



**Second Annual Update:
Boarding Homes/Lodging Facilities/Correctional
Facilities/Alternate Housing Facilities**

July 14, 2020



Background

- March 2016: fire in a boarding home and fire in an unlicensed lodging facility resulted in three deaths and the emergency evacuation of 29 elderly and disabled residents.

- In response, Mayor Turner formed an internal working group comprised of City departments to review and revise relevant ordinances:
 - Administration & Regulatory Affairs Department
 - Houston Fire Department
 - Houston Police Department
 - Houston Public Works
 - Department of Neighborhoods
 - Planning Department
 - Legal Department
 - Mayor's Office of People With Disabilities
 - Mayor's Office of Homeless Initiatives



Background - continued

- Stakeholder Meetings
 - Industry stakeholder meetings
 - November 6, 2017 – Boarding Homes Operators
 - November 6, 2017 – Lodging Facility Operators
 - December 8, 2017 – Alternative Housing Facilities
 - Community stakeholder meetings
 - January 3, 2018 – Third Ward Multi-Service Center
 - January 4, 2018 – Southwest Multi-Service Center
 - January 8, 2018 – Acres Home Multi-Service Center
 - January 10, 2018 – Marshall Middle School
 - January 11, 2018 - Mayor’s Commission on Disabilities
 - January 11, 2018 – Kashmere Multi-Service Center
 - January 30, 2018 – St. Christopher’s Episcopal Church



Approved Regulatory Framework

- Four types of permits:
 - Permits issued by HPW
 - Boarding Home
 - Lodging Facility
 - Permits issued by ARA
 - Correctional Facility
 - Alternate Housing Facility

- Fees:
 - All Facilities Annual Safety Inspection Fee = \$192.00
 - Boarding and Lodging Facility Permit Fees = \$81.00
 - Correctional and Alternate Housing Permit Fees = \$130.00
 - All fees over \$50 pay the Administrative Fee of \$29.84

- Example: Lodging Facility would pay:
 - $(\$192.00 + \$29.84) + (\$81.00 + \$29.84) = \$332.68$



Boarding Homes: General Information

- Definition: Facilities that provide lodging and personal care services to 3 or more persons with disabilities and/or elderly persons.
- 117 facilities were registered prior to the ordinance's passage in March 2018. Registered facilities had until October 1, 2019 obtain the new Boarding Home Permit.
- Authorization: State Law – Health and Safety Code, Title 4, Subtitle B, Chapter 260, Boarding Home Facilities
- Enforced by both HPD Mental Health Unit and HPW Occupancy Section



Lodging Facilities: General Information

- Definition: Establishment that furnishes lodging to 3 or more persons, who are unrelated to the owner of the establishment by blood or marriage. The term “lodging facility” shall not include: (1) a boarding home, (2) a hotel or bed and breakfast facility, or (3) a single-family residential building condominium, or townhouse that is owner-occupied for at least three months of the year each year.
- Also known as:
 - Boarding houses
 - Rooming houses
 - Tenement houses
 - Bunk houses
 - Flop houses
- Does not include:
 - Short-term rentals
 - Vacation/rental homes
 - Apartments, hotels, condos



Correctional & Alternate Housing Facilities: General Information

Definitions:

- Correctional Facility – A facility for the housing and rehabilitation or training of adults on parole, early or pre-release, or any other form of executive, judicial or administrative release from a penal institution

- Alternate Housing Facility – A residence owned by an individual, private legal entity, non-profit or faith-based organization which is not owned by, operated by, established by or contracted with TDCJ where three or more unrelated parolees reside



By the Numbers – Permits

Active and Permitted Facility Count as of June 30, 2020:

- 42 Boarding Homes
- 10 Lodging Facilities
- 60 Alternate Housing Facilities
- 6 Correctional Facilities

Alternate Housing Facility & Correctional Facility:

- 23 facilities were denied for location (too close to school, park, etc)
- 2 locations have closed
- 1 alternate housing facility was revoked (deed restriction violations)
- 3 locations that sought a permit were refused as they were outside the COH limits.
- 6 facilities withdrew application
- 34 locations are in the Certificate of Occupancy process
- 5 locations pending Annual Inspection for Renewal
- 1 location is currently under Expiration Investigation, permit renewals came up under Stay Home, Work Safe order.

Boarding & Lodging Facility:

- 21 facilities have closed
- 122 facilities are in the Certificate of Occupancy process
- Enforcement personnel conducts site visits to encourage process completion.



Residential Facility Approved Permits By Council District as of June 30, 2020

Council District	Boarding Home	Lodging Facility	Alternate Housing Facility	Correctional Facility
A	2	1	6	0
B	5	0	19	0
C	3	2	1	0
D	14	2	13	0
E	0	0	0	1
F	4	0	0	0
G	0	0	0	0
H	2	4	11	2
I	0	1	2	3
J	0	0	2	0
K	12	0	6	0

*Approved Permits as of June 30, 2020



By the Numbers – Annual Inspections

- ❑ 154 Boarding or Lodging Facilities are currently in process for either the annual safety inspection or inspections required to obtain the Certificate of Occupancy.
- ❑ 108 Annual Inspections were completed by HPW for the period of March 21, 2019 through June 30, 2020.
- ❑ 8 Annual Inspections are pending with HPW; meaning the location has either obtained the Certificate of Occupancy recently or the location is seeking the annual inspection for their permit renewal. Some delayed due to COVID19.
- ❑ Annual inspections are conducted regardless of any Certificate of Occupancy inspections that may be required.

* Locations may be required to obtain more than one type of facility permits based on classification of residents and services provided.



By the Numbers – 311 Calls

- ❑ # of 311 and Non-311 cases received in HPW/HPD from January 1, 2019 through June 30, 2020: **302**

- ❑ **HPW** metric: all 311 cases to be resolved and closed within **7** days of receipt.
 - ❑ The average days open is currently 2.90. This is 96.89% of the cases.

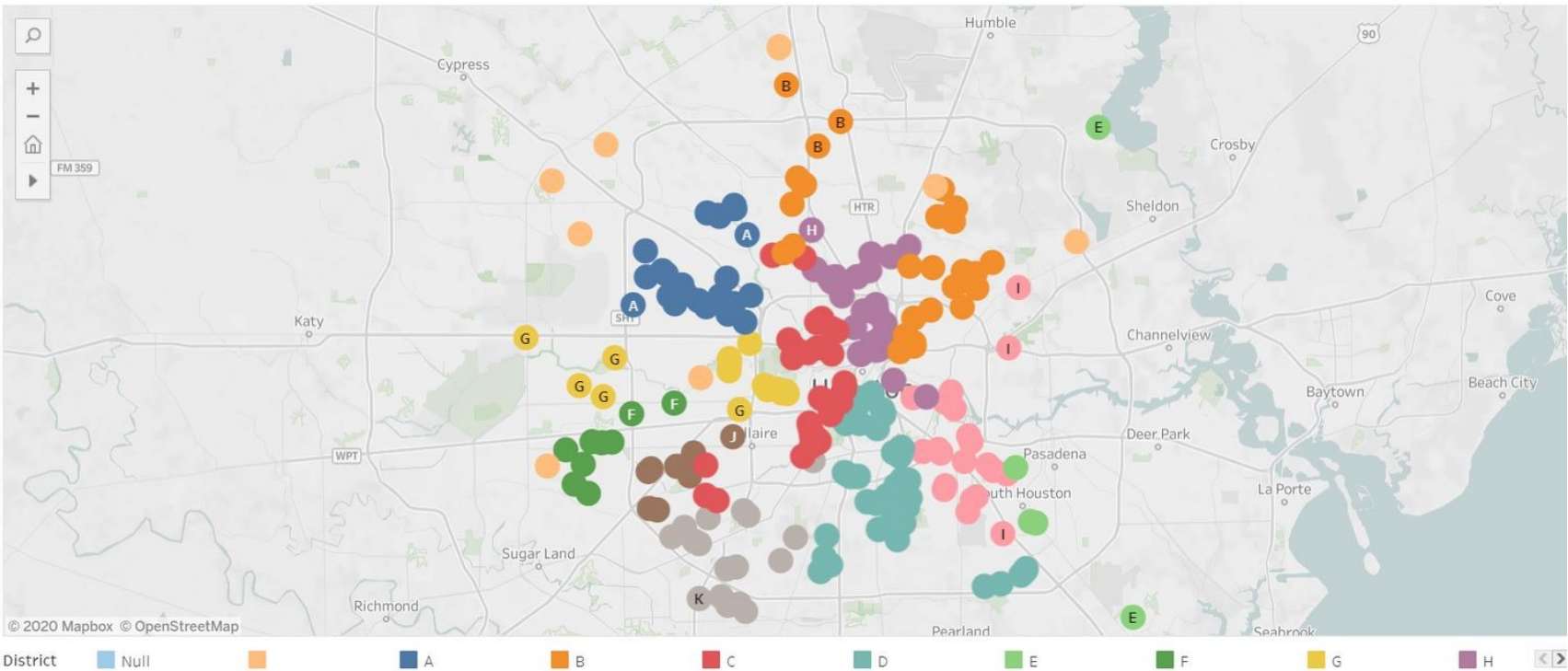
- ❑ **HPD** metric: all 311 cases to be resolved and closed within **15** days of receipt.
 - ❑ The average days open is currently 7.89. This is 92.31% of the cases.



Residential Facility Service Request Map By Council District

Residential Facility SR Map

Unregulated Residential Facility and Boarding Home SR Types





Residential Facility 311 Service Request By Council District

Council District	Numbers
A	30
B	33
C	39
D	56
E	6
F	9
G	16
H	50
I	25
J	8
K	19
NULL*	11

*Includes locations outside COH limits and invalid SR Type.



Ongoing Compliance Procedures

- ❑ HPW works with HPD to visit previously registered Boarding Home locations for compliance with current ordinance provisions. Citations may be issued for failure to comply after 15-day notice is provided.

- ❑ ARA and HPW update the Residential Facilities webpage every Fridays to reflect new applications received or permits issued. The posting is located at www.houstonpermittingcenter.org/residentialfacilities

- ❑ ARA and the City's legislative team worked on a bill last session that would require TDCJ to provide data on a monthly basis without a Public Information Request being filed. The bill was filed by Rep. Dutton (HB 1956). A similar bill was filed by Sen. Miles (SB 1848). ARA has put forth this item for the upcoming legislative session.



Important Contact Information

- Call 3-1-1 when you have any concerns regarding a location that may fall into one of the four permit categories. It will be labeled either an “unregulated boarding home” or “unregulated residential facility”. This routes the complaint to either HPD or HPW for investigation.

- Deed Restriction Hotline: 832-393-6333
 - If you wish to lodge a complaint about a violation in your neighborhood, call the hotline.
 - For more information you can log onto:
www.houstontx.gov/legal/deed.html

- All permit applications received, and permits issued are posted online and are updated every Friday or as permits are issued:
 - <https://www.houstonpermittingcenter.org/residentialfacilities>

- Questions: residential.facilities@houstontx.gov or houstonpermithelp@houstontx.gov



Questions?