

Rental Housing Subcommittee Referral List

#180593

Referral No.

Title

Refer
Date

Charter

Status

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Heard				
180399	Short-Term Vacation Rentals	9/20/18	City Mgr.	<p>This item was discussed on 1/2/2019. Will bring back at the March 5, 2019 meeting for discussion.</p> <p>This item will be discussed on 1/2/19.</p> <p>At the GPC meeting of 11/8/18, there was the following motion: 1) Have staff to continue to look at options that can be put into the ordinance and support the services we monitor with the requirements to register/comply with other rental landlord fees; 2) Refer to the newly created landlord tenant subcommittee; and 3) Bring back language for federal lobbyists and add to the legislative agenda.</p> <p>New referral from the City Commission meeting of 9/20/18.</p>
170873	Landlord License Rental	9/20/18	Clerk of Commission/City Manager/GRU General Mgr.	<p>At the 2/19/19 meeting there was the following motion: Direct staff to return to the next meeting of the Subcommittee with in-depth options on the following: 1) A universal landlord license program looking at all types of housing units (single-family, etc.); 2)</p>

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				<p>Annual self-inspections by landlords; 3) Periodic required inspections conducted by private/contract inspectors or city staff; 4) Options for penalties for enforcement/compliance; 5) Exemption options (e.g., newer units); 6) Options for phasing in inspections and permits; and 7) Begin reaching out to build educational partnerships with community stakeholders.</p> <p>At the 2/5/19 meeting this item was continued to 2/19/19.</p> <p>At the 12/4/18 meeting there was much discussion on Landlord License Rental. Mr. Murry will bring the following information to the February 5, 2019 meeting: 1) Fee Structure; 2) Data on repeat offenders (what is in the system); 3) GIS map where the issues are located; 4) Research other communities similar to the City of Gainesville as a university town and see what they are doing and what the consequences have been; 5) Research on cities that may be leaders on this; and 6) Inspection list from other cities.</p>

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				<p>This item is to be discussed on 12/4/18.</p> <p>At the GPC meeting of 11/8/18, there was the following motion: 1) Create a temporary City Commission "Rental Housing" Subcommittee that would sunset on the first GPC meeting in March, 2019. The subcommittee would (consist of Mayor-Commissioner Pro Tem Hayes-Santos, Commissioner Arreola, Commissioner Simmons and Commissioner Warren) receive updates from staff and give guidance on the programs creation. This will allow for more community engagement on the issue and will allow advocates for both rental rights and landlords to have their voices heard. It will also ensure that staff is working in the direction that the City Commission and the community wants; 2) Have a summit on landlord/tenant win-wins plan; 3) Include appropriate citizen advisory committee to pair with subcommittee. Assign appropriate staff support to the meetings; and consider but not be limited to: A)</p>

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				Directing the City Manager or designee to draft a universal landlord license program that focuses on maintaining minimum health and safety standards; B) Directing the City Manager or designee to draft a minimum energy efficiency program for rental housing units. Directing the GRU Manager or designee, and UAB to help with the drafting of the minimum energy efficiency standards; C) Directing the City Manager or designee to draft a landlord tenant mediation program; D) Bring draft programs to the City Commission during the first GPC meeting in February to present program options for the City Commission's consideration; and E) Drafting program deliverables would include: a) Program structure and details; b) Estimated cost; c) Suggested methods to cover cost; and d) Staffing needs.
180581	Health and Safety	11/26/18	City Mgr.	At the 12/4/18 meeting there was much discussion regarding health and safety issues. This item was created at the 11/26/18 meeting to discuss on 12/4/18.

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180591	Energy Efficiency	11/26/18	GRU General Mgr.	<p>At the 4/17/19 meeting, there was a motion to hear this item at the next meeting.</p> <p>At the March 5, 2019 meeting there was the following motion: 1) Direct Code Enforcement to start creating a program for Commission consideration (and for GRU to work with Code Enforcement); 2) Look at Boulder, CO as a model, but not to make a decision on hers/hes); 3) Water conservation be a part of it; 4) Exemptions for new construction and historic structures; 5) Bring back what a phase-in program might look like, focusing on ones before 1996; 6) Energy efficiency reports be brought before the lease is signed; 7) Look at rental rehabilitation loan programs similar to Tallahassee; 8) Include education; 9) Example from Ann Arbor, MI universal licensing; and 10) City staff will report back by April 16, 2019 with an update on subcommittee's requests/direction.</p> <p>At the December 18, 2018, Amy Carpus made a presentation.</p>

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				This item was created at the 11/26/18 meeting to discuss on 12/18/18.
180653	Renters' Rights Responsibilities	11/26/18	City Mgr.	At the 5/15/19 meeting, there was the following motion: 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

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				<p>amendment that it not to be called an Action Officer, but the position to be named later on).</p> <p>At the 4/2/19 meeting, there was the following motion to direct staff to proceed with: 1) sending cities reviewed for arbitration mediation program; 2) reach out to landlords and tenant organizations to gather what a tenant bill of rights and responsibilities would look like; and to be given out when a lease is signed: 3) work with landlord/tenant organizations to craft an education program; 4) draft a tenant occupancy attestation to be included in a lease; 5) have staff draft a recommendation for an income source and immigration status to be added to City code; provide what Alachua, Broward, other counties have done with ordinances; 6) staff find an entity to administer the landlord/mediation fund; and 7) bring back budget and outline of how an action officer would help landlord/renters navigate process.</p>

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				<p>At the 1/15/19 meeting, there was a motion: Staff to come back with 1) Options on mediation/arbitration programs; 2) County wage theft model; 3) Renters' bill of rights and responsibilities; 4) Rental and landlord training programs; 5) Occupancy limit disclosure; 6) Draft ordinance changes civil citations; and 6) Landlord mitigation fund options.</p> <p>This item was created at the 11/26/18 meeting to discuss on 1/15/19.</p>
180958	Rental Housing Code	4/2/19	City Mgr.	<p>At the 5/15/19 meeting there was a request to have the Clerk formalize what the Subcommittee wants to recommend to the City Commission.</p> <p>At the 4/16/19 meeting, there was the following motion: 1) To get a permit you have to submit self-inspection form to obtain a permit; and also in that same section, remove requirements to hand out Chapter 83, Part II and Article IV of the City code, instead require energy efficiency rating hand out is given; require city tenant bill or rights and responsibilities be handed out; and require State brochure on Chapter 83</p>

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				<p>be handed out; 2) Rollout - when permits are issued, staff look at alternative times throughout the year; 3) Permit fees: direction for revenue neutral landlord permit; 4) When standards go into effect: Life and Safety Standards be met January, 2020; Minimum Housing Standard and Energy Efficiency Standard be met January, 2021; 5) City Code inspections would go into effect January, 2021 - every four years - goal to inspect all units within 4-year timeframe for energy efficiency and health and safety standards; 6) Staff come back with citings of facts required; 7) Staff come back with an estimate on how many rentals fit within 1, 2,3 and 4 units; 8) Staff come back with financial estimates on the program, and also have cost estimates for inspections every 4 and 5 years; 9) Staff continue to review preemptions for above 4 units, and try to find creative ways to get around those; 10) Bring back more information on mold inspections, how current process works; and 11) Clerk schedule an additional meeting in May.</p>

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				New items, which combines three (3) topics: 1) Landlord License Rental; 2) Short-Term Vacation Rentals; and 3) Energy Efficiency.
181041	Energy Efficiency Ratings (B)	4/16/19	City Mgr.	<p>At the 5/15/19 meeting there was the following 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).</p> <p>At the end of the April 16, 2019 meeting, the Subcommittee expressed</p>

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				an interest in discussing the topic of requiring landlords to obtain an energy efficiency rating for each rental unit. Commissioner Hayes-Santos expressed interest in the Boulder, Colorado model of energy efficiency ratings
To be Heard				
180798	Landlord Incentives Plan	12/10/18	City Mgr.	At the 12/10/18 Joint City/County meeting, there was a referral for the Committee to: 1) discuss a landlord incentive plan; and 2) staff to bring back a more vetted version of that to the next Joint City/County Meeting.