



Staff Analysis

Items of Landlord Permitting in the Future

Presented by:
Chris Cooper
Code Enforcement Division Manager

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CITY OF GAINESVILLE STAFF ANALYSIS

Legistar No: 160226

Title: Landlord Permits

Sponsor (i.e., Name of Commissioner or Department): Neighborhood Improvement

City Staff Contact: Chris Cooper, Code Enforcement Division Manager

Summary of Issue

The General Policy Committee is being asked to consider creating a landlord permit fee waiver for permit holders that accept government issued rent subsidies.

History/Background Information

The City Commission referred the issue to staff following citizen comment as part of a hearing to amend the landlord permit ordinance and fee schedule. Several housing advocates were present and spoke in favor of including an incentive for providing affordable housing as part of the landlord permit program. Staff is not aware of any other local governments with a similar program and the City Attorney's Office has not presented any legal impediments to the plan staff is proposing.

Options

Option A. Provide a landlord permit fee waiver to property owners that accept a government issued rent subsidies.

Pros – A fee waiver may provide an incentive for a landlord to accept tenants with rent subsidies. Providing an incentive may help disperse affordable rental units throughout the City.

Cons – The fiscal impact is unknown.

Option B. Postpone the implementation of the fee waiver and direct staff to collect data during the next landlord permit cycle to determine the fiscal impact prior to implementing a landlord permit fee waiver.

Pros – Staff will use the data collected to provide an accurate fiscal impact prior to implementing the fee waiver.

Cons – This option will delay the implementation of a landlord permit fee waiver and the Pros that were identified in option A.

Option C. Do not allow for a landlord permit fee waiver for property owners that accept a government issued rent subsidy.

Pros – None.

Cons – Any benefit or incentive that may result from a landlord permit fee waiver will not be realized.

Staff Recommended Option

Staff recommends option A or B. If option A is selected staff may include any fiscal impact in the ongoing City Commission referral to phase in a landlord permit fee reduction. Option B may delay the implementation of a fee waiver for one year but will give staff and the City Commission an opportunity to take into consideration data related to the fiscal impact.

Attachments/References