



MULTIFAMILY HABITABILITY

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HOUSTON PERMITTING CENTER



PURPOSE

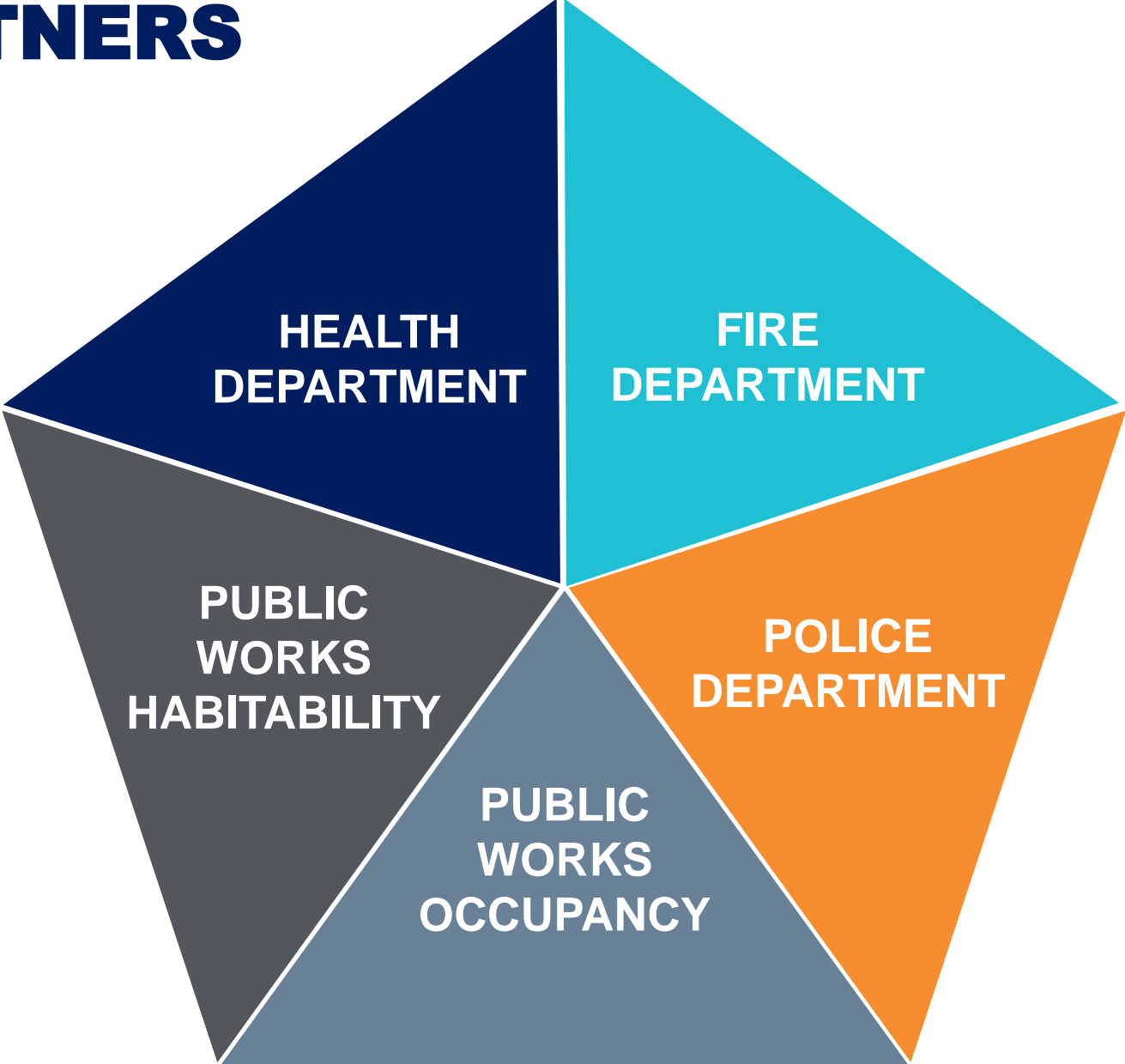
update on role and responsibilities of habitability program



5 TO THRIVE VALUES

integrity | teamwork | ownership | communication | respect

SAFETY PARTNERS



PARTNER BUDGETS

SAFETY PARTNER	STAFF	BUDGET
HEALTH DEPARTMENT	2	300K
FIRE DEPARTMENT	19	1.3M
POLICE DEPARTMENT	7	450K
PUBLIC WORKS HABITABILITY	21	2.3M

GOALS

- ensure multi-family structures meet minimum standards for habitability (Houston Code 2009-1043)
- perform programmatic inspections on 4-year cycle for 4500 properties
- respond to service requests within 7 days
- track violations + educate + correct + issue citations as needed

BY THE NUMBERS + TOP SERVICE REQUESTS



350

service requests monthly



1

business day to make
initial contact*

*some referred to Health or Police



14

inspectors

1 no air conditioning (summer)

2 no heat (winter)

3 holes in walls

4 no hot water

5 water leaks



HOUSTON HEALTH DEPARTMENT

HOUSTONHEALTH.ORG



The Numbers

Indoor Issues



200

service requests monthly



2-3

business day to make initial contact*



35

maximum number of days before cases are closed



2

Environmental Investigators

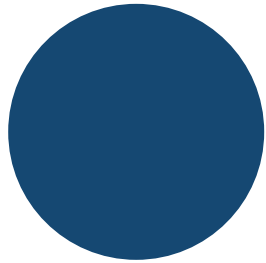
INDOOR AIR QUALITY PROGRAM

- Moisture & Mold
- Bed bugs
- Insects
- Rodents
- Indoor sewage overflows
- Air quality
- Hoarding
- Nuisances
- Legionella
- Minimum standards

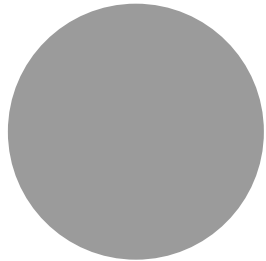
*onsite within 24 hours for high priority cases

GOALS

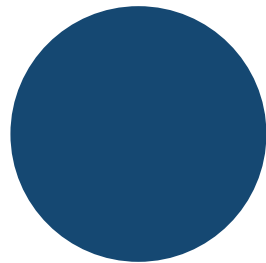
Indoor Issues



Ensure minimum standards of sanitation and protection of public health under Chapter 10 of Houston Code of Ordinance and Texas Health and Safety Code Chapter 341



Respond to all service requests within 3-7 days



Perform random inspections of properties with the most documented issues

HOUSTON POLICE DEPARTMENT

JK ROQUE, SERGEANT

APARTMENT ENFORCEMENT UNIT

DATABASE & REGISTRATION

- lists all apartments in the city

- computes a population

- tracks part 1 & 2 crime on property

- responsible for registration of ownership

- determines & evaluate properties that are FAST eligible or Remedial Action Eligible

REMEDIAL ACTION

- enforces ordinance requirements of apartment communities

- holds meetings with remedial action properties

- drafts remedial action plan

- remedial inspection, enforces & monitors remedial plan

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Our Community Has Joined The
HOUSTON POLICE DEPARTMENT
BLUE STAR
MULTI-HOUSING PROGRAM



Working Together
To
"Keep **Houston Safe"**

•
Property of City of Houston

BLUE STAR MULTI-HOUSING PROGRAM

PHASE 1

attend an 8-hour manager training

PHASE 2

have a Crime Prevention Through Environmental Design survey and address deficiencies found

PHASE 3

conduct a safety social for residents

PROGRAMMATIC INSPECTIONS

inspect 4500 complexes* over four years

exterior inspection only

confirmation of Certificate of Occupancy

electrical

plumbing

structural

fencing

swimming pools

security of vacant buildings



*with 3+ units



ENFORCEMENT

violations are reinspected based on the nature of concern

citations issued for continued violations

administrative hearing process

thank you!



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