

PUBLIC COMMENTS

HB 1681

HOUSE COMMITTEE ON HUMAN SERVICES

Hearing Date: April 13, 2021 8:00 AM

Misty Miller

Civitas

Fort Worth, TX

I am writing to you concerning HB1681. Set to be heard by the Texas House Committee on Health and Human Services on Tuesday, April 13, 2021. I am concerned that this bill would be detrimental to Senior Citizens needing Assisted Living Services in the State of Texas. The percentage of the Texas population over the age of 65 is growing and the demand for senior living will continue to grow.

I do not believe this bill is needed, as there are already local processes for permitting construction that address building in floodplains, and mitigation requirements. This bill would also prohibit the replacement of older communities with newer ones that would have to be built by today's stricter standards.

Matt Zeve, Deputy Executive Director

Harris County Flood Control District

Houston, TX

Some of the most vulnerable portions of our population are the elderly and the disabled. Flooding is one of the most prevalent natural disasters in the State of Texas.

The 500-year floodplain is a known hazardous area and published in various public facing documents. The construction of assisted living facilities in known hazardous areas increases the risk to this population.

Therefore the Harris County Flood Control District supports HB 1681 as written.

Samuel Vesa

Self - Assisted Living Administrator/Owner

San Antonio, TX

Bill 1681 would restrict building much needed communities for our aging population at a time when we need more. Local City and County governance already has very extensive flood management and mitigation requirements. Maintaining community safety is honorable and prudent but is much better carried out at local level as each parcel of land is unique and has unique solutions. A recent experience with a particular lot here in San Antonio we went through very detailed process managing storm water plan in preparation for building a new Assisted Living Memory Care. This process was excessive yet we did it. Adding even more restriction does not seem to improve safety just restrict options now and especially in the future.

James Gray

Bridgewood Property Company

Houston, TX

Thank you for the opportunity to comment on this proposed Bill. Our company is an owner, developer and manager of 35 Assisted Living Communities throughout Texas, with a majority within Harris County. I am writing to express strong opposition

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to the proposed bill for multiple reasons.

1. This bill will prohibit the construction of Assisted Living communities in many areas of Harris County, as a significant portion of the county is within the 500 year floodplain.
2. The senior living population is growing in all areas of the State of Texas and particularly within Harris county.
3. Our 25 year history in the industry has taught us that seniors do not want to move out of their neighborhood just because they are aging.
4. To restrict Assisted Living in so many areas of Harris County through this proposed Bill, many seniors will be forced to move away from family and friends when they need to move to Assisted Living. Even more alarming is they likely may elect to remain alone at home instead of moving away to a new neighborhood or city as would be required if an Assisted Living community could not be built nearby.
5. It is physically and mentally disturbing to require a senior to relocate from their neighborhood where they have resided for decades just because an Assisted Living community can not be built within their neighborhood.
6. Being close to family and friends for visits is paramount to a seniors mental and physical health. Families have good intentions, but the farther away a senior family member resides, the less frequent the visits.
7. The Senior population in Texas and in Harris County is growing significantly, and new Assisted Living communities are needed throughout the State and County.
8. The local building codes and permitting process already addresses this issue.

Please feel free to contact me anytime to discuss. it is disheartening to think we might be forcing seniors to unwillingly relocate at the time of their lives when they need to be close to family, friends and their long time neighborhood the most.

Jim Gray
President
Bridgewood Property Company
Retirement Center Management