

City of Gainesville

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



Minutes - Draft

May 15, 2019

2:00 PM

Room 16, Roberta Lisle Conference Room

Rental Housing Subcommittee

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

CALL TO ORDER - 2:01 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**DISCUSSION OF PENDING REFERRALS**[180653.](#)**Renters' Rights and Responsibilities (B)**

Motion to the City Commission: Motion No 1 - Creation of the Arbitration/Mediation Program administered by the EEO's Director's Action Officer (with an amendment to direct the Clerk to bring back a letter to the Commission (so it's clear); Motion No 2 - Tenant bill of rights and responsibilities (with an emphasis that the placard should be in a closet or water meter, but not on the front door); Motion No. 3 - Work with landlord/tenant organizations to craft an education program; Motion No. 4 - Draft a tenant occupancy attestation to be included in the lease; Motion No. 5 - City draft our own ordinance language that mirrors Alachua County; Motion No. 6 - Landlord mitigation fund - maintain the direction given by the Joint City Commission/County Commission meeting; and Motion No. 7 - Request that a budget increment be considered for this fiscal year for the rental housing issue (with an amendment that it not to be called an Action Officer, but the position to be named later on).

Teneeshia Marshall spoke to Motion No. 5.

Member Hayes-Santos asked if there was a difference in the ordinances between Alachua, Broward and other counties. Ms. Marshall stated that they are very similar. Member Hayes-Santos recommended to draft an ordinance for income source and immigration status to be added to City Code and to be sent to the City Commission.

Vice-Chair Warren asked if Alachua County is creating an ordinance so we don't duplicate. Suggested that the ordinance mirrors the County.

Nicolle Shalley spoke to the matter.

Fred Murry spoke to the matter.

Member Hayes-Santos spoke in support of Motion No. 1 - Arbitration/Mediation Programs. Member Warren asked who would be the mediator. Nicolle Shalley stated that the City Equal Opportunity Director discussed an Action Officer position to be

housed in the EO Department that would assist with, among other duties, disseminating landlord/tenant information (e.g., the non-regulatory aspects of any City program that is created.

Member Simmons asked about Motion No. 2 - Placard idea. Nicolle Shalley stated that from her understanding from Code Enforcement, it was that the owner's representatives that were opposed to a mandatory placard be placed on the back of the front door, but did support an informational refrigerator magnet.

The Subcommittee agreed to accept Motion No. 4 - Draft a tenant occupancy attestation to be included in a lease. An occupancy affidavit to be signed by the tenant will be developed if the Commission moves forward with a Rental Housing Code Ordinance, as it was included as a requirement under the draft regulatory framework.

Mr. Murry pointed out that Motion No. 6 needs to be discussed at a future budget meeting.

Motion No. 7 - Spoke to whether the Action Officer was a full-time position. Fred Murry spoke to the matter. Member Warren asked who would establish the duties and policies. Fred Murry responded. Chair Arreola stated that the policy objectives should not be so hyper-specific.

Nicolle Shalley recommended that the Clerk formalize what the Subcommittee wants to recommend to the City Commission.

Matthew Umanos, Kali Blount, Robert Carroll, Melanie Barr, James Thompson, Mary Alford, Bobby Muner, Darlene Pifalo, Natalie Maxwell, Patt Abbott and Jason Fults spoke to the matter.

RECOMMENDATION *Discuss this item.*

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

180958.

Rental Housing Code (B)

Member Hayes-Santos asked about regulations. He suggested that we move forward on 1-4. On 5 or more - continue looking to see if we could require a license to ensure that tenants in those places have the information as necessary. Nicolle Shalley and Member Simmons spoke to the matter.

Vice-Chair Warren spoke about how to deal with apartment complexes. Natalie Maxwell spoke to the matter.

Member Hayes-Santos stated that he would like to lower the fees.

Vice-Chair Warren spoke about removing the item about energy efficiency standards. Nicolle Shalley spoke to the matter.

The Subcommittee wants to maintain the direction that was given and leave as is.

Member Hayes-Santos requested that the Clerk formalize what the Subcommittee

wants to recommend to the City Commission.

RECOMMENDATION

Review the Updated Memorandum and discuss this item.

Discussed

181041.

Energy Efficiency Ratings (B)

Motion: 1) Staff to come back with options for a landlord loan program for repairing homes to meet the minimum housing code standards/energy efficiency standards and that it would be a low-cost loan program for landlords, and if they accept the terms of the loan, they would have to make their places affordable in some fashion for a period of time; and 2) Staff to look at the His/Hers program, get estimates from the third party inspectors to see what it would cost to certify one of the City's inspectors and how much time it would take for our staff to participate as an inspector (come back with an amended budget).

Fred Murry spoke about the health and safety issues.

Member Hayes-Santos spoke about the rating system for each unit (provide more transparency to renters).

Member Simmons would like to see a program in place for people to go to and get some type of assistance. She would like to focus on the His/Hers rating scores and ask staff to get estimates from the third party that can do the inspections that are required and see what it would cost to be a certified inspector to do that. Mary Alford spoke to the matter.

Martin Back, Susan McClellan, Matthew Umanos, Darlene Pifalo, Jason Fults, Melanie Barr, Sandy Parker, James Thompson, Mary Alford, Latrice Drayton, Robert Carroll and Dorothy Olsen spoke to the matter.

RECOMMENDATION

Discuss this item.

A motion was made by Simmons, 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)

Motion: 1) Create a new agenda item which is the official recommendation report of the Rental Housing Subcommittee and combine all of the items (Renter's Rights and Responsibilities, Rental Housing Code and Energy Efficiency Ratings and Short-Term Rental); 2) Have the next Rental Housing Subcommittee meeting on May 28, 2019 in the Auditorium.

RECOMMENDATION

Discuss

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

PUBLIC COMMENT

Kali Blount

MEMBER COMMENT

NEXT MEETING DATE

ADJOURNMENT - 5:14 PM