



## Senior Living Facilities CCR Public Meeting Presentation Outline – July & August 2019

### Presentation Outline:

1. Agenda
  - Overview
  - Council Consideration Request
  - Task Force Outcomes
  - Policy Options
  - Next Steps
  
2. 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 and registration requirements
  
3. Common Violations
  - Electrical Hazards
  - Infestations
  - Issues not always reported by residents
  
4. Ordinances
  - Boarding Homes
    - Created in Dec. 2012
    - Proactive inspections by multi-department team
      - 4...1. Development Services – Code Enforcement & Building Inspections
      - 4...2. Neighborhood & Housing Services (NHSD)
      - 4...3. Metro Health

#### 4...4. San Antonio Fire Department

- Mobile Living Parks
  - Revised in Dec. 2017
  - Proactive inspections of Development Services – Code Enforcement
    - 4...1. Supplemental report from Neighborhood & Housing Services, Metro Health & Fire
- Multi-tenant Inspection Team
  - Reactive inspections by Code Enforcement teams
    - 4...1. Multi-family properties with chronic violations

#### 5. Senior Living Facilities Task Force Expectations

- Currently no ordinance that allows for proactive inspections or registration of senior living facilities
  - San Antonio Property Maintenance Code & other City codes allows for inspections based on complaints or suspected violations
- Task Force tasked with recommending:
  - If registration and/or inspection program is needed
  - Program requirements (if needed)

#### 6. Task Force Process

- Kickoff on May 3, 2018
- Task Force has had 14 meetings
- Task Force participation from following groups:
  - 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, NHSD, Metro Health, City Attorney & Fire
  - Owners/property managers of 150 suspected senior living facilities invited to participate

## 7. Task Force 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 but limit adverse impacts to responsive, compliant properties
- Considered how various policy proposals would impact vulnerable populations, property participation, affordable housing

## 8. Senior Living Facility Policy Proposals

- Program participation based on frequent and/or severe code violations
  - Properties that limit violations & respond quickly & adequately will not participate in program
  - Properties that fail to quickly & adequately respond to issues are assessed a qualifying violation
  - If number of qualifying violations in 1 year meets threshold, registration required & property subject to proactive inspections
- Warning period – up to 3 days – given to properly address violations before notice of violation is issued
  - Addressing violation includes removing hazard, removing resident from hazard and/or implementing achievable action plan to resolve issue

## 9. What is a Senior Living Facility?

- 5 or more housing units with at least 50% of units occupied by seniors
- 5 or more housing units that advertise for seniors
- Seniors defined as individuals aged 60 years or older

## 10. Issues & Concerns

- Without proactive inspections, issues or violations only identified through complaints
  - Issues that may cross many units are limited to where complaints originated

- Identification or prevention of future violations is limited
- Fear of retaliation may hinder legitimate complaints being brought forward
- Identifying & enforcing who qualifies as a senior living facility
- Defining the age for “seniors”
- Issues with responsiveness & adequateness in addressing maintenance concerns not limited to only senior locations
- Most properties – 80% to 90% - already doing the right thing: why create program for so few properties?
- Existing property maintenance code & response based on complaints may be sufficient in addressing frequent offenders
- Properties may already be subject to inspections by other agencies
- Education needed to bring awareness & prevention of issues
- Registration & costs associated with maintaining compliance may cut into property profit margins
  - Rents could rise & affordability may decrease as result
- Property registration fees not likely to recover City cost to provide service

#### 11. Options if Program Not Recommended or Adopted

- Education & training available to locations on-site & via DSD website
- Materials & resource guides on responsibilities of owners/property managers and renters/tenants
- Presentations at DSD Academy

#### 12. Next Steps

- July-August 2019 – Public Input
- August 2019 – Task Force Recommendation
- September 2019 – Community Health & Equity Committee
- November 2019 – City Council Adoption (if necessary)