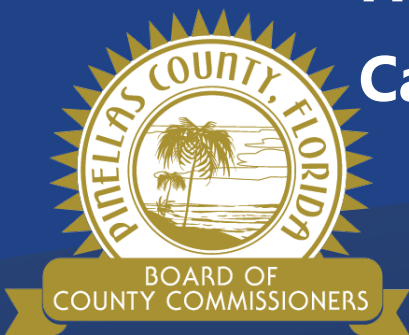


Tenant Bill of Rights, Source of Income Anti- Discrimination, Notice of Late Fees, and Notice of Rent Increase Ordinance



Housing and Community Development
Carol Stricklin, AICP, Director



Our Vision: To Be the Standard for Public Service in America



June 21st - Board Comments/Questions



- **Evaluate consistency with City of St. Petersburg ordinance**
- **Impact on insurance coverage associated with inclusion of Housing Choice Voucher (HCV) tenants**
- **Clarification of income standard for HCV voucher holders**
- **Coordination with municipal partners**
 - **Follow up presentation to City Managers on July 8, 2022**
 - **General consensus for a countywide ordinance**

Ordinance Amending Ch. 42 of Pinellas County Code

- **Definitions (revised)**
- **Require landlords to provide tenants with a Notice of Rights under Florida Law and County Code by landlords upon renting or new rental term**
- **Expands County Code to include provision prohibiting discrimination based on source of income (clarified language)**
- **Expands County Code to require written notice of late fees**
- **New Provision - Expands County code to require written notice of rent increases**

Consistency with St. Petersburg Ordinance



Ordinance Section	St. Petersburg	Pinellas County
Notice of Late Fees	Same/Very Similar	Same/Very Similar
Source of Income - Income Standard	Substantive Differences	Substantive Differences
Source of Income – Inspection Requirement	Substantive Differences	Substantive Differences
Source of Income – Insurance Provision	Substantive Differences	Substantive Differences
Notice of Rent Increase	Same/Very Similar	Same/Very Similar
Size of Fines	Same/Very Similar	Same/Very Similar

- Same/Very Similar
- Substantive Differences

Attachment 3 includes a detailed comparison of ordinance language between St. Petersburg and Pinellas County

Notice of Rent Increase

New Sec. 42-437

- **Applies to rent increases of more than 5%**
- **Three tiers of notices:**
 - **60-day notice for leases that are one year or longer**
 - **30-day notice for leases that are three (3) months but less than one (1) year**
 - **15-day notice if the lease is for a month-to-month term**

Insurance Impacts

- **St. Petersburg's ordinance: Sec. 20-330(f) allows landlords to deny voucher holders if doing so would result in an increase in their insurance costs.**
- **Staff actions:**
 - **Reached out to the Office of Insurance Regulation**
 - **Met with St. Petersburg to discuss their ordinance language. City is committed to look at County ordinance language to determine if changes are desired**
 - **Requested policy examples from the Bay Area Apartment Association (BAAA)**
 - **Met with BAAA representatives (including a risk management professional) to discuss insurance underwriting**

Recommendation: No change to language – Continue to work with BAAA, St. Petersburg and other stakeholders during implementation to collect data and determine if future modifications are needed.

- **St. Petersburg's ordinance: Sec. 20-330(e) allows for landlords to deny voucher holders if they cannot meet the same income and other standards applied to all other renters.**
- **Staff actions:**
 - **Met with St. Petersburg to discuss their ordinance language. City is committed to look at County ordinance language to determine if changes are desired**
 - **Followed up with Public Housing Authorities to understand program eligibility criteria and rent subsidy calculations**
 - **Updated ordinance language to improve readability**

Recommendation: Utilize updated language in revised ordinance requiring the application of income standards based solely on the amount of rent the voucher holder is required to pay.

Ordinance Amending Ch. 42 of Pinellas County Code (cont'd)

- **Enforcement**
 - Code Enforcement and Consumer Protection authorized to enforce
 - Violations punishable by a fine of \$500 per for first offense and subsequent offenses
- **Applicability**
 - Countywide provision that cities can opt into or adopt a city ordinance.
- **Effective Date October 3, 2022**

Comments/Questions

Rent & Income Standards – Example 1



- **Likely Employed**
- **Deduction for dependents**
- **Market Rent Range (varies by location)**
 - **Responsible for Electric Only – \$1,906-\$3,006**
 - **Responsible for All Utilities – \$1,768 - \$2,868**
- **Total cash income for expenses - \$2,705**
- **Likely also receiving food stamps, Medicaid, other benefits**

Voucher Calculation Ex. 1	
Family Size	4
Unit Size (bedrooms)	3
Annual Income	\$45,760
Deductions	\$1,440
Adjusted Annual Income	\$44,320
Adjusted Monthly Income (AMI)	\$3,693
30% of AMI (max rent obligation)	\$1,108
3X Income Standard	\$3,324
Market Rent	\$2,500
Subsidized Rent (voucher)	\$1,392
Remaining for Expenses	\$2,705

Rent & Income Standards – Example 2

- **Likely fixed income**
- **Deduction for dependents**
- **Market Rent Range (varies by location)**
 - **Responsible for Electric Only – \$1,645 - \$2,745**
 - **Responsible for All Utilities – \$1,507 - \$2,607**
- **Total cash income for expenses - \$876**
- **Likely also receiving food stamps, Medicaid, other benefits**

Voucher Calculation Ex. 2	
Family Size	4
Unit Size (bedrooms)	3
Annual Income	\$14,400
Deductions	\$1,440
Adjusted Annual Income	\$12,960
Adjusted Monthly Income (AMI)	\$1,080
30% of AMI (rent obligation)	\$324
3X Income Standard	\$972
Market Rent	\$2,000
Subsidized Rent (voucher)	\$1,676
Remaining for Expenses	\$876

Rent & Income Standards – Example 3



- **Likely fixed income**
- **Deduction for being Elderly/Disabled**
- **Market Rent Range (varies by location)**
 - **Responsible for Electric Only – \$1,117-\$1,887**
 - **Responsible for All Utilities – \$1,026 - \$1,796**
- **Total cash income for expenses - \$905**
- **Likely also receiving food stamps, Medicaid, other benefits**

Voucher Calculation Ex. 3	
Family Size	1
Unit Size (bedrooms)	1
Annual Income	\$15,336
Deductions	\$400
Adjusted Annual Income	\$14,936
Adjusted Monthly Income (AMI)	\$1,245
30% of AMI (max rent obligation)	\$373
3X Income Standard	\$1,119
Market Rent	\$1,500
Subsidized Rent (voucher)	\$1,127
Remaining for Expenses	\$905