



## Senior Living Facilities CCR Policy Scenarios

### General Principles of Senior Living Facilities CCR Task Force

- Properties should be safe, healthy & maintained
- Protect vulnerable populations, namely seniors
- Focus oversight on frequent offenders & limit adverse impacts to responsive, compliant properties
- Educate owners, property managers & residents
- Protect affordable housing options

### Current Task Force Policy:

- Frequent offenders who meet violation threshold required to register
- Opportunity given to address violations without issue counting towards qualification threshold (3-day warning period)
- Participation appeals
- Proactive inspections only for participating properties (frequent offenders)
- Dedicated officers respond to all complaints at eligible properties
- Fees only charged to participating properties
- All eligible locations (participating & non-participating) receive inspections for complaints
- \$6/unit fees for participating properties does not cover expenses; cost recovery closer to \$60/unit
- Potential for retaliation toward unit(s) where violations occur or chilling effect on complaints
- Resident affordability/annual property cost not predictable
- On-site education & training on violations/issues, as well as program details & requirements

### Alternative Policy:

- All eligible properties register annually
- All eligible properties subject to proactive inspections (at least once per year)
- San Antonio Property Maintenance Code (SAPMC) due process timeline in effect (no 3-day warning) to avoid violation threshold requiring registration
- Fees charged to all eligible properties
- \$6/unit fees for all properties does not cost recover expenses; cost recovery closer to \$20/unit
- Potential for retaliation toward unit(s) with violations or chilling effects on complaints is less
- Resident affordability/annual property cost more predictable
- On-site education & training focused on issue prevention