SENIOR LIVING FACILITIES

PROPOSED PROACTIVE INSPECTIONS PROGRAM

Presented by: Phil Laney
Sr. Special Projects Manager

August 8, 2019

Partnering with our community to build and maintain a safer San Antonio
AGENDA

OVERVIEW
COUNCIL CONSIDERATION REQUEST (CCR)
TASK FORCE OUTCOMES
POLICY OPTIONS
NEXT STEPS
OVERVIEW

• Council Consideration Request
  • Develop program to ensure safety of all senior (and including disabled people) living facilities
  • Periodic, regular and adequate inspections
  • Preventing or minimizing public health dangers and risks for residents
  • Considering program with proactive inspections (safety checks before complaint is made)
COMMON VIOLATIONS

- ELECTRICAL HAZARDS
- INFESTATIONS
- ISSUES NOT ALWAYS REPORTED BY RESIDENTS
PROPOSAL

- Senior living facility is 5 or more housing units with:
  - at least 50% of units occupied by seniors
  - Or advertise for seniors
- Seniors = 60 years or older
No ordinance in place for proactive inspections
- Will be recommending if program is needed
  - Develop guidelines
- Kick-off May 3, 2018
- 14 meetings
- Comprised of:
  - San Antonio Apartment Association
  - Alamo Area Council of Governments (AACOG) Area Agency on Aging
  - San Antonio Housing Authority (SAHA)
  - City/County Joint Commission for Elderly Affairs
  - City Council staff
  - City Departments including Development Services, Neighborhood Housing Services, Metro Health, City Attorney & Fire
  - Owners/managers of 150 suspected senior living facilities invited to participate
ACCOMPLISHMENTS

GENERAL PRINCIPLES

• Protect vulnerable populations, namely seniors or elderly
• Properties should be safe, healthy & maintained
• Focus oversight on frequent offenders
• Educate owners, property managers & residents
• Considered numerous policy proposals:
  – to target frequent offenders
  – limit adverse impacts to responsive, compliant properties
  – impact vulnerable populations, property participation, affordable housing
ACCOMPLISHMENTS

PARTICIPATION

• Based on frequency & severity of code violations
• Warning period up to 3 days
• Properties **NOT** in program:
  – limited violations, fast & adequate response
• Properties in program:
  – Those failing to quickly & adequately respond to issues
  – Registrations required:
    • If number of violations in 1 year meets threshold
<table>
<thead>
<tr>
<th>ISSUES &amp; CONCERNS</th>
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<tbody>
<tr>
<td>80% to 90% already doing right thing</td>
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<td>Current process may be enough</td>
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<td>Complaint-based inspections do not identify issues affecting multiple units</td>
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<td>Fear of retaliation</td>
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<td>Issues not limited to only senior locations</td>
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<td>Registration &amp; costs could increase rents</td>
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<td>Defining age for “seniors”</td>
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<td>Identifying &amp; enforcing who qualifies as a senior living facility</td>
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<td>Fees not likely to recover City cost</td>
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ALTERNATIVES

If NO program

Create materials & resource guides on responsibilities (owners, property managers and tenants)

Online and on-site education & training

Presentations at DSD Academy
PUBLIC INPUT
• July – August

TASK FORCE RECOMMENDATION
• September

COMMUNITY HEALTH & EQUITY COMMITTEE
• October - November

CITY COUNCIL (IF NEEDED)
• November - December

NEXT STEPS
SPEAK UP

- SASpeakUp.com
- www.sanantonio.gov/DSD

Proactive Inspections for Senior Living Facilities
Development Services Department
SENior Living Facilities

Proposed Proactive Inspections Program

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