

City of Gainesville

*City Hall
200 East University Avenue
Gainesville, Florida 32601*



Minutes - Final

March 5, 2019

3:00 PM

Room 16 Roberta Lisle Kline Conference Room

Rental Housing Subcommittee

*Commissioner David Arreola (Chair)
Commissioner Helen Warren (Vice-Chair)
Commissioner Gigi Simmons (Member)
Commissioner Adrian Hayes-Santos (Member)*

CALL TO ORDER - 3:01 PM

ROLL CALL

Present 4 - Hayes-Santos, Simmons, Vice-Chair Warren, and Chair Arreola

ADOPTION OF THE AGENDA

A motion was made by Hayes-Santos, seconded by Vice-Chair Warren, that this Matter be Adopted. The motion carried by the following vote:

Aye: 3 - Hayes-Santos, Vice-Chair Warren, and Chair Arreola

Absent: 1 - Simmons

NEW BUSINESS

APPROVAL OF MINUTES

[180787.](#)

Rental Housing Subcommittee Minutes (B)

Motion: 1) Fix the motion from the February 19, 2019 meeting on when to bring back the landlord rental license item; and 2) Correct the spelling for Robert Carroll.

RECOMMENDATION *The Rental Housing Subcommittee approve the minutes of February 19, 2019.*

A motion was made by Hayes-Santos, seconded by Vice-Chair Warren, that this Matter be continued to the next meeting with corrections made. The motion carried by the following vote:

Aye: 3 - Hayes-Santos, Vice-Chair Warren, and Chair Arreola

Absent: 1 - Simmons

[180591.](#)

Energy Efficiency (B)

Commissioner Simmons arrived at 3:05 PM.

Motion: 1) Direct Code Enforcement to start creating a program for Commission consideration (and for GRU to work with Code Enforcement); 2) Look at Boulder, CO as a model, but not to make a decision on hers/hes); 3) Water conservation be a part of it; 4) Exemptions for new construction and historic structures; 5) Bring back what a phase-in program might look like, focusing on ones before 1996; 6) Energy efficiency reports be brought before the lease is signed; 7) Look at rental rehabilitation loan programs similar to Tallahassee; 8) Include education; 9) Example from Ann Arbor, MI universal licensing; and 10) City staff will report back by April 16, 2019 with an update on subcommittee's requests/direction.

Chief Customer Officer Bill Shepherd introduced the item.

Residential Efficiency Program Coordinator, Amy Carpus gave a presentation on types of energy efficiency rating programs. Presentation reviewed housing efficiency standards, rating program options and educational opportunities related to energy efficiency.

Listed below are comments/suggestions from Members:

Member Hayes-Santos: 1) Boulder, Colorado has a good model to look at; 2) If you are going to rent in the City of Gainesville, it needs to meet the minimum energy efficiency standards; 3) Have exemptions for new construction (maybe 10 years before they have an energy efficiency audit); 4) Tallahassee Loan Program (1-4 units); 5) Water conservation; and 6) 5-year check.

Vice-Chair Warren: 1) Tools for tenants (work on conversations with those owners); and 2) Would like to see examples of incentives that have been shown to work in addition to a mandatory approach.

Member Simmons: 1) Does Gainesville have a similar program to Tallahassee's rental rehabilitation program. Fred Murry spoke to the matter and stated yes, we have had rental rehab programs, but has certain requirements. We can look at that – HUD used to provide rental rehab funding; 2) Phasing in some of the projects; 3) Rating scale; 4) Education component; 5) Requested information on past utility rental programs offered by the City; 6) Rebate programs; and 7) Need to separate Section 8 from public housing.

Chair Arreola: 1) Requested references from staff on specific Florida statutes related to energy efficiency; 2) Requested links to utility rental rehabilitation programs. Staff will send links to all programs referenced in the presentation; 3) Regulations for Section 8 regarding health and safety, not energy efficiency. Amy Carpus spoke to the matter and stated there are no specific efficiency standards for Section 8 housing; 4) Can the city enforce standards for federal Section 8 housing. Nicolle Shalley spoke to the matter and stated that they need to know more about purpose of regulation before answering; 5) Wants to ensure that today's direction does not preclude further action; not prepared to decide on all options today; 6) Will give time for staff to keep working on these issues, identify areas of overlap, streamline workflow. No specific date requested for staff to come back.

Donald Shepherd, Kayla Saznia, Heather Swanson, Matthew Umanos, Jeremiah Tattersall, Robert Carroll, Sheila Payne, Reina Sacco, Deborah Martinback, Darlene Pifalo, Terry Martinback, Matthew Hearst, Nancy Daren and Sandy Parker spoke to the matter.

RECOMMENDATION *Hear a presentation from staff.*

A motion was made by Hayes-Santos, seconded by Simmons, that this Matter be Approved, as shown above. The motion carried by the following vote:

Aye: 4 - Hayes-Santos, Simmons, Vice-Chair Warren, and Chair Arreola

DISCUSSION OF PENDING REFERRALS

[180593.](#)

Rental Housing Subcommittee Referral List (B)

1) 4/2/19 - Short-term vacation rentals

2) 4/16/19 - 1) Renters' Rights Responsibilities; and 2) City staff will report back with an update on subcommittee's requests/direction.

RECOMMENDATION *Discuss*

Discussed

[180788.](#)

Sunset Date (NB)

Motion: Extend the Subcommittee to June 1, 2019.

Nancy Daren spoke to the matter.

RECOMMENDATION *Extend the sunset date beyond March 14, 2019 and refer to the City Commission.*

A motion was made by Simmons, seconded by Hayes-Santos, that this Matter be Approved, as shown above. The motion carried by the following vote:

Aye: 4 - Hayes-Santos, Simmons, Vice-Chair Warren, and Chair Arreola

MEMBER COMMENT

PUBLIC COMMENT

NEXT MEETING DATE - April 2, 2019

ADJOURNMENT - 5:31 PM