

City of Gainesville

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



Minutes - Final

May 28, 2019

3:00 PM

City Hall Auditorium, 200 E. University Avenue

Rental Housing Subcommittee

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

CALL TO ORDER - 3:00 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: 4 - Hayes-Santos, Simmons, Vice-Chair Warren, and Chair Arreola

APPROVAL OF MINUTES

[190002.](#)

Approval of Minutes (B)

RECOMMENDATION

The Rental Housing Subcommittee approve the minutes of April 16 and May 15, 2019.

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

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

DISCUSSION OF PENDING REFERRALS

[180958.](#)

Rental Housing Subcommittee Draft Recommendations to the City Commission (B)

Motion: 1) Maintain recommendations #1 - 5 under (A) Renters' Rights and Responsibilities as drafted, with the addition of a source of income to recommendation #4; 2) Maintain recommendation #6 with the following changes: Add an effective date of October 1, 2020 start date, push back date to October 1, 2021 (each regulated unit must meet life safety standards) for minimum housing codes and efficiency standards; 3) Recommend energy efficiency ratings program be done every eight years, H.E.S. systems or equivalent with duct testing; make changes to minimum energy efficiency standards; R19 for insulation to start, and after five years of implementation, move to R30; staff return with duct leakage standards; showerheads and faucets to be what they currently are, but within 5 years, meet 2.2 gallons per minute; toilets have a 3 gallon minimum standard, reduce to 1.6 gallons five years after implementation; 4) Staff return with a low-cost loan program for landlords; 5) Change service to HVAC service from 1 to every 2 years; 6) Ask staff to review reduction to the landlord license; and 6) Adding the recommendation to the July 25th General Policy Committee meeting; 7) Committee authorize Chair Arreola to work with staff to compile a report to the City Commission.

Chair Arreola asked staff to give specific recommendations on the items; asked permission to issue a Chair's report to coalesce all of the information given on all recommendations.

Fred Murry, Assistant City Manager, introduced recommendations compiled for the subcommittee to review, requested direction for staff on each item from the May 15th meeting. City Commission did approve \$15,000 in budget for landlord mitigation fund; and \$850,000 in budget for other programs.

(A) Renters' Rights and Responsibilities (No. 180653): Chair Arreola reviewed the five recommendations included in the item.

Member Hayes-Santos spoke to the matter of the landlord mitigation fund; City would serve as a funding partner, and an outside party would seek additional funding.

Vice-Chair Warren commented on recommendation #3 – raising awareness of Continuum of Care working on landlord/tenant education, make sure that they are included as a community partner contact for existing resources. Chair Arreola noted that organizations that want to be included in programs should let that be known.

(B) Rental Housing Code (No. 180958):

Chair Arreola noted that the Commission should give staff specific direction on the elements of programming to be included in the \$850,000 budget item. Fred Murry responded.

Jeff Look, Interim Code Enforcement Manager, presented estimated budget to implement the recommended regulatory framework for rental permitting and inspection.

Vice-Chair Warren asked a question about the budget costs and landlord permit income. Jeff Look responded; Fred Murry responded. Vice-Chair Warren spoke to the matter of whether City staff or private entities conduct inspections. Asked staff for a budget estimate for inspections for the coming year. Fred Murry responded that inspections will be over a five-year period, along with self-inspections. Jeff Look responded.

Member Simmons asked a question about inspection costs. Jeff Look responded. Member Simmons asked follow-up questions. Jeff Look responded. Member Simmons asked if process could take place via the internet. Jeff Look and Fred Murry responded.

Chair Arreola clarified that the subcommittee should focus on what it will ask the City Commission to approve, regarding the budget; staff will carry out the development of the processes.

Member Hayes-Santos spoke in favor of City staff conducting inspections over private entities (more expensive). Depending on when the ordinance passes, April 1 could be the start date for a half-year program (or later). Supports waiting to discuss the details of the budget, until the ordinance is finalized and revenue from licenses can be estimated. Chair Arreola responded in agreement that January implementation is not likely if the ordinance has not been passed until the end of the year.

Fred Murry commented that a realistic effective date is October 2020 to allow for Commission debate, public education and feedback.

Member Hayes-Santos commented about the timeline for implementation.

Vice-Chair Warren requested that staff provide a budget breakdown for FY2020 and FY2021. Commented about concern regarding the estimated cost of the program, future budget obligations. Chair Arreola spoke in agreement.

Member Simmons agreed that an effective date of October 2020 would be reasonable.

Member Hayes-Santos asked a question to clarify the inspections.

Chair Arreola commented about the committee's funding request to the Commission.

(C) Energy Efficiency Ratings (No. 181041):

Chair Arreola commented about energy ratings systems.

Member Hayes-Santos spoke to the cost of energy ratings systems into inspections. Jeff Look responded. Member Hayes-Santos spoke in favor of conducting energy ratings every eight years, rather than every four years. Suggested items to add to the checklist to encourage improving standards over time (toilets, AC systems, etc.). Would like to suggest including a ratings systems in the recommendation.

Member Simmons asked a question about the comparison of the cost of inspections by a third party. Jeff Look responded, referred to page 5 of the meeting agenda. Spoke in favor of recommending a loan or incentive program for landlords to the Commission. Jeff Look and staff responded, referred to pages 4-5 of the agenda.

Member Simmons commented that some type of help would be needed for landlords in order for her to move forward; recommends that staff put a program in place.

Member Hayes-Santos agreed with Member Simmons, support staff conducting inspection to save on costs.

Member Simmons spoke in favor of training staff to start conducting the minimum H.E.S. training, making adjustments as needed in the future.

Member Hayes-Santos asked for the committees thoughts on minimum standards for toilets and serving AC systems.

Vice-Chair Warren would like to support, but commented on need for low-interest loans and public education.

Chair Arreola asked the bed and breakfast regulations be added to agenda; would like committee to ask Commission to include this item in its deliberations (give staff direction or send to General Policy Committee).

Member Hayes-Santos asked to change service to HVAC service from every 1 to every 2 years.

Darlene Pifalo, Heather Swanson, Robert Carroll, Kim Popejoy, Susan McQuillan, Anne Smith, Sheila Payne, James Thompson, Paul Ortiz, Terry Martin-Back, Matthew Hearst, Jeremiah Tattersall, Reina Saco, Andrew Miles, Sandy Hartner, Jason Fultz and Kali Blount spoke to the matter.

Member Hayes-Santos clarified that the income source discrimination is included in the recommendation; and the types of units that will be regulated by the proposed

ordinance. Proposed amendment to motion to ask staff to review reduction to landlord license; Vice-Chair Warren agreed.

Vice-Chair Warren spoke to the matter of costs. Commented on how to address issues of individuals who will lose rental housing if they call Codes Enforcement.

Chair Arreola commented about potential confusion. Noted that this is the last meeting of the Rental Housing Subcommittee. Will work with staff to aggregate research and recommendations to present to the City Commission, likely August at the earliest. Might host a Sunshine Meeting to share first draft with committee members and the public.

Member Hayes-Santos proposed adding the recommendations to the July 25th General Policy Committee meeting. Vice-Chair Warren supports adding this to the motion.

Vice-Chair Warren spoke to the matter of whether the policy addresses the intention regarding renter safety issues and energy efficiency. Member Hayes-Santos responded

RECOMMENDATION *Review the proposed recommendations and modify any recommendation and direct staff to schedule this item before the City Commission at a General Policy Committee for discussion and policy direction to City Staff.*

A motion was made by Hayes-Santos, seconded by Vice-Chair Warren, 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

[180593.](#)

Rental Housing Subcommittee Referral List (B)

RECOMMENDATION *Discuss*

PUBLIC COMMENT

MEMBER COMMENT

Member Hayes-Santos thanked the Chair, committee members, public and staff.

Member Simmons thanked Chair, members, public and staff.

Vice-Chair Warren thanked everyone.

Chair Arreola thanked everyone.

NEXT MEETING DATE

ADJOURNMENT - 5:18 PM