

Citizen Centered Gainesville

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City of Gainesville

RENTAL HOUSING SUBCOMMITTEE

DATA REQUESTED

General Comments

- Current Landlord License Permit (LLP) are only required in Single Family zoned areas.
- The majority of Major Housing violation are on the exterior of properties not interior we must be invited in to inspect the interior.
- Currently 7,000 application go out annually for permitting, of those we issue approximately 4700 permits.

Question: Provide a list of rental property owners with several violations?

Separate complaints filed and violations found.

MEADOWCREST VILLAGE LLC - 23

HFG LAMPLIGHTER LTD - 13

CAL-VFG INVESTORS LLC - 12

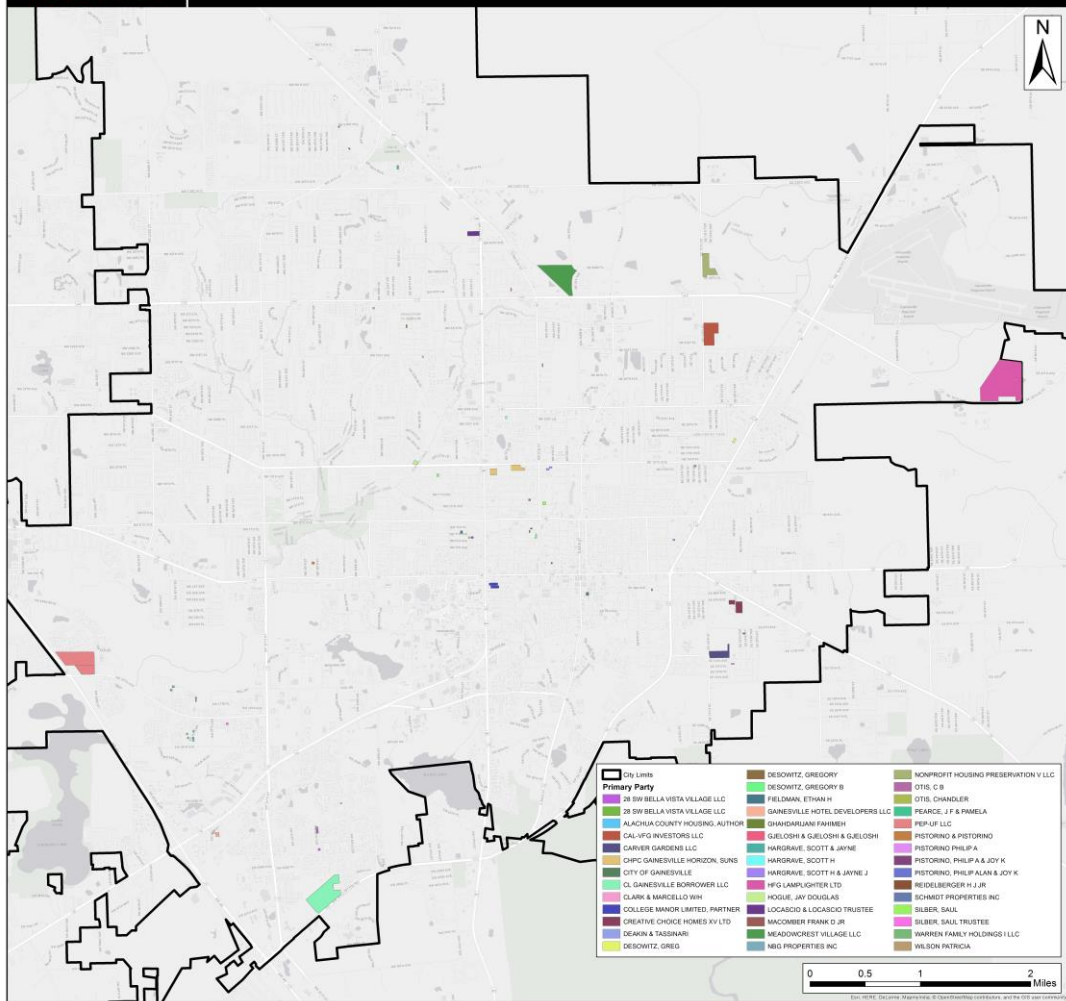
CARVER GARDENS LLC - 9

PEARCE, J F & PAMELA - 9

FOREST & VILLAGE FA OWNER LLC - 7

NBG PROPERTIES INC - 7

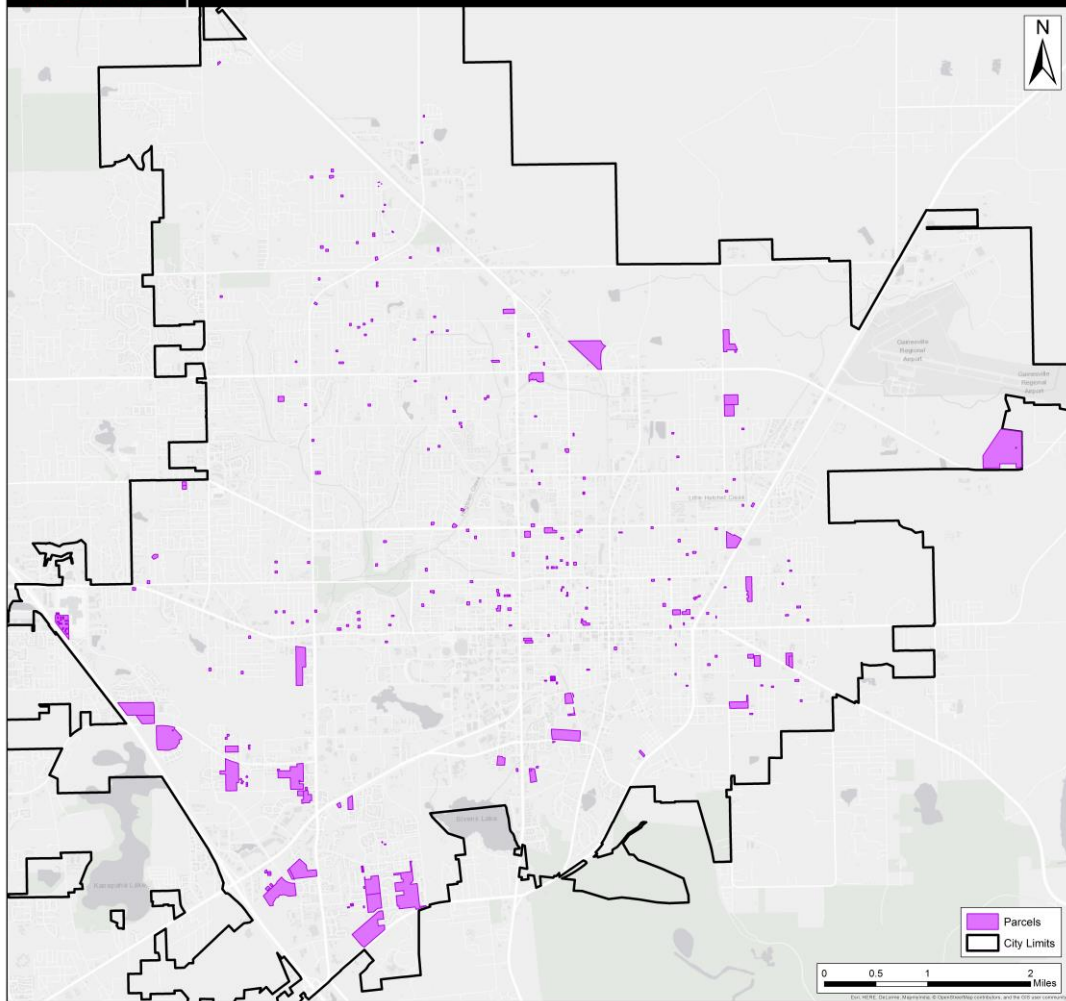
This data was collect from our tracking program for the calendar year 2018. A complete list is in the back-up provided



Total number of Minimum Housing Violations

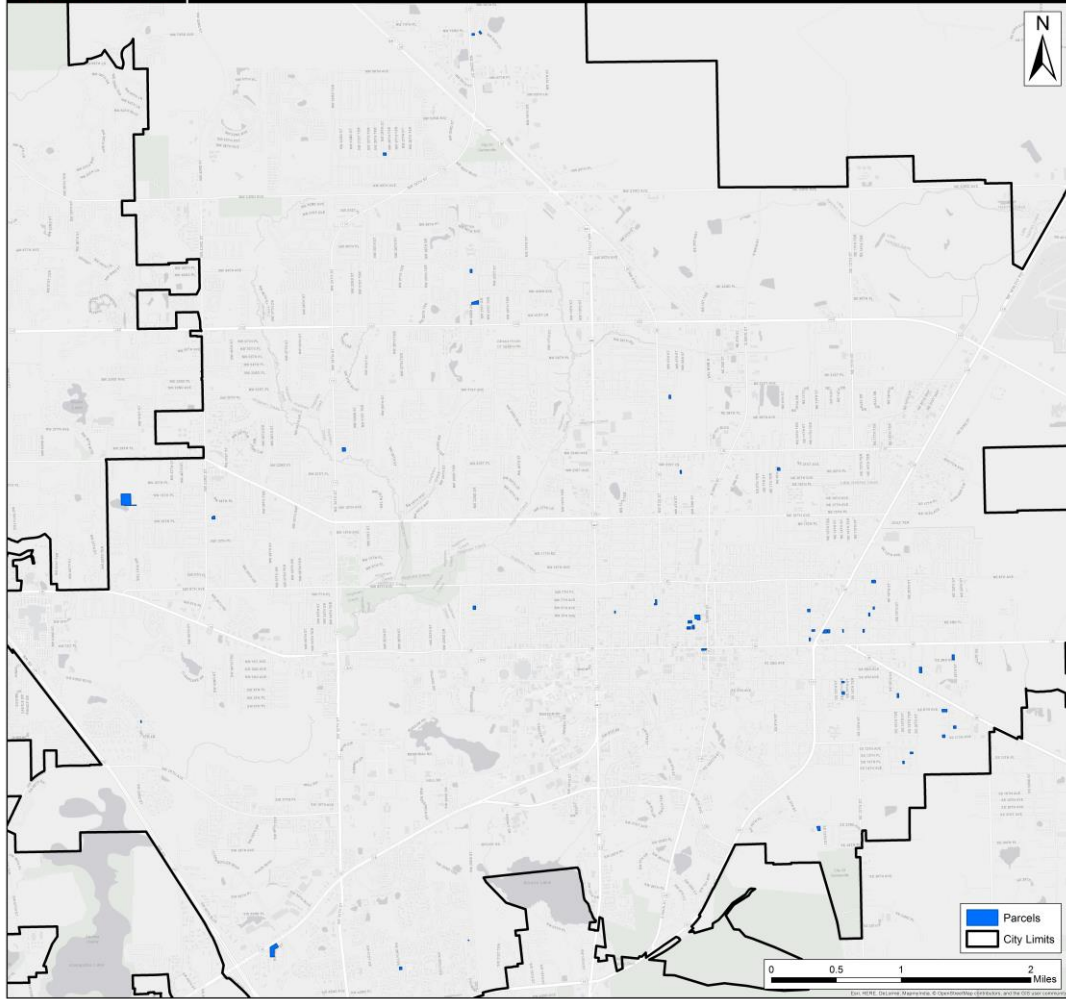
There are approximately 700 lodged complaints that resulted in a violation notice during the calendar year 2018. Approximately 90% of those accrued at rental property.

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Of the total number of complaints resulting in a violation notices being heard by the Special Magistrate.

There were a total of 137 cases that were requested to be heard by our Magistrate in the calendar year. Of those only 50 were actually heard due to the owner taking corrective action prior to the hearing and the hearing request being dropped. Of the 50 cases heard approximately 26 of those were cases concerning Minimum Housing issues both interior and exterior.



0 0.5 1 2 Miles

Parcels
City Limits

Question: Inspections, can we inspect prior to the issuance of a permit? What is the cost associated with inspections?

- The approximate number of total rental units in the City of Gainesville is 56,000.
- Inspection can be required, however requiring an annual inspection will be challenging. 56,000 inspections annually will require 27 new officers doing nothing but inspections at an annual cost of \$60,500.00 each or \$1,634,256.00 total in salary and benefits only. Start up cost per officer is approximately \$19,000.00 for a total of \$513,000.00, these numbers do not include office space. The divisions operating budget would need to increase by 125% to accommodate 27 new officers as well as at least two Staff Specialist at an annual salary of \$37,500.00 each or \$75,000.00 total.

Requiring inspections every 4 years could be considered. That breakdown would look like this:

- 7 Officers at an annual salary and benefits of \$423,500.00
- Start-up cost of \$76,000.00
- At least one Staff specialist annual salary and benefits of \$37,500.00
- Divisions operating budget increased by 30%
- Office space

Can the cost associated with the LLP be reduced for “Good” landlords or increased for “Bad”?

- Several of the polled municipalities have “penalties” for properties with continued issues. Most are very similar to our point system, each violation on each day receives a point. The accumulation of 6 points within a 3 year period triggers a hearing where the LLP can be revoked.
- As for incentives such as lowering the fee for “Good” properties we find no municipalities that offer that.

Comparison

Clemson, South Carolina (pop-16,500)

- Inspections: 940 annually with one inspector and one administrative specialist.
- Permit cost \$100.00 includes inspection.
- Permits needed for single family, duplex and townhomes only.

State College, PA. (pop-42,500)

- Inspections: 5,000 annually with 5 inspectors and two administrative specialist.
- Permit cost \$37.00 includes inspection.
- Permits needed for all units.

Comparison

Boulder, Colorado (pop - 107,000)

- Inspections: The city processes 300 applications each month with 9 private sector inspectors, 2 city enforcement officers, 3 Administrative specialist and a manager.
- Permit cost is \$105.00 and valid for four years with one inspection every four years.
- Permit needed for every rental unit per parcel, i.e. single family home on one parcel needs one permit, apartment complex needs a permit for each building and/or each parcel.

General Comments

- Inspections in an occupied rental unit is difficult to coordinate we must have the cooperation of the owner and the tenant and schedule a time convenient for the occupant.
- Education would be more valuable, if we could educate the occupants and get them to call our office when an issue arises then we could address each issue as we currently do. Our success rate speaks for it self of the approximately 5000 cases opened each year only 1% end up at our magistrate hearing.

Questions?