



City of San Antonio

Legislation Details (With Text)

File #: 17-6359

Type: City Code Amendments

In control: City Council A Session

On agenda: 12/14/2017

Title: An Ordinance amending Chapter 18, Mobile Living Parks, of the City Code to include registration and annual inspections of mobile home parks, establishing criminal and civil penalties, and appeals processes. [Roderick J. Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

Sponsors:

Indexes:

Code sections:

Attachments: 1. Chapter 18 MH clean, 2. Ordinance 2017-12-14-1009

Date	Ver.	Action By	Action	Result
12/14/2017	1	City Council A Session	adopted	Pass

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon, Director

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Mobile Living Parks, Chapter 18, Update

SUMMARY:

In 2016, the City investigated several significant code enforcement violations and health hazards at the Oak Hollow Mobile Home Park located in City Council District 8. At the urging of former Councilman and current Mayor, Ron Nirenberg, a post-mortem report for this location identified areas for improvement, one of which focused on proactive annual inspections of mobile home parks. With direction from the previous Neighborhoods and Livability Committee, the Development Services Department (DSD) facilitated an extensive public meeting and stakeholder input process to develop a revised ordinance that amends the registration and annual inspections of mobile living parks in the City. The changes were discussed at a number of stakeholder meetings, individual meetings, and with the Community, Health and Equity Committee on November 28, 2017. The proposed changes and new ordinance language require City Council consideration and approval.

BACKGROUND INFORMATION:

Over the past few years, the conditions of a few mobile home parks have been brought to the City’s attention and resulted in the re-location of residents due to health and safety concerns at these parks. Most recently, in

2016, the conditions at the Oak Hollow Mobile Home Park resulted in the relocation of families due to failures with several septic systems on the property which caused insanitary conditions which have the potential to be harmful to current residents. The concerns were inspected on a “reactive” basis after Code Enforcement received complaints about the conditions. Other City departments, including Metro Health and Human Services, assisted with inspecting the property and placing residents, respectively, into other residential settings.

Currently, mobile living parks are required to register with the Department of Health under City Code Chapter 18 and are subject to inspection. The fee per lot is \$35.00 annually and is paid by the park owner for all useable lots, whether they are occupied or not. However, the current model does not generally include proactive or routine inspections throughout the year that focus on meeting compliance with the City’s Property Maintenance and safety codes.

In an effort to improve the overall health and safety at mobile living parks, proposed changes to current City Code, Chapter 18 provisions, will include monthly and/or quarterly proactive inspections by team members from multiple department to ensure that the density of mobile homes does not increase over time, that electrical, sewer, and water connections are inspected regularly, and that the parks are in compliance with the City’s Property Maintenance Code. As recommended in the Postmortem Report, DSD will be the lead for ensuring that proactive inspections occur at the mobile living parks.

It is proposed that the registration cost per lot will not increase from the current fee.

ISSUE:

There are some instances where park owners are not addressing property maintenance issues within these parks. In an effort to proactively address maintenance issues, having dedicated staff to inspect mobile living parks, and gain familiarity and knowledge about issues at the parks, will minimize major health issues that can potentially occur at these locations.

Therefore, as proposed in the post-mortem report for the Oak Hollow Mobile Home Park, City staff recommends amending City Code, Chapter 18, with the proposed language which will require initial and monthly and/or quarterly proactive inspections by Code Enforcement, Metro Health and/or Human Services staff. The use of a multi-department inspection team approach will provide the most efficient level of City services to ensure the health, safety and welfare for the residents in these mobile living park communities.

ALTERNATIVES:

As an alternative, the City Council could choose not to amend City Code, Chapter 18, which currently addresses registration of mobile living parks; this will result in most inspections being conducted on a reactive basis in these communities.

FISCAL IMPACT:

This ordinance does not amend any registration fees, fines, or penalties associated with code violations. However, the ordinance will allow any violations that are identified as part of the proactive inspections to be processed through the administrative hearing officer.

RECOMMENDATION:

Staff recommends that the City Council approve the proposed City Code, Chapter 18, for adoption