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
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**

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- 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

MOBILE LIVING PARKS

• Proactive inspection - authority provided 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

BOARDING HOMES

• Reactive inspection – authority to respond based on valid complaint received
• If access not granted, judge can issue 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
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