. Kinton, City Auditor  
Rosa A. Rios, City Secretary  
Daniel F. Solis, Administrative Judge  
Ryan S. Evans, First Assistant City Manager

Jill A. Jordan, P.E., Assistant City Manager  
Mark McDaniel, Assistant City Manager  
Joey Zapata, Assistant City Manager  
M. Elizabeth Reich, Chief Financial Officer  
Sana Syed, Public Information Officer  
Elsa Cantu, Assistant to the City Manager – Mayor & Council



# Criminal Nuisance Abatement Update (SAFE)

Public Safety Committee  
October 24, 2016



[www.dallaspolice.net](http://www.dallaspolice.net)

David Pughes  
Interim Chief Of Police

# Purpose

- Recap of Prior SAFE Briefing
- Accomplishments
  - Co-Op Meeting
  - Escalated accord Meeting
  - SAFE Prime
  - Multi-family Graded Inspection(GI)
  - Dedicated Docket
  - Improved Community Engagement
  - New Internal Data / Search Capability
- Next Steps

# Recap of December 2015's Briefing

- Abatable Crimes
- Partnerships
- Process
  - How properties enter / exit the program
  - Chapter 54/125 Non-compliance consequences
- Statistics

# Accomplishments: Co-Op Meeting

- Monthly SAFE Co-Op Meeting
  - Includes members from each prong of the SAFE process (DPD, DFR, Code, CAO)
  - Goals Include:
    - Discuss strategies to achieve compliance from property owners
    - Discuss possible litigation locations
    - Continuous assessment of the SAFE process to determine which practices work/don't work

# Accomplishments:

## Escalated Accord Meeting

- Implemented an accord meeting checklist to ensure all divisions were conducting meetings in the same fashion
- A representative from the city attorney's office will be present during accord meetings with owners/representatives of properties that have reached an **escalated** status due to non-compliance and may be present for non-escalated properties

# Accomplishments: SAFE Prime

- A SAFE property will be considered “Prime” if it meets one or more of the following criteria
  - No significant crime reduction and abatement of code/fire violations within a four month period
  - Properties located in a TAAG and Neighborhood Plus/Neighbor Up area (Properties located only in a TAAG will be considered for higher prioritization)
  - Properties with a past due Graded Inspection (GI)

# Accomplishments: SAFE Prime

- The following steps will be taken on all SAFE Prime properties:
  - Contact with property owner/representative every two weeks to obtain status update
  - Second accord meeting to include a representative from the city attorney's office for escalated cases
  - Refer to city attorney's office if there is no progress after 30 days of escalation status



# Accomplishments: Exit Transition Meeting

- Criteria for transition from SAFE:
  - 120 days of monitoring (multi-family)
  - 90 days of monitoring (single family)
  - Abatable crime significantly reduced
  - Life hazard violations corrected
- SAFE Team and General Code will meet with property owners to discuss continued progress on outstanding code violations
- The SAFE case will be closed and will transfer to General Code or Community Prosecution

# Accomplishments:

## Partnership with General Code

- SAFE Code inspectors will notify the multi-family section of all new multi-family SAFE cases to determine status of Graded Inspection (GI)
- If GI is overdue a multi-family inspector will accompany the SAFE detective during the initial inspection to perform the GI inspection
- SAFE Code Inspectors attended a training on June 7-9, 2016 to receive additional training in Structure Inspections and get familiar with the Multi-family Graded Inspection (GI) procedures.

# Accomplishments:

## Partnership with General Code

- From March – April 2016, a pilot of dual inspections for GI and SAFE was conducted on priority cases in District 10
- April 2016 to present, the SAFE/ GI program is in full swing
- Weekly GI Inspections are performed on all divisions
- Thirty-three (33) SAFE/GI Inspections have been conducted since April 2016 to present
- 17 passed and 16 have failed

# Accomplishments: Dedicated Docket

- Citations written by SAFE team members are now being placed on the Housing or Environmental Docket in Court 11
  - One group of prosecutors to ensure uniformity
- The municipal citation list was reviewed and no updates were needed. Code and Fire Inspectors ensure citations issued coincide with existing offense codes and proper verbiage

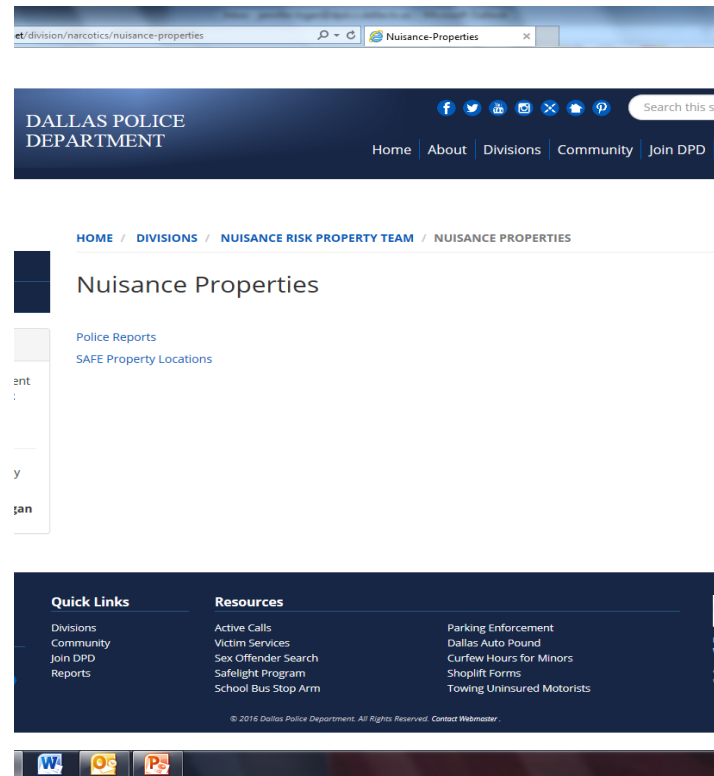
# Accomplishments:

## Improved Community Engagement

- The following steps have been included to inform citizens of SAFE cases in their community:
  - Public information is sent via social media (all detectives have attended a social media class)
  - Discuss properties at community meetings
  - Encourage neighbors to become involved by sharing information with SAFE team members and possibly testify as witnesses at hearings
  - Include SAFE information at DPD community fair tables

# Accomplishments: Improved Community Engagement

- [www.dallaspolice.net](http://www.dallaspolice.net) address search link for Nuisance Properties
- Link specifically for SAFE properties on the Dallas Police Website



<http://www.dallaspolice.net/division/nuisanceriskpropertyteam/nuisanceproperties>

# Accomplishments: Improved Community Engagement

## Facebook Post Example:

- Southeast Division SAFE case
- Property located at 3004 Holmes St.
- Facebook and Twitter will be utilized in this fashion as we move forward

HOME REVIEWS ABOUT POSTS PHOTOS


Like Comment Share

 **Dallas Police Department - Southeast Division**  
May 25 at 2:57pm · 🌐

SAFE TEAM CASE AND COURT DATE ANNOUNCEMENT:  
Division: SOUTHEAST  
S.A.F.E Property: 3004-3006 HOLMES STREET  
Type of Litigation: CHAPTER 125 NUISANCE ABATEMENT AND CHAPTER 54  
Date: 05/26/2016  
Time: 8:30AM  
Location: 600 S COMMERCE STREET DALLAS, TEXAS  
... Continue Reading

👍 1

Like Comment Share

 **Dallas Police Department - Southeast Division**  
May 24 at 8:36am · 🌐

We had an amazing weekend for Operation Beautification and Community Events!!

# Accomplishments: New Internal Data

## STANDARD COMPARISON M (Abatable Crime)

- 3-6 months before SAFE placement
- 3-6 months into SAFE Program
- 3-6 months after being successfully released out of SAFE program



# Accomplishments: Search Capability

- New search capability for property addresses and SAFE offenses/charges
- Developed a link for SAFE Detectives that generates a list of all properties in the City of Dallas that reach the SAFE threshold (link not accessible to public)

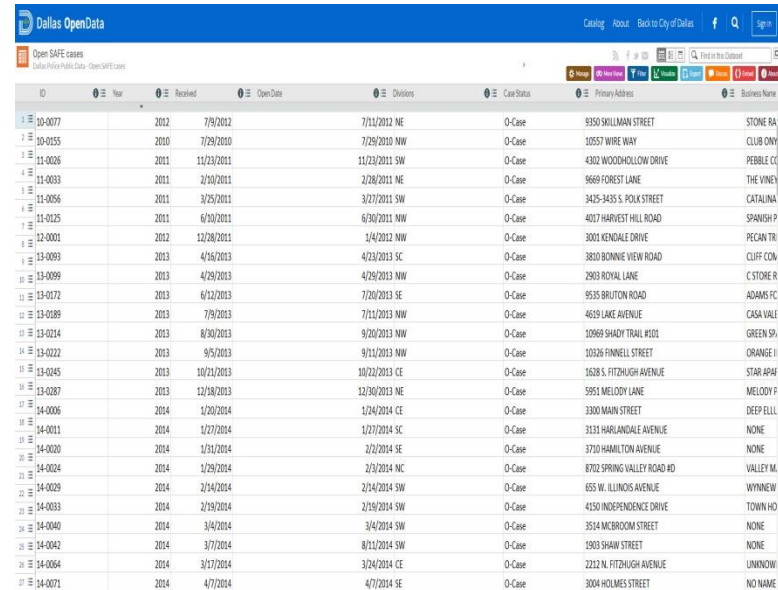
# Additional Changes

- An on call detective rotation has been implemented for weekends for all SAFE detectives in the event a 311 life hazard situation arises outside of normal duty hours
- Designated Neighborhood Police Officers (NPO) were cross-trained as SAFE detectives
- Addition of one Fire Inspector (3 total)

NUISANCE ABATEMENT UNIT/SAFE TEAM ALTERNATES	
NAME	WORK ADDRESS
SC Daniel Camacho #8537	334 S. Hall St. (Central)
SC Bervin Smith #6550	9915 E. Northwest Hwy. (Northeast)
SC Steven Junger #6388	6969 McCallum Blvd. (North Central)
SC Michael Stampley #9759	726 N. Jim Miller Rd. (South East)
SC Donna Thurman #7479	4230 W. Illinois Ave. (South West)
SC Jarrett Ehlinger #6836	1999 E. Camp Wisdom Rd. (South Central)
SC David Kim #10147	9801 Harry Hines Blvd. (Northwest)
Office Asst. Josefina Kissingner	1999 E. Camp Wisdom Rd. (South Central)

# Next Steps

- Shared Database
  - Selected solution
  - Currently has rendering issues
  - Waiting to test internally
- CPTED Training (memo request for funding submitted)
- Name Change



The screenshot shows the Dallas OpenData website interface. The main content is a table titled "Open SAFE cases" with columns for ID, Year, Received, Open Date, Divisions, Case Status, Primary Address, and Business Name. The table contains 27 rows of data, with the first row being ID 10-0077, Year 2012, Received 7/9/2012, Open Date 7/11/2012, Divisions NE, Case Status O-Case, Primary Address 9350 SKILLMAN STREET, and Business Name STONE RA.

ID	Year	Received	Open Date	Divisions	Case Status	Primary Address	Business Name
10-0077	2012	7/9/2012	7/11/2012	NE	O-Case	9350 SKILLMAN STREET	STONE RA
10-0155	2010	7/29/2010	7/29/2010	NW	O-Case	10557 WIRE WAY	CLUB ONY
11-0026	2011	11/23/2011	11/23/2011	SW	O-Case	4302 WOODHOLLOW DRIVE	PEBBLE CO
11-0033	2011	2/10/2011	2/28/2011	NE	O-Case	9669 FOREST LANE	THE VINEY
11-0056	2011	3/25/2011	3/27/2011	SW	O-Case	3425-3455 S. POLK STREET	CATALINA
11-0125	2011	6/10/2011	6/30/2011	NW	O-Case	4017 HARVEST HILL ROAD	SPANISH P
12-0001	2012	12/28/2011	1/4/2012	NW	O-Case	3001 KENDALE DRIVE	PECAN TR
13-0093	2013	4/16/2013	4/23/2013	SC	O-Case	3803 BONNIE VIEW ROAD	CLIFF COO
13-0099	2013	4/29/2013	4/29/2013	NW	O-Case	2903 ROYAL LANE	C STORE R
13-0172	2013	6/12/2013	7/20/2013	SE	O-Case	9535 BRUTON ROAD	ADAMS FC
13-0189	2013	7/9/2013	7/11/2013	NW	O-Case	4629 LAKE AVENUE	CASA VALE
13-0214	2013	8/30/2013	9/20/2013	NW	O-Case	10969 SHADY TRAIL #101	GREEN SP
13-0222	2013	9/5/2013	9/11/2013	NW	O-Case	10326 FINNELL STREET	ORANGE H
13-0245	2013	10/21/2013	10/22/2013	CE	O-Case	1638 S. FITZGAUGH AVENUE	STAR AP4
13-0287	2013	12/18/2013	12/30/2013	NE	O-Case	5951 MELODY LANE	MELODY F
14-0006	2014	1/20/2014	1/24/2014	CE	O-Case	3300 MAIN STREET	DEEP ELLI
14-0011	2014	1/27/2014	1/27/2014	SC	O-Case	3131 HARLANDALE AVENUE	NONE
14-0020	2014	1/31/2014	2/2/2014	SE	O-Case	3710 HAMILTON AVENUE	NONE
14-0024	2014	1/29/2014	2/2/2014	NC	O-Case	8702 SPRING VALLEY ROAD #D	VALLEY M
14-0029	2014	2/14/2014	2/14/2014	SW	O-Case	655 W. ILLINOIS AVENUE	WYNNEW
14-0033	2014	2/19/2014	2/19/2014	SW	O-Case	4150 INDEPENDENCE DRIVE	TOWN HO
14-0040	2014	3/4/2014	3/4/2014	SW	O-Case	3514 MICROBROOM STREET	NONE
14-0042	2014	3/7/2014	8/11/2014	SW	O-Case	1903 SHAW STREET	NONE
14-0064	2014	3/17/2014	3/24/2014	CE	O-Case	2212 N. FITZGAUGH AVENUE	UNKNOWN
14-0071	2014	4/7/2014	4/7/2014	SE	O-Case	3004 HOLMES STREET	NO NAME

# Questions?

# Appendix A

## Abatable Activity

- Discharge of a firearm in a public place as prohibited by the Penal Code
- Reckless discharge of a firearm as prohibited by the Penal Code
- Engaging in organized criminal activity
- Delivery, possession, manufacture, or use of a controlled substance
- Gambling, gambling promotion, or communicating gambling information as prohibited by the Penal Code
- Prostitution, promotion of prostitution, or aggravated promotion of prostitution

# Appendix B

## Abatable Activity

- Compelling prostitution
- Commercial manufacture, commercial distribution, or commercial exhibition of obscene material
- Aggravated assault
- Sexual assault/Aggravated sexual assault
- Robbery/Aggravated robbery
- Unlawful carrying a weapon
- Murder/Capital murder
- Continuous sexual abuse of a young child

# Appendix C

## Abatable Activity

- Massage therapy or other massage services in violation of Chapter 455; Occupations Code
- Employing a minor at a sexually oriented business
- Trafficking of persons
- Sexual conduct or performance by a child
- Employment harmful to a child

# Appendix D

## Partnership with General Code

### Graded Inspection List

STONE RANCH	9350 SKILLMAN STREET	Failed	75
ST. CROIX APARTMENTS	12250 ABRAMS ROAD	Fail	67
MONTECITO PALMS/THE VIVE	8401 SKILLMAN	Fail	75
TOWN CENTER APARTMENTS	8620 PARK LANE	Pass	86
EL CAPITAN APARTMENTS	1842 EL CAPITAN	Fail	79
MEADOWS AT FERGUSON	11760 FERGUSON ROAD	Fail	77
THE RIVIERA	11700 AUDELIA	Pass	86
SPRING RIDGE APTS	3425/3435 S. POLK STREET	Fail	68
SPRING RIDGE APTS	3425/3435 S. POLK STREET	Pass	85
VERNON OAKS APTS	3311 (3233/3321) S. VERNON AVE	Fail	71
PECAN TREE	3001 KENDALE	Pass	90
PECAN TREE	3001 CLYDEALE	Pass	87
PECAN TREE	3002 CLYDEALE	Fail	76
PECAN TREE	3012 STOREY	Fail	82
VILLA DEL ZOCALO	9680 TIMERLINE ROAD	Pass	84
VILLA DEL ZOCALO	9640 TIMBERLINE ROAD	Fail	68

SPANISH VILLAGE	3232 SUMTER DRIVE	Pass	89
SPANISH VILLAGE	3219 SUMTER DRIVE	Pass	91
SPANISH VILLAGE	3132 NORWALK	Pass	93
SPANISH VILLAGE	3105 NORWALK	Pass	95
SPANISH VILLAGE	3131 NORWALK	Pass	94
SPANISH VILLAGE	3233 NORWALK	Pass	88
SPANISH VILLAGE	3222 NORWALK	Pass	94
SPANISH VILLAGE	3131 WEBB CHAPEL EXT	Pass	93
PECAN SQUARE	3350 LOMBARDY PHASE I	Fail	36
PECAN SQUARE	3350 LOMBARDY PHASE II	Fail	79
THE THREAD	13606 MAHAM ROAD	Pass	87
THE THREAD	13512 MAHAM ROAD	Pass	88
THE THREAD	13652 MAHAM ROAD	Pass	91
PEOPLE'S EL SHADDI	2836 E. OVERTON RD.	Fail	79
MANDALAY PALMS	7501 CHESTERFIELD	Fail	57
WHEATLAND TERRACE	443 W. WHEATLAND	Pass	88
MESA RIDGE APARTMENTS	3504 FAWN VALLEY	Fail	68



# Appendix E: Co-Op Meeting High Priority Property List

DIVISION	LOCATION ADDRESS	LOCATION NAME	STRUCTURE
<b>SOUTHEAST</b>	9535 BRUTON ROAD	ADAMS FOOD MART	BUSINESS
<b>SOUTHWEST</b>	1235 & 1239 HARTSDALE	FRENCH COLONY	MULTI-FAMILY
	238 W. DAVIS	OAK CLIFF SOCIAL CLUB	BUSINESS
	3311 (3233 & 3321) S. VERNON	VERNON OAKS	MULTI-FAMILY
	4150 INDEPENDENCE	TOWN HOUSE SUITES	BUSINESS
	534 SUNSET	PATIO BAR	BUSINESS
	624 N. LANCASTER	AURORA APARTMENTS	MULTI-FAMILY
	715 N LANCASTER	TOWN LAKE APARTMENTS	MULTI-FAMILY
	8081 MARVIN D LOVE FREEWAY	BRANDON MILLS APARTMENTS	MULTI-FAMILY
<b>NORTHEAST</b>	11700 AUDELIA ROAD	RIVIERA	MULTI-FAMILY
	11760 FERGUSON	MEADOWS AT FERGUSON	MULTI-FAMILY
	6050 MELODY LANE #121	TEAL WOOD ON THE CREEK	MULTI-FAMILY
	7117 & 7131 HOLLY HILL DRIVE	<u>ECHO @ MIDTOWN</u>	MULTI-FAMILY
	8538 PARK LANE & 6055 RIDGECREST	RAMBLE WOOD	MULTI-FAMILY
	8550 PARK LANE	SUNCHASE	MULTI-FAMILY
	9519 FOREST LANE	BUDGET SUITES	BUSINESS
	9520 ROYAL LANE #224	ROYAL LANE HIGHLANDS CONDOS	MULTI-FAMILY
	9669 FOREST LANE	THE VINEYARDS AT FOREST EDGE	MULTI-FAMILY
	9702 FERRIS BRANCH	HIDDEN RIDGE	MULTI-FAMILY
	9750 ROYAL LANE	CANTERA CREEK PHASE 1	MULTI-FAMILY
	9770 FOREST LANE	BENT CREEK SHOPPING CENTER	BUSINESS
	9911 WHITEHURST	LAS BRISAS	MULTI-FAMILY
	9920 FOREST LANE #122	VILLAGE OAKS	SINGLE FAMILY RESIDENCE
<b>NORTHCENTRAL</b>	13606 MAHAM ROAD	THE THREAD	MULTI-FAMILY
<b>SOUTH CENTRAL</b>	5821 BONNIE VIEW/3226 PERSIMMON	MOUNTAIN CREEK VIEW	MULTI-FAMILY
	2755 E. LEDBETTER DRIVE	THE OASIS PARK	MULTI-FAMILY
	2805 E. LEDBETTER DRIVE	OASIS	MULTI-FAMILY
	3432 GREAT TRINITY FOREST WAY	SIMARI RIDGE	MULTI-FAMILY
	6271 HIGHLAND HILLS	HIGHLAND HILLS	MULTI-FAMILY

# Appendix F: Co-Op Meeting SAFE/CP OVERLAP CASES

DIVISION	LOCATION ADDRESS	LOCATION NAME	STRUCTURE
SOUTHEAST	3610 CAUTHORN DRIVE	HOUSE	SINGLE FAMILY RESIDENCE
	2915 MORNING AVENUE	HOUSE	SINGLE FAMILY RESIDENCE
	3631-3635 COLONIAL	HOUSE	SINGLE FAMILY RESIDENCE
	4610 SPRING GARDEN	HOUSE	SINGLE FAMILY RESIDENCE
	4330 COPELAND STREET	HOUSE	SINGLE FAMILY RESIDENCE
	2700-2706 LAGOW STREET	HOUSE	MULTI-FAMILY RESIDENCE
	4714 FRANK STREET	HOUSE	SINGLE FAMILY RESIDENCE
	1506 PEABODY	NO NAME	MULTI-FAMILY RESIDENCE
	2323 2nd AVENUE		BUSINESS
	2302 2nd AVENUE		BUSINESS
SOUTHWEST	2957 S. WESTMORELAND	IN AND OUT CORNER STORE	BUSINESS
	408 S. WAVERLY	HOUSE	SINGLE FAMILY RESIDENCE
	3425/3435 S. POLK	SPRING RIDGE	MULTI-FAMILY RESIDENCE
	3311 S. VERNON	VERNON OAKS	MULTI-FAMILY RESIDENCE
	534 SUNSET	PATIO BAR	BUSINESS
	8081 MARVIN D LOVE FWY	BRANDON MILLS APARTMENT	MULTI-FAMILY RESIDENCE
	4150 INDEPENDENCE DR	TOWN HOME SUITES	BUSINESS
NORTH CENTRAL	7815 LBJ	THE GRAND HOTEL	BUSINESS
	8550 MIDPARK	MIDPARK TOWERS	MULTI-FAMILY RESIDENCE

# Appendix G: Co-Op Meeting SAFE/CP OVERLAP CASES

SOUTH CENTRAL	3035 E. LEDBETTER	OASIS	MULTI-FAMILY RESIDENCE
		HIGHLAND HILLS	MULTI-FAMILY RESIDENCE
	2755 E. LEDBETTER DRIVE	THE OASIS PARK	MULTI-FAMILY RESIDENCE
	2805 E. LEDBETTER DRIVE	OASIS GARDEN	MULTI-FAMILY RESIDENCE
	3432 GREAT TRINITY FOREST WAY	SIMARI RIDGE	MULTI-FAMILY RESIDENCE
	1220 MARFA	HOUSE	SINGLE FAMILY RESIDENCE
	1474 WAGON WHEELS DR	HOUSE	SINGLE FAMILY RESIDENCE
	3550 E. OVERTON	VILLAGE WAY	MULTI-FAMILY RESIDENCE
	3130 STAG	VLLAGE OF SORRENTO	MULTI-FAMILY RESIDENCE
	2417 E. 11 TH STREET	SILVER SLIPPER	BUSINESS
	2950 W. CAMP WISDOM RD	MS EXPRESS	BUSINESS
	2935 W. CAMP WISDON RD	DELUXE INN	BUSINESS
	3150 E. LEDBETTER	6271 HIGHLAND HILLS DRIVE	BUSINESS
	3823 BONNIE VIEW	DISCOUNT BEER WINE	BUSINESS
NORTHEAST	8411 LA PRADA DRIVE	VILLA BONITA	MULTI-FAMILY RESIDENCE
	11511 FERGUSON ROAD	SPANISH BROOK	MULTI-FAMILY RESIDENCE
CENTRAL	1628 S. FITZHUGH	STAR EAST	MULTI-FAMILY RESIDENCE
	4927 SAN JACINTO	SIERRA I	MULTI-FAMILY RESIDENCE
	5405 DOLPHIN ROAD	EL AZ DE ORO RESTURANT	BUSINESS
NORTHWEST	2911 LOMBARDY	EL PAISANO RESTAURANT	BUSINESS
	3001 KENDALE DR	PECAN TREE	MULTI-FAMILY
	2833 COMMUNITY DR	PARKSIDE PLACE	MULTI-FAMILY