



SENIOR LIVING FACILITIES

PROACTIVE INSPECTIONS PROGRAM

Presented by: Phil Laney
Sr. Special Projects Manager

June 8, 2018



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

AGENDA



OVERVIEW



**COMMON
VIOLATIONS**



**HUD
PROPERTIES**



INSPECTIONS

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
 - ~150 properties
 - ~19,000 units

	CITY OF SAN ANTONIO	RECEIVED
	OFFICE OF THE CITY COUNCIL	CITY OF SAN ANTONIO
	COUNCIL CONSIDERATION REQUEST	CITY CLERK
		2017 MAR 21 PM 4:00
TO:	Mayor and City Council	
FROM:	Councilman Roberto C. Treviño, District 1	
COPIES TO:	Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Andrew Segovia, City Attorney; John Peterek; and Christopher Callanen	
SUBJECT:	Request for Proactive Inspections of Health Conditions for Predominantly Seniors (and Including Disabled People) Living in Residential Housing Facilities	
DATE:	March 20 th , 2017	
<u>Issue Proposed for Consideration and Brief Background</u>		
I ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the Governance Committee and/or of the City Council:		
Concurrence in directing staff to review existing regulations and ordinances, and to draft and propose necessary new regulations and ordinances needed to adequately insure the health and safety of all residents of senior and/or disabled residential housing facilities.		
Such new regulations and ordinances shall provide for periodic, regular and adequate inspections with a goal of preventing or minimizing public health dangers and risks for seniors and disabled people living in residential housing facilities, such as the health risk recently confronting seniors residing at the Aurora Apartments in Council District 1.		
Submitted for Council consideration by:		
	Councilman Roberto C. Treviño, District 1	

COMMON VIOLATIONS



ELECTRICAL HAZARDS



INFESTATIONS



ISSUES NOT ALWAYS
REPORTED BY RESIDENTS

Why HUD Properties in Discussion?

EXPERIENCE

- 2 out of 3 largest cases
- HUD inspection frequency (if pass)
 - Annual
 - 2 year-cycle
 - 3 year-cycle

PREVALENCE

- HUD properties make up large number of properties where senior residents live

POPULATION

- Challenges in ensuring senior residents know expectations & recourse if not met

Why HUD Properties in Discussion?

Jurisdiction By County: San Antonio, TX

Aransas	Gillespie	Llano
Atascosa	Goliad	Maverick
Bandera	Gonzales	McMullen
Bastrop	Guadalupe	Medina
Bee	Hays	Nueces
Bexar	Hidalgo	Real
Blanco	Jackson	Refugio
Brooks	Jim Hogg	San Patricio
Burnet	Jim Wells	Starr
Caldwell	Karnes	Travis
Calhoun	Kendall	Uvalde
Cameron	Kenedy	Val Verde
Comal	Kerr	Victoria
DeWitt	Kinney	Webb
Dimmit	Kleberg	Willacy
Duval	La Salle	Williamson
Edwards	Lavaca	Wilson
Fayette	Lee	Zapata
Frio	Live Oak	Zavala

- HUD Office Jurisdiction (in counties)
 - SA – 57
 - Houston – 35
 - Fort Worth – 162

INSPECTIONS

- Proactive inspection - authority given by Ordinance to inspect property to ensure compliance, or if violation is suspected
- Inside of a facility is observed to determine minimum property maintenance standards



BOARDING HOMES

MOBILE LIVING PARKS



- Proactive inspection - authority provide by Ordinance to inspect property & exterior of structure to ensure compliance, or if violation is suspected
- Inside of a facility observed only if a complaint is received

- Reactive inspection – authority to respond based on valid complaint received
- If access not granted, judge can issued administrative warrant
- Other violations may be observed, especially if impacting other units



MULTI-TENANT / SENIOR LIVING FACILITIES

MOBILE HOME PARK INSPECTIONS – YEAR 1



TIER 1 – COMPLIANT

- Property compliant & with few issues
- Inspect quarterly to establish relationship & familiarity
- Maintaining compliance is goal



TIER 2 – NON COMPLIANT

- Property non-compliant, few life safety concerns
- Inspect monthly until issues are resolved
- Once compliant, less frequent inspections



TIER 3 – LIFE SAFETY ISSUES

- Life safety concerns addressed swiftly
- Once imminent risks addressed, prioritize non-threatening issues
- Inspect monthly, oftentimes more if residents remain in harm's way

NEXT STEPS

PARTNERSHIP

- What support needed to pass HUD inspection?
- Non-HUD properties?

INSPECTION

- Focus of inspection
- # of Units
- Frequency

NEXT MEETING

- June 28, 2018, 1:00 pm
- Future meetings: task force or open



SENIOR LIVING FACILITIES

PROACTIVE INSPECTIONS PROGRAM

Presented by: Phil Laney
Sr. Special Projects Manager

June 8, 2018



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