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Dear City Commissioners:

Please recall that I am the home owner and rental property owner in Oakview Neighborhood who spoke at the October 18, 2018 Commission meeting. I voiced that our diverse neighborhood represents what is right about housing in Gainesville.

I am a member of the Alachua County Labor Coalition and am participating in the discussion about the Renter's Rights campaign. I am in support of the concepts of substituting the current Landlord Permit with Landlord Licensing, having safety and efficiency standards and having a mediation or arbitration process for resolution of disputes. Housing is a fundamental need and housing as a product warrants basic standards. Basic standards of safety and quality are in keeping with other types of products.

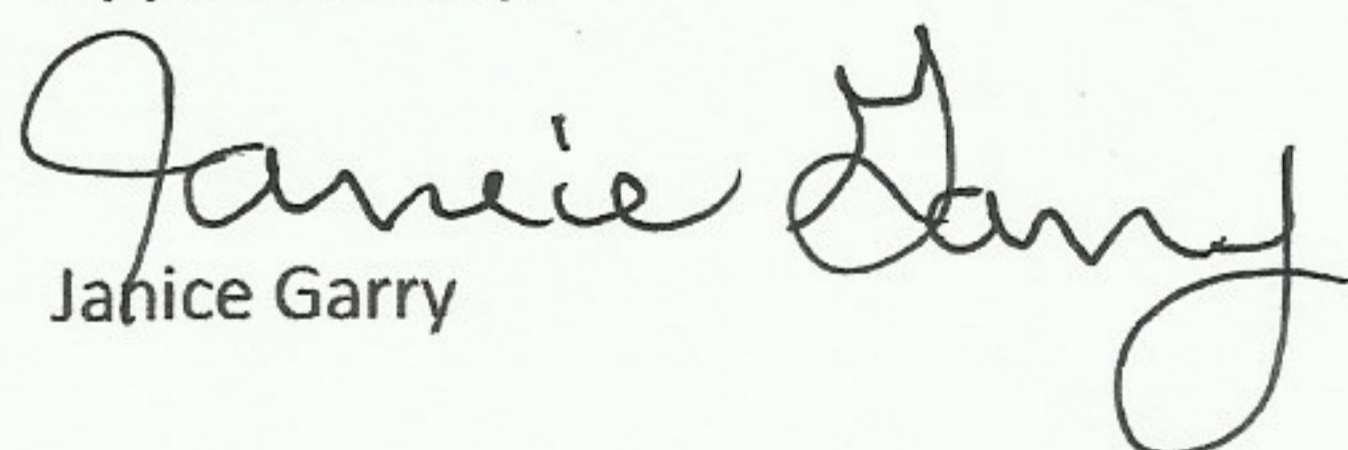
The current Landlord Permit has always struck me as a tax without any benefit. Substituting fees paid for a permit for fees that support a system of rental governance makes more sense. Inspections that are suggested by the ACLC could be proposed in the vein of protecting the value of property, which would benefit me as a property owner. If problems sited had revenue resources for repair, it would further benefit the property owner. Inspections would need to be thoughtfully crafted to be reasonable and supportive rather than myopic and obstructionist. Fees for Landlord Licensing would need to reflect the quantity and size of properties.

Establishing efficiency guidelines for housing would contribute towards a primary city goal of addressing affordable housing. Efficiency guidelines would also contribute towards the recently adopted Ready for 100 sustainable energy by 2045. A home that consumes inordinate energy for temperature control works against affordable housing and energy-neutral goals.

In my profession I have participated in mediation as dispute resolution. I have also read of the resolution success with the Wage Recovery Ordinance. Mediation or arbitration for landlord/renter disputes, thoughtfully crafted, would benefit all parties.

We all recognize that Gainesville is on the cusp of a surge in growth. Now is the time to establish a framework that will support the diverse, creative, nature/culture quality of life we enjoy. I applaud your leadership in addressing affordable housing and launching energy neutrality. The principles of the ACLC Renter's Rights is a good fit with your efforts.

Appreciatively,


Janice Garry