



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: 4

Agenda Date: August 25, 2022

In Control: Planning and Community Development Committee

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Briefing and discussion of options to proactively inspect multi-family residential properties for compliance with minimum health and safety housing standards.

SUMMARY:

Two recent cases involving apartment complexes this summer, where significant property maintenance violations have negatively impacted the health and safety of residents, have highlighted the need to review options to address proactive inspections at multi-family residential properties and possibly create a “Bad Actor” Apartment Registration Program.

BACKGROUND INFORMATION:

Apartment complexes present a unique and challenging situation when owners fail to meet the City's minimum property maintenance standards and safety codes because of the negative impacts to health and quality of life to multiple tenants and families. This summer, there were two separate apartment complexes with significant property maintenance code violations: Colinas at Medical

formerly known as Seven Oaks (Council District 7) and Wurzbach Manor (Council District 8). The City's Development Services Department (DSD) Code Enforcement team responded to the calls for service and have issued notices as well as citations to bring the properties into compliance. Despite these efforts, the health and safety of residents were negatively impacted and proactive inspections have been requested, moving forward, to mitigate the presence of similar conditions at other apartment complexes.

Currently, Code Enforcement reactively responds to calls related to apartment property maintenance violations. Code Enforcement inspects these locations to determine whether violations exist and directs owners to correct the property maintenance violations per the City's notice and citation procedures. DSD also has a Multi-Tenant Inspection (MTI) team that assists with challenging code enforcement cases and inspects apartment complexes with significant property maintenance violations. The MTI team is dispatched when multiple code violations are noted in an apartment complex to quickly identify and facilitate the resolution of code violations and ensure property owners correct the property maintenance issues. Again, the MTI team is part of a reactive response to these properties.

The City does have a few proactive inspection programs in place to enforce code compliance. The Boarding Home and Mobile Living Park Teams are dedicated to proactively ensuring the living conditions for some of our City's most vulnerable residents. Additionally, the Dangerous Assessment Response Team (DART) is a proactive unit that investigates nuisance properties with a two-year documented code and/or criminal history.

The City has outlined three options to increase the City's ability to proactively inspect multi-family properties for compliance with minimum health and safety housing standards:

1. Code Enforcement Apartment Inspection Team – will be supported by the General Fund and can be discussed during the annual budget process
2. "Bad Actor" Apartment Registration Program – will be supported by fees paid by "Bad Actor" Apartments
3. Apartment Registration and Inspection Program for ALL Apartments – will be supported by fees paid by all apartment communities, regardless of whether they are bad actors

City staff recommends Option 2, "Bad Actor" Apartment Registration Program to effectively increase the City's proactive inspections for apartments that need it most. All three options will be discussed during the Planning Community and Development Committee meeting and through a stakeholder process to develop a balanced proposal to address conditions at apartment conditions which negatively impact tenants.

ISSUE:

The Development Services Department's Code Enforcement team currently responds reactively to calls related to apartment property maintenance violations. Completion of stakeholder processes, to include stakeholders such as apartment owners/operators and housing advocates, will assist the City with developing potential code changes to address violations at multi-family residential properties and possible creation of a Bad Actor Apartment Registration Program that will increase the number of proactive inspections at these locations. The increase in proactive

inspections is expected to ensure compliance with City codes and increase the quality of life for tenants who reside at apartment complexes.

FISCAL IMPACT:

This item is for briefing purposes only.

ALTERNATIVES:

This item is for briefing purposes only.

RECOMMENDATION:

Staff recommends the creation of a task force to discuss and develop potential code changes and possible creation of a Bad Actor Apartment Registration Program.