

Public Health and Human Services Committee

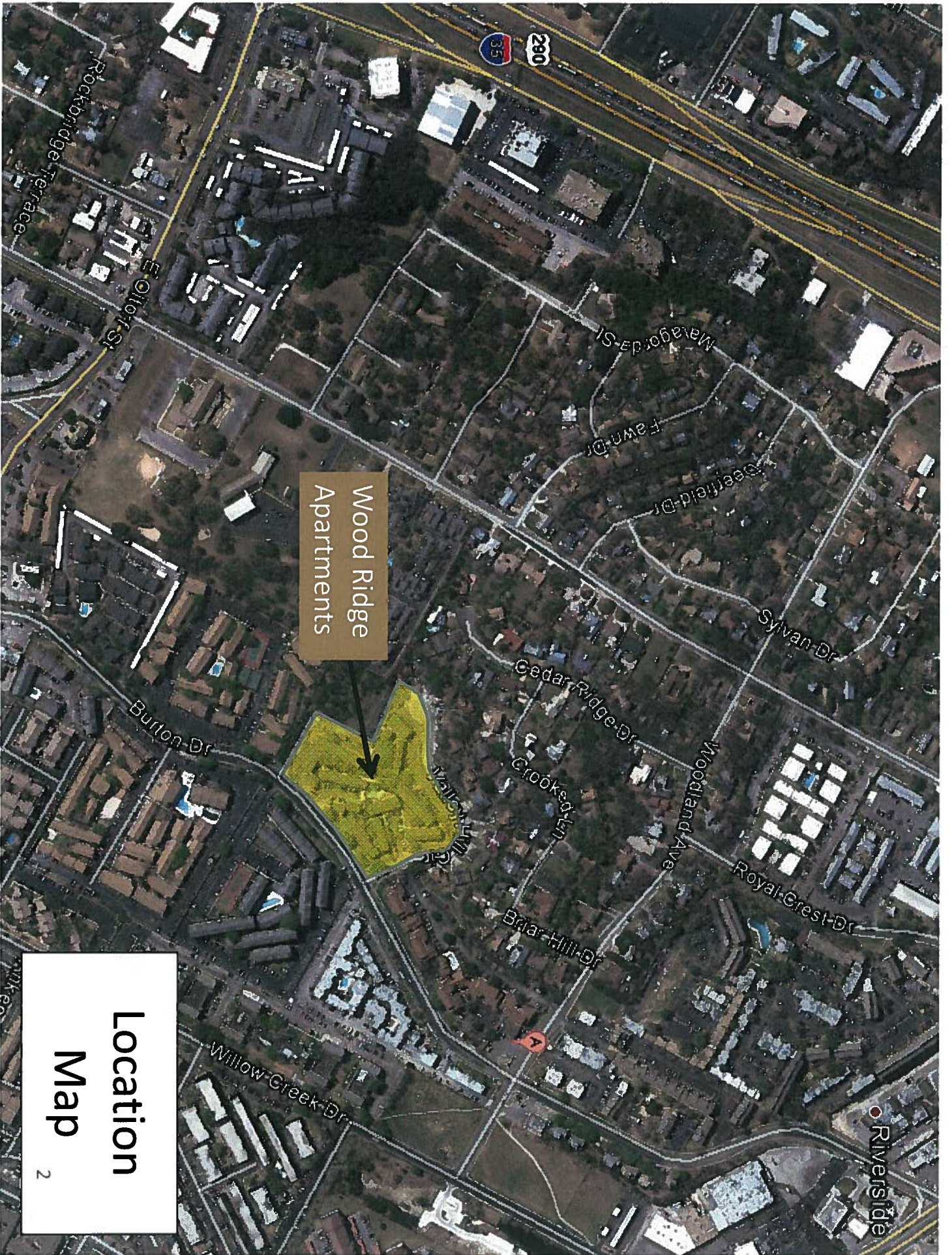
Wood Ridge Apartments 1900 Burton Staff Update

Carl Smart
Code Compliance Director



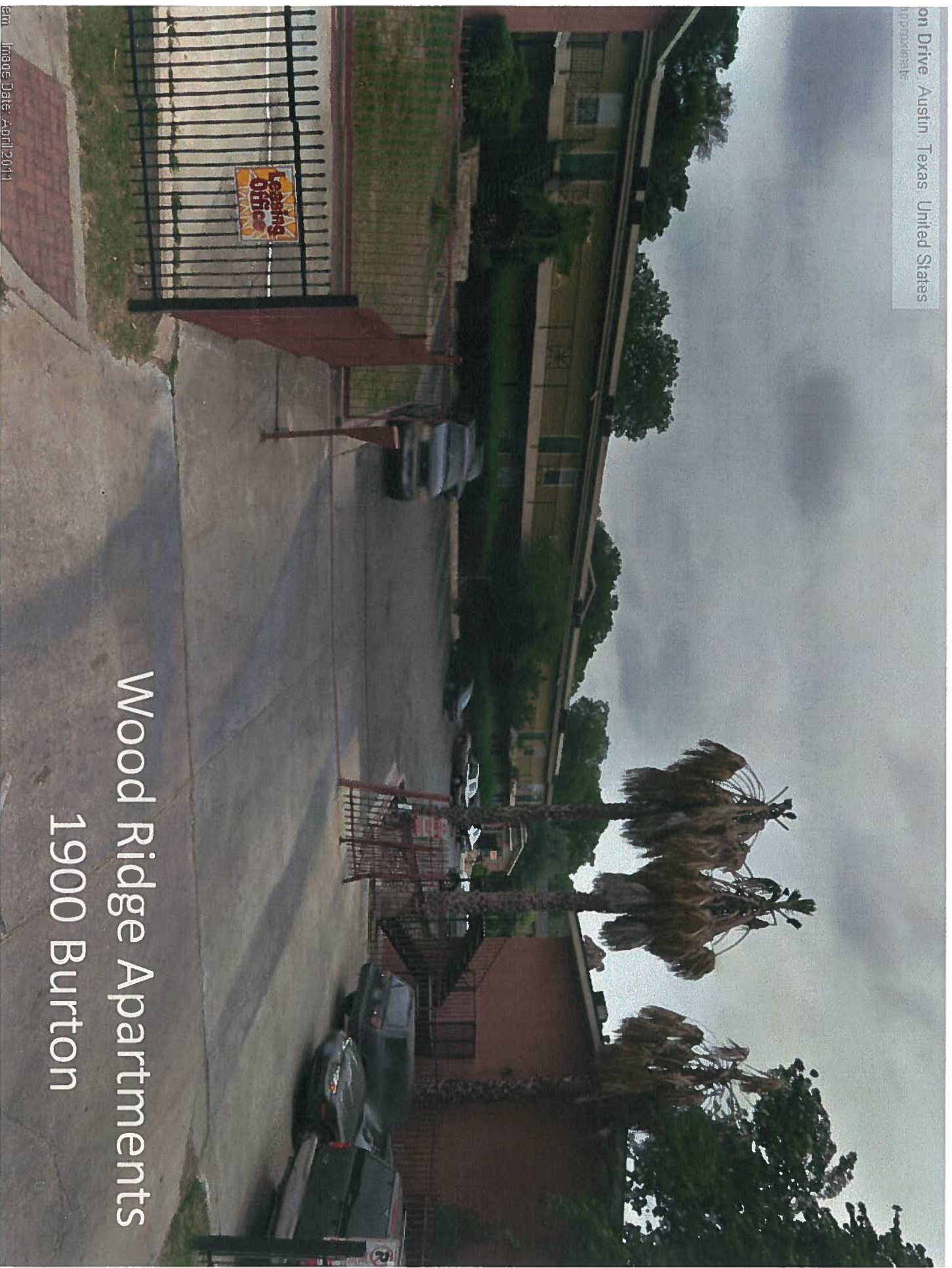
June 19, 2012





Location
Map

on Drive Austin Texas United States
Approximate

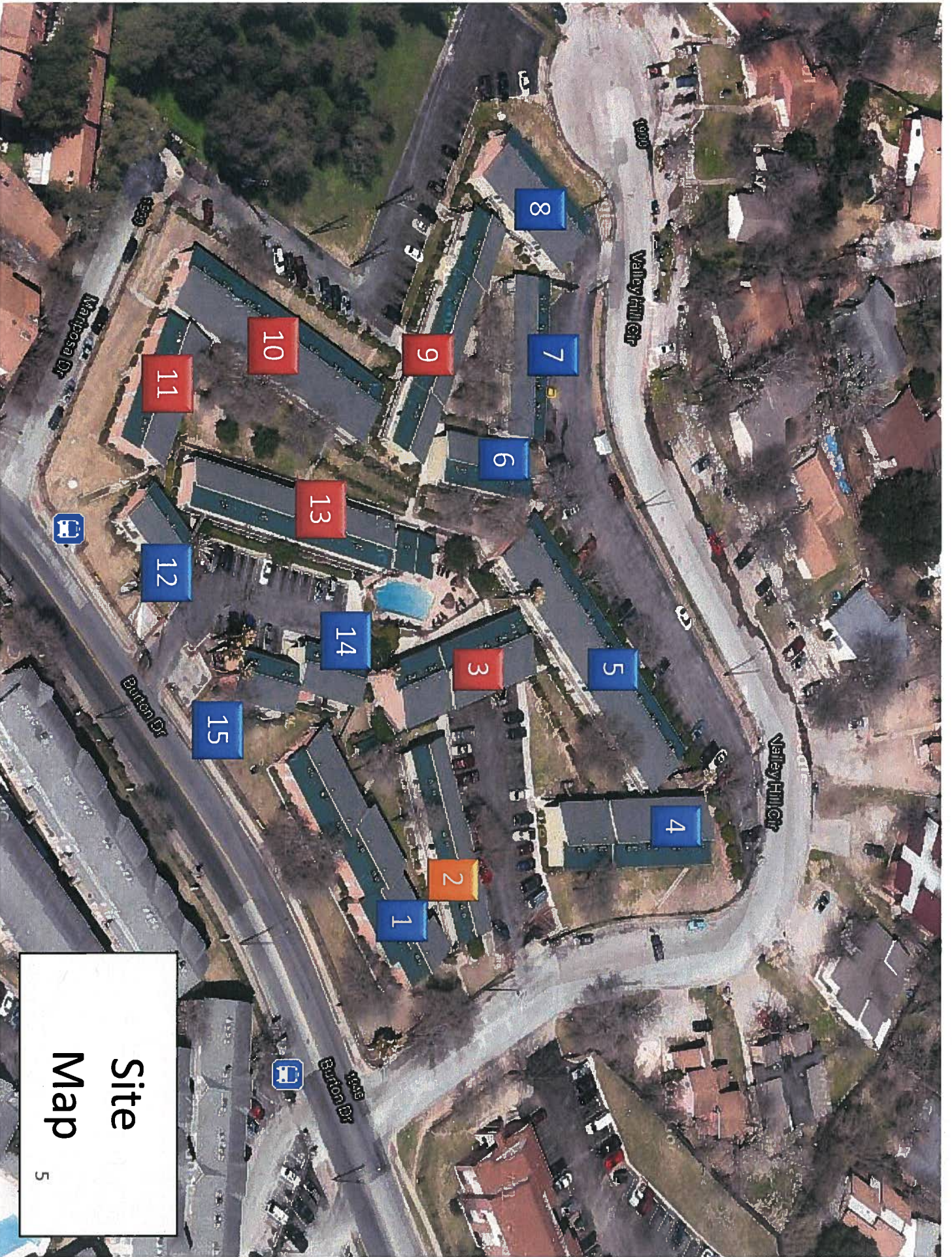


Wood Ridge Apartments
1900 Burton

Background

May 16 – June 14, 2012

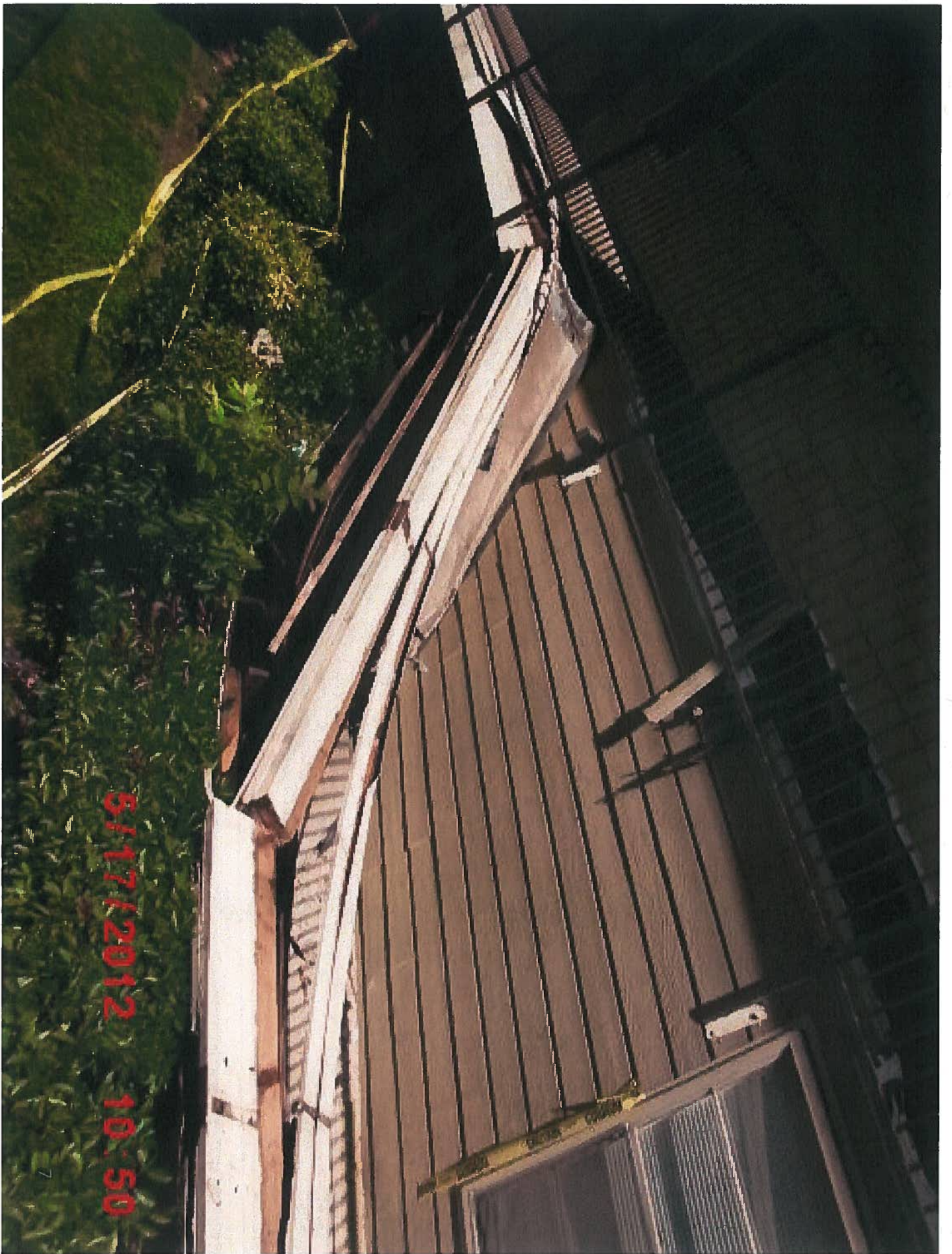
- May 16 - CCD received a call from AFD – AFD evacuated building 2 due to danger created by the separation of upper walkway from building.
- May 17 – CCD, PDR and AFD inspected 14 other buildings and found 5 other elevated walkways were in dangerous conditions. Walkway from building 2 collapsed.
- May 18 – CCD directed property management to temporarily shore up walkways on five buildings and vacate order on same five buildings and 30 Citations were issued
- June 4:
 - Special called meeting of BSC held
 - All permits and approval for shoring of walkways completed for 5 buildings
 - Vacate Order Lifted by CCD
 - Order issued by BSC
- June 13 – CCD conducted interior inspections of apartment units

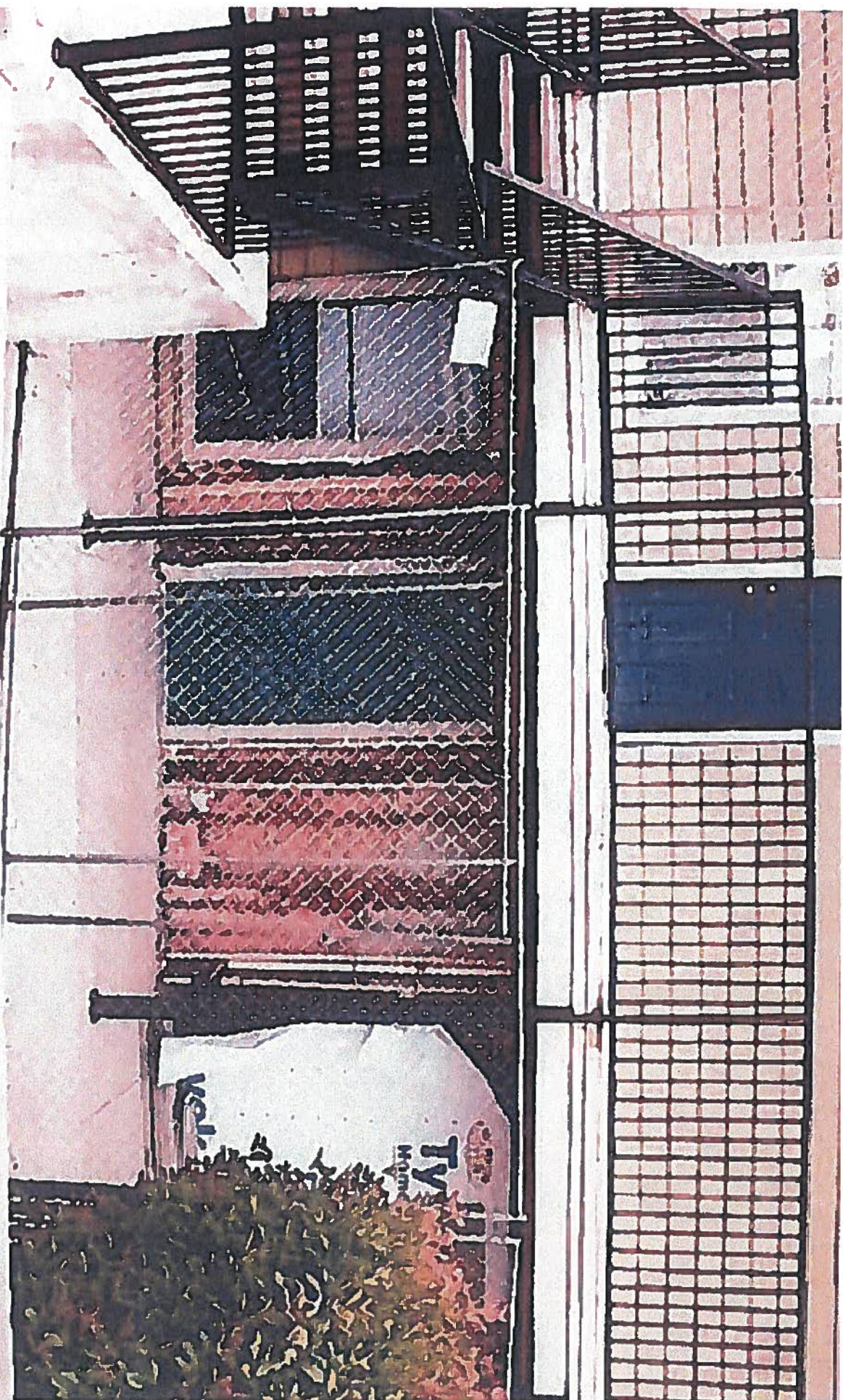


Site Map



5/17/2012 10:05





6/4/2012 6:48

BSC Order

- All necessary permits be secured
- Repairs on upper walkways for buildings 3, 9, 10, 11, and 13 be completed in 75 days (Starts June 9 and ends August 23, 2012)
- All repairs, modifications shall meet IPMC
- Engineer's reports/certifications shall be submitted to City within 75 days
- Owner or owner's representative shall request inspections to verify compliance
- After 75 days a penalty of \$1,000 per week per building (15 total) assessed until work is completed and inspections passed
- Monthly progress report by local representative at each BSC:
 - Schedule of repairs
 - Listing of repairs completed
 - Listing of repairs to be completed
 - Estimated completion date for repairs
- Next BSC scheduled for June 27, 2012

Residents' Status

- 48 families were originally displaced (occupying buildings 2, 3, 9, 10, 11 and 13)
- CCD partnered with other City departments and local non-profit organizations to offer available resources.
- Two community information sessions were held
 - Martin Middle School - May 24
 - Montopolis Recreation Center - May 29 2012
- All but 9 Families found temporary housing
- On May 24, 2012 the City offered temporary emergency housing to the 9 families at the Staybridge Suites
- All families are checked out of hotel by Friday June 15, 2012
- Most of the impacted residents received \$500 check from property management and in doing so signed a lease termination
- CCD was informed by Asset Plus Properties that all leases of impacted residents were terminated and security deposits were refunded and rents were pro-rated

Results of Interior Apartment Unit Inspections

- Conducted on June 13, 2012
- Set up on-site office (11:00 am – 3:30 pm)
- 30 CCD Inspectors
- 84 out of 134 units were inspected (occupied units were inspected with consent of tenant)
- Onsite education resources available
- CCD identified 760 deficiencies
- No additional vacate orders were required
- Evaluating results of inspection effort and will be communicating with the property owner and his on-site representative a reasonable compliance schedule

Partners In Compliance (PIC)

- City of Austin Partners
 - Code Compliance
 - Neighborhood Housing & Community Development
 - Health and Human Services
 - Planning and Development Review
 - Law Department
 - Homeland Security
 - Corporate PIO
 - Austin Fire Department
 - Austin Energy / Austin 3-1-1
 - Austin Resource Recovery
 - City Manager’s Office
- Non-City Partners
 - Austin Tenant’s Council
 - Caritas
 - Red Cross
 - Austin Independent School District (provided Interpreters)
 - The Austin Project
 - Texas Rio Grande Legal Aid
 - Martin Middle School
 - Capital Area Food Bank
 - United Way for Greater Austin (2-1-1)
 - Project Help
 - Travis County Health and Human Services

Next Steps

- Apartment owner has 75 days to meet the BSC order and bring all elevated walkways into compliance
- CCD assigned one inspector to monitor progress at the site (75 days)
- Apartment owner representative is scheduled to attend each BSC meeting during the 75 day compliance period to provide progress reports (next BSC is June 27th)
- CCD will be working with the property owner and on-site representative to address the 760 deficiencies identified during the June 13th inspections
- If reasonable progress is not made by the property owner, CCD staff will bring the matter before a future BSC Meeting

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Questions?

