

Carol Barron
1801 NW 11th Road
Gainesville, Florida 32605
April 15, 2019

Dear City Commissioners:

I am a property owner, a rental property owner and State Certified Residential Contractor. I have spent my career providing "Affordable Housing" as a private citizen, a City employee working for the Housing Division, the Construction Director for Neighborhood Housing and Development Corporation, and, the Construction Director for Alachua Habitat for Humanity. I have been involved in the development of new subdivisions within Alachua County and the construction of Energy Star new home construction and scattered site infill. Additionally I have rehabbed many existing homes in Gainesville and administered SHIP Funding for Emergency Repair Programs to Very Low to Below Medium Income families. I have witnessed many conditions of deferred maintenance and exorbitant utility bills, and for years have been involved in efforts to help defer some of these causes with groups such as Community Weatherization Coalition.

This is about saving energy, about maintaining property values, about making all landlords accountable and providing safe and healthy housing for all.

- 1) All rental properties should have Landlord Permits—not just single-family dwellings.
- 2) All landlords should have to have a Mandatory Inspection prior to renting. Those of us that have rented to Section 8 clients have inspections by the Housing Authority and comply with Minimum Housing Standards.
- 3) The City should hire more Code Enforcement Officers to be able to conduct inspections on all rentals that have Landlord Permits so that our aging housing stock is kept in decent condition.
- 4) GRU should extend their LEEP Program to landlords to enable affordable ways to replace poorly performing heating air conditioning, under insulated attics, and water wasting plumbing fixtures.

Unfortunately as our housing stock ages, as the cost of construction and repair increases, it has become increasingly harder to keep the rents down and provide affordable housing.

All landlords should be held accountable! I am in support of the principles of the ACLC Renter's rights.

Sincerely,



Carol Barron