

City of Gainesville

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



Minutes

Wednesday, March 4, 2015

1:00 PM

Roberta Lisle Kline Conference Room

Community Development Committee

CALL TO ORDER - 1:00 PM

ROLL CALL

Present 1 - Carter

ADOPTION OF THE AGENDA

The Community Development Committee adopted the agenda with modification to reverse the order of agenda items so that agenda item 140292 - Landlord Permits be heard first.

Adopted

APPROVAL OF MINUTES

Adopted

[140654.](#) Community Development Minutes of February 4, 2015 (B)

Attachments: [140654_CDC Minutes for 1-7-15_20150204.pdf](#)

[140654_CDC Minutes for 2-4-15_20150304.pdf](#)

RECOMMENDATION *The Community Development Committee approve the Minutes of February 4, 2015 as circulated.*

DISCUSSION OF PENDING REFERRALS

These minutes are a summary of the meeting, not a verbatim discussion. A copy of the meeting recording may be provided upon request.

[140655.](#) Review of Pending CDC Referrals (B)

Attachments: [140655_Pending Referral List_20150701.pdf](#)

[140655_Referral List_20150902.pdf](#)

Planning and Development Services Director Steve Dush informed the Community Development Committee members that two new referrals are on the Committee's referral list and he will meet with Chair Carter to discuss direction the Committee should take with these items and also identify the project manager. The two new referrals from the City Commission are: 1) 140517 Residential Leases and Models of other University City which resulted from a City Commission meeting with the UF Student Government; and 2) 140446 Strategic Initiative 3.2 - Renew for the Empowerment Center and Identify Metrics and Best Practices for Success.

RECOMMENDATION *The Community Development Committee review and approve the pending referral list and proposed action schedule prepared by staff.*

Discussed

[140660.](#)

Achievable Housing-Strategic Initiative 6.2

Attachments: [140660A_PPt_HomeER_GainesvilleAccessibleHousing_20150304.pdf](#)
[140660B_Energy_Handout_20150304.pdf](#)
[140660C_Water Table Handout_20150304.pdf](#)
[140660D_JFults PACE Handout_20150304.pdf](#)

The Community Development Committee heard a Home Energy Response (ER) Program presentation by Pierce Jones, Ph.D., Extension Program Leader for Energy Programs, UF and UF staff Hal Knowles and Don Davis, introduced by Chair Carter. Dr. Jones noted their UF group saw opportunities in the community to address how to make housing more affordable by being energy efficient and the opportunity to invest in energy efficiency through a coordinated effort by GRU, the University, the City and local banks. What the UF group would like to do is present a consensus of solutions to problems for programs that might function to achieve some level of sufficiency and some level of financial underwriting support. The Home Energy Response (ER) Program highlights were presented as shown below.

Hal Knowles reported that the purpose of the Home Energy Response (ER) Program is:

- *Home ER = household empowerment program*
 - *38 qualified improvement services (based on existing UF program)*
 - *Provide ALL consumers with tools for improving household energy & financial management*
 - *Provide contractors with tools for improving consumer engagement & performance-based services*
- *Successful outcomes would include:*
 - *More accessible, affordable, & incremental energy efficiency retrofit*
 - *Reduced energy use & utility costs*
 - *Improved home comfort & safety*
 - *Improved household financial management*
 - *More proactive household planning*
 - *Simplified periodic home maintenance*
 - *Fewer unexpected building system & appliance failures*

The Home Energy Response (ER) Program faces financial challenges such as:

- *Optimal residential EE improvements \leq \$2,500*
- *Desirable financial products \geq \$5,000*
- *Low (to no) equity in homes*
- *Poor credit histories*
- *Lack of education on which improvements to make at which times & under what decision moments*
- *Lack of feedback on actual energy (& cost) savings*
- *Poor accountability (borrowers, lenders, contractors)*

This ER Program needs a solid based consortium of support. The Proposed Consortium should include:

- *Building Science & Education Partners*
 - *Data Management: University of Florida*
 - *Field Management: Community Weatherization Coalition*
 - *Educational Content Development: Both*
- *Administrative Partners*
 - *Program Parameters: City of Gainesville*

- Utility Parameters: GRU
- Financing Parameters: Capital City Bank

After Community Development Committee members' discussion and citizen discussion, Chair Carter determined he will arrange a meeting between the UF Pierce Jones team and GRU to identify the parameters on an exploratory basis the City would need to use for a City driven ER Program. The Community Development Committee members tabled this ER Program item for further input research and this item will be heard at a future meeting date.

RECOMMENDATION The Community Development Committee will hear a presentation from guest speaker Dr. Pierce Jones on the subject of housing and consider any appropriate action.

Discussed

[140292.](#)

Landlord Permits (B)

Attachments:

[140292 Landlord Permit Review 20150304.pdf](#)

[140292_FY14 GAINESVILLE \(FL\) - LL CAP FINAL 20150902.pdf](#)

The Community Development Committee heard an overview presentation of the Landlord Permits' process from Code Enforcement Manager Chris Cooper and heard discussion from citizens in attendance. Mr. Cooper's presentation included staff recommendations to the Committee as follows: 1) Discuss the permit fee; 2) Implement a single late fee increase; 3) Return revocation process to hearing officer (Special Magistrate); 4) Implement ability to transfer permit to new owner (permit stays with property); and 5) Clarify how to enforce and verify relative occupied properties. At that time Chair Carter, with Commissioner Wells in agreement, opted to defer action in order to include his own research and citizen input at a future meeting. A two hour meeting will be scheduled in the near future to address the Landlord Permit issue in totality.

RECOMMENDATION The Community Development Committee hear staff's presentation and consider the recommended actions proposed by staff.

Discussed

MEMBER COMMENT

CITIZEN COMMENT

NEXT MEETING DATE - April 1, 2015

ADJOURNMENT - 3:15 PM