
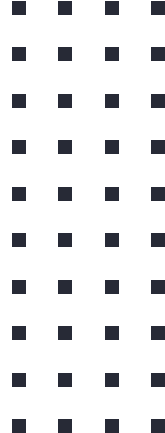


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Rental Housing Ordinance

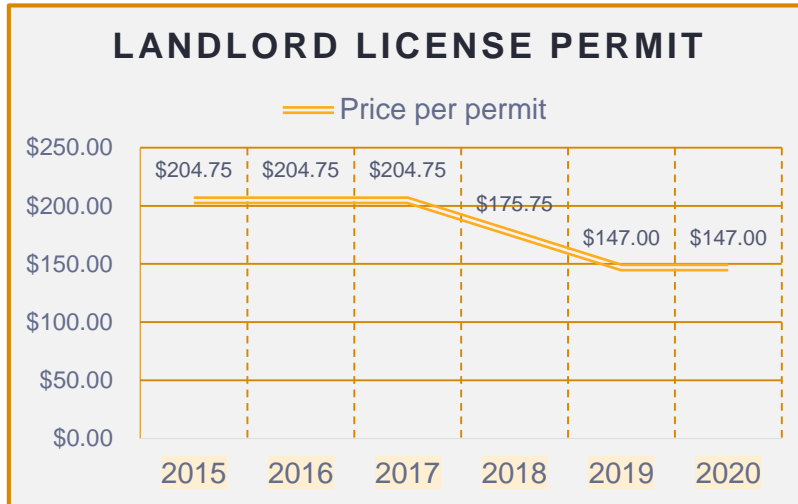
July 16th, 2020



City of Gainesville
Department of
Sustainable Development

History of Landlord License Permit

The landlord permit ordinance was **established in 1996** and the fees for the last few years are below:



Fiscal Year	Budget	Actuals	% Received
2016	902,277	886,433	98%
2017	772,277	685,613	89%
2018	649,923	627,561	97%
2019	657,566	610,537	93%
2020	633,944	62,966	10%
			As of July 1, 2020

The existing LL permit applies to **3,836 parcels**, some with more than one unit and generate approximately **\$610K annually**

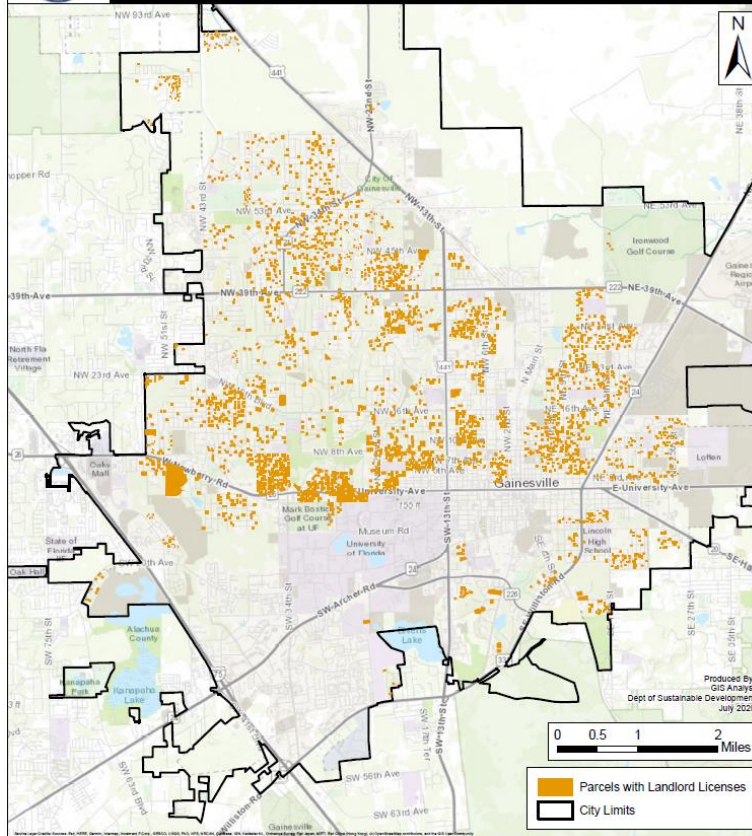
Proposed New Rental Housing Ordinance

Existing Ordinance vs. New Ordinance Comparisons	EXISTING Rental Housing Ordinance	NEW Rental Housing Ordinance
Points System that penalizes property owners	✓	✗
Regulation of short-term rentals	✓	✗
Four-year inspection cycle for all rental properties	✗	✓
Mandatory efficiency standards for rental units	✗	✓
More resource-intensive for City staff and will require additional FTEs	✗	✓
Expands the number of properties regulated by the ordinance from 4K to 10K	✗	✓
Permit cycle will be consistent with City fiscal year	✗	✓
Mandates provision of information to renters	✗	✓
Will replace housing and commercial codes with ICC IPMC Standards	✗	✓



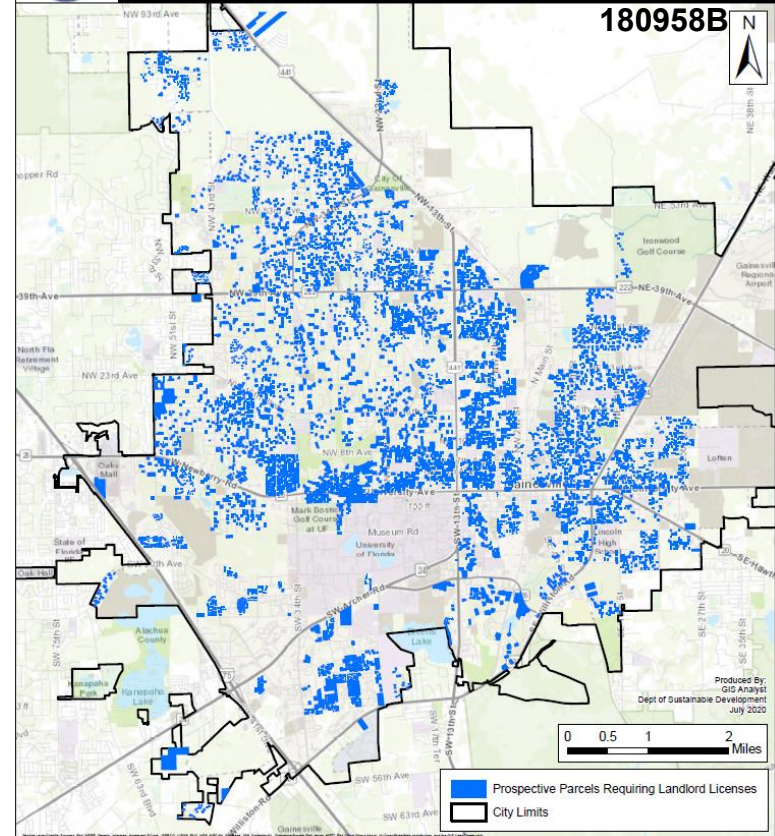
Prospective Parcels Requiring Landlord Licenses

4,001 Registered Landlord Licenses for 2019-2020 on 3,729 Unique Parcels



Prospective Parcels Requiring Landlord Licenses

Approximately 15,000 Units on Approximately 13,000 Unique Parcels



Existing Rental Housing Ordinance vs. New Rental Housing Ordinance - Map Comparison

Existing Ordinance

- Existing \$610K revenue generated from LL license
- Pays for three employees and program admin currently

New Ordinance

180958B

- 11 new FTEs + operating costs
- Revenues cover expenses of new FTEs

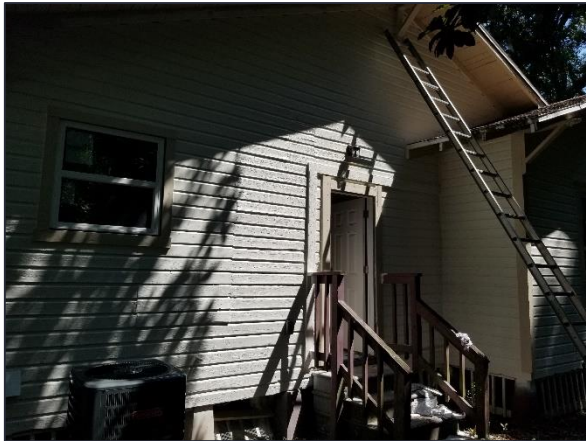


New Rental Housing Ordinance – Estimated Revenues and Expenditures

New Rental Housing Ordinance Revenues and Expenditures

Revenue Estimates	
Est. of Rental Units	15,000
Estimated Revenue (\$170/year)	\$2,550,000
(-9% vacancy rate)	\$229,500
(-20% margin-of-error)	\$464,100
Total Revenue	\$1,856,400

Cost Estimates		
<u>Personal Services</u>		
<u>Positions</u>	FTE	Total
Program Coordinator	1.0	\$78,452
Field Collector	1.0	\$60,054
Staff Specialist	1.0	\$53,342
Code Officers	8.0	\$506,571
Permit Expeditor III	2.0	\$128,761
Lead Analyst	1.0	\$96,423
Total Personal Services	14.0	\$927,604
Total Operating		\$66,065
Total Reoccurring Costs		\$993,669
Total One-Time Implementation Costs		\$209,700
Total Program Cost		\$1,203,369
Loss of Landlord License Revenue		\$610,000
Total Cost		\$1,813,369



Examples of properties that could become rentals and may be subject to ordinance:

Implementation Timeline



City Commission (July 16, 2020)

- Direction on draft ordinance
- 1st and 2nd readings



Education Phase (October 2020)

- Entails mailouts
- Public Meetings/workshops
- Continuing education



Application Cycle begins (August 2021)



Effective date for new program (October 1st, 2021)



Four-year rotating inspections start



Thanks!

Any questions?