

**CDC MEETING  
January 6 Draft Minutes**

**CALL TO ORDER**

Chair Carter called the meeting to order at 1:05 PM.

**ROLL CALL**

**Present 2** – Commissioners Carter and Wells present. Commissioner Chase was also in attendance.

**ADOPTION OF THE AGENDA**

The Community Development Committee adopted the agenda as presented.

**APPROVAL OF MINUTES**

**#150660 CDC Meeting Minutes of December 2, 2015**

Unanimously approved without discussion.

**#150661 CDC Meeting Minutes of December 8, 2015**

Unanimously approved without discussion.

**DISCUSSION OF PENDING REFERRALS**

*The minutes are a summary of the meeting and are not verbatim discussion. A copy of the meeting recording will be provided upon request.*

**140930—Property Assessed Clean Energy (B)**

Assistant City Manager Paul Folkers provided a brief history of the City's involvement with the Property Assessed Clean Energy (PACE) program. Alachua County has developed the program, so Mr. Folkers introduced Rachel Wayne of Alachua County's Office of Sustainability, who gave a detailed presentation of the program. PACE is a Housing and Urban Development (HUD) program that allows residential or commercial property owners to apply for capital from Third Party Administrators (TPAs) to fund a retrofit of their building. The loan is repaid with the property-owners' property taxes to the lender, via the tax collector and property appraiser. The County feels this program will help residents adopt solar technology, decrease utility fees or insurance premiums, and/or reduce their carbon footprint, among other benefits, and that it will allow for some local job growth in the construction field. Commissioner Wells stated that the County (with the City's help) should emphasize that this is simply a funding option and encourage citizens to shop for the best financing they can find. The Committee agreed that a brief version of the informational presentation should be brought to the City Commission, letting them know that cities may choose to opt out of involvement, but that the Committee does not recommend opting out. Further, the Committee would like GRU to be part of the contractor review process and that an initial, third party energy audit should be required so that citizens are not oversold on upgrades or equipment they don't need.

Discussed.

## **140627—Tiny/Small Houses (B)**

Assistant City Manager Fred Murry introduced the continuation of this topic from previous discussions about achievable housing. Ralph Hilliard, Planning Manager for the City of Gainesville, gave an informational presentation about tiny house living, beneficial reasons for adopting the lifestyle, and some of the municipal regulations that can make tiny houses cost inefficient investments, which is the opposite of their intent. Commissioner Carter emphasized that, if the City is going to allow tiny house development, we should make it as simple as any other building permitting process. Commissioner Wells asked how we can make sure tiny homes are a quality and affordable alternative for Gainesville. It was decided that the Planning Office will schedule a mock First Steps meeting to include relevant City departments, such as Code Enforcement, Public Works, Fire Rescue, and Gainesville Regional Utilities, as well as developers, surveyors, and other professionals who can help identify what the costs and variables are to making tiny house construction an easy process in Gainesville.

Discussed

### **Member Comments**

None

### **Citizen Comments**

None

### **NEXT MEETING**

The next meeting is a special meeting about the Tree Ordinance, scheduled for Wednesday, January 27, 2016 at 1:00pm. The next regular meeting is scheduled for Wednesday, February 3, 2016 at 1:00pm.

### **ADJOURNMENT**

The meeting was adjourned at 3:37 PM.