

## Johnson, Krista

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**From:** O'Donnell, Stacy  
**Sent:** Monday, August 1, 2022 10:23 AM  
**To:** BCC Agenda Comments  
**Subject:** FW: Please fix outstanding problems in the Tenant Bill of Rights

**Categories:** SENT TO BOARD REPORTERS

Stacy O'Donnell  
Executive Aide to Pinellas County  
Commissioner Pat Gerard, District 2  
315 Court Street, 5<sup>th</sup> Floor  
Clearwater, FL 337756  
727-464-3360

*All government correspondence is subject to the public records law.*

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**From:** Justin@grassrootsmessages.com <Justin@grassrootsmessages.com>  
**Sent:** Monday, August 1, 2022 8:12 AM  
**To:** Gerard, Pat <pgerard@co.pinellas.fl.us>  
**Subject:** Please fix outstanding problems in the Tenant Bill of Rights

**CAUTION:** *This message has originated from outside of the organization. Do not click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.*

As someone who lives and/or works in Pinellas County, and as a member of both the National Apartment Association (NAA) and its local affiliate the Bay Area Apartment Association (BAAA), I am very concerned with the new draft Tenant Bill of Rights that was published as part of the August 2nd Pinellas County Commission agenda. We were grateful that when this ordinance was first heard on June 21st, the Commission chose to delay passage in order to address key concerns BAAA raised with the ordinance. Unfortunately, the new version of the ordinance has done nothing to address those concerns. Please do not pass this ordinance until the following problems are addressed: Income Standard – some of the proposed changes make this language even more confusing and it still requires landlords to income qualify residents who have little or no income. If the ordinance is going to include language on income standards, it should only apply to vouchers and it should still allow landlords to use reasonable means to ensure residents can afford costs not covered by the voucher program. Insurance – the proposed changes will lead to higher insurance costs for landlords, harming all landlords but especially affordable housing providers. The County should adopt the same language provided in St. Pete's ordinance that protects landlords against higher insurance costs that can come with participation in the voucher program. Thank you for considering these changes. It is important to get this ordinance right and not allow good intentions to backfire through unintended consequences that will hurt both landlords and residents. Please consider making the changes outlined above. Sincerely, Mr. Justin Dean ■

## Johnson, Krista

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**From:** noreply@mypinellasclerk.org  
**Sent:** Monday, August 1, 2022 8:50 AM  
**To:** BCC Agenda Comments

**Categories:** SENT TO BOARD REPORTERS

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### Live Form

Topic Tenant Bill of Rights

BCC Agenda Date 8-2-2022

Your Stand on the Issue Oppose

### Comments

Commissioners, As a small landlord and property manager in Pinellas County for more 30 years, I am equally concerned about housing availability and cost. I see the impact of recently skyrocketing rent every day, but the rent increases have been due to rising operating costs, not to pad my bottom line. Failure to have rents keep pace with operating costs means reduced maintenance and diminishes the quality of already challenged housing stock. On the question of landlords refusing to accept government housing assistance programs such as Housing Choice Vouchers, please note that a typical property hazard and liability insurance policies for rental properties prohibit concentration of subsidized tenants from exceeding 20% of residents of a property. I have always accepted as many qualified subsidized tenants as I could without risking cancellation of my insurance coverage. The proposed Bill of Rights needs to address those issues outside the control of property owners/managers that make greater acceptance of rent subsidies problematic.

Citizen Name Gary Tave

Address PO BOX 817  
Largo, FL 33770  
United States|US

Phone +1(863) 2726980

Email gary@pmmi-rentals.com

**Johnson, Krista**

---

**From:** Justin@grassrootsmessages.com  
**Sent:** Monday, August 1, 2022 8:12 AM  
**To:** Justice, Charlie  
**Subject:** Please fix outstanding problems in the Tenant Bill of Rights

**Categories:** SENT TO BOARD REPORTERS

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## Johnson, Krista

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**From:** noreply@mypinellasclerk.org  
**Sent:** Friday, July 29, 2022 5:02 PM  
**To:** BCC Agenda Comments

**Categories:** SENT TO BOARD REPORTERS

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### Live Form

Topic Tenant Bill of Rights

BCC Agenda Date 8-2-2022

Your Stand on the Issue Oppose

Comments I work in the rental housing industry in Pinellas County and am very concerned with the draft Tenant Bill of Rights that the Pinellas County Commission will consider on August 2nd. The ordinance still requires housing providers to qualify prospective residents with little to no income, and the ordinance doesn't protect landlords against higher insurance costs that can come with participating in the voucher program. Please do not pass this ordinance without first addressing these issues.

Citizen Name Tamaira Daddysman

Address 300 International Parkway Suite 130  
Florida 32746  
United States|US

Phone +14078040628

Email tdaddysman@highmarkres.com

**Johnson, Krista**

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**From:** jpiatt@grassrootsmessages.com  
**Sent:** Friday, July 29, 2022 11:38 AM  
**To:** Eggers, Dave  
**Subject:** Please fix outstanding problems in the Tenant Bill of Rights

**Categories:** SENT TO BOARD REPORTERS

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**Johnson, Krista**

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**From:** lincolnshores@grassrootsmessages.com  
**Sent:** Friday, July 29, 2022 11:17 AM  
**To:** Eggers, Dave  
**Subject:** Please fix outstanding problems in the Tenant Bill of Rights

**Categories:** SENT TO BOARD REPORTERS

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**Johnson, Krista**

---

**From:** cwills@grassrootsmessages.com  
**Sent:** Friday, July 29, 2022 11:17 AM  
**To:** Eggers, Dave  
**Subject:** Please fix outstanding problems in the Tenant Bill of Rights

**Categories:** SENT TO BOARD REPORTERS

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## Johnson, Krista

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**From:** noreply@mypinellasclerk.org  
**Sent:** Friday, July 29, 2022 10:21 AM  
**To:** BCC Agenda Comments

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### Live Form

Topic Please fix problems in the Tenant Bill of Rights

BCC Agenda Date 8-2-2022

Your Stand on the Issue Oppose

### Comments

As a member of the National Association of Residential Property Managers (NARPM), I am very concerned with the new draft Tenant Bill of Rights that was published as part of the August 2nd Pinellas County Commission agenda. We were happy that passage of this ordinance was delayed to give staff more time to address key concerns raised by rental housing advocates. Unfortunately, the new version of the ordinance has done nothing to address those concerns. Please do not pass this ordinance until the following problems are addressed: Income Standard – some of the proposed changes make this language even more confusing and it still requires landlords to income qualify residents who have little or no income. If the ordinance is going to include language on income standards, it should only apply to vouchers and it should still allow landlords to use reasonable means to ensure residents can afford costs not covered by the voucher program. Insurance – the proposed changes will lead to higher insurance costs for landlords, harming all landlords but especially affordable housing providers. The County should adopt the same language provided in St. Pete’s ordinance that protects landlords against higher insurance costs that can come with participation in the voucher program. Thank you for considering these changes. It is important to get this ordinance right and not allow good intentions to backfire through unintended consequences that will hurt both landlords and residents. Please consider making the changes outlined above.

Citizen Name Steve Brown

Address 550 N Reo St Suite 300  
Tampa, Florida 33609  
United States|US

Phone +18138649515



Email

[steve@rentitnetwork.com](mailto:steve@rentitnetwork.com)

## Johnson, Krista

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**From:** noreply@mypinellasclerk.org  
**Sent:** Friday, July 29, 2022 10:19 AM  
**To:** BCC Agenda Comments  
**Categories:** SENT TO BOARD REPORTERS

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### Live Form

Topic Tenant Bill of Rights

BCC Agenda Date 8-2-2022

Your Stand on the Issue Oppose

Comments I work in the rental housing industry in Pinellas County and am very concerned with the draft Tenant Bill of Rights that the Pinellas County Commission will consider on August 2nd. The ordinance still requires housing providers to qualify prospective residents with little to no income, and the ordinance doesn't protect landlords against higher insurance costs that can come with participating in the voucher program. Please do not pass this ordinance without first addressing these issues.

Citizen Name Jolie Whitmore

Address United States|US

Phone

Email

## Johnson, Krista

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**From:** noreply@mypinellasclerk.org  
**Sent:** Friday, July 29, 2022 10:15 AM  
**To:** BCC Agenda Comments  
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### Live Form

Topic Please fix problems in the Tenant Bill of Rights

BCC Agenda Date 8-2-2022

Your Stand on the Issue Oppose

### Comments

As a member of the National Association of Residential Property Managers (NARPM), I am very concerned with the new draft Tenant Bill of Rights that was published as part of the August 2nd Pinellas County Commission agenda. We were happy that passage of this ordinance was delayed to give staff more time to address key concerns raised by rental housing advocates. Unfortunately, the new version of the ordinance has done nothing to address those concerns. Please do not pass this ordinance until the following problems are addressed: Income Standard – some of the proposed changes make this language even more confusing and it still requires landlords to income qualify residents who have little or no income. If the ordinance is going to include language on income standards, it should only apply to vouchers and it should still allow landlords to use reasonable means to ensure residents can afford costs not covered by the voucher program. Insurance – the proposed changes will lead to higher insurance costs for landlords, harming all landlords but especially affordable housing providers. The County should adopt the same language provided in St. Pete’s ordinance that protects landlords against higher insurance costs that can come with participation in the voucher program. Thank you for considering these changes. It is important to get this ordinance right and not allow good intentions to backfire through unintended consequences that will hurt both landlords and residents. Please consider making the changes outlined above.

Citizen Name Jocelyn Castro

Address 550 N. Reo St. Suite 300  
Florida 33609  
United States|US

Phone +18138649515

Email

[jocelyn@rentitnetwork.com](mailto:jocelyn@rentitnetwork.com)

**Johnson, Krista**

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**From:** janet.chavis@grassrootsmessages.com  
**Sent:** Thursday, July 28, 2022 6:53 PM  
**To:** Seel, Karen  
**Subject:** Please fix outstanding problems in the Tenant Bill of Rights

**Categories:** SENT TO BOARD REPORTERS

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**Johnson, Krista**

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**From:** aaron@grassrootsmessages.com  
**Sent:** Thursday, July 28, 2022 5:04 PM  
**To:** Eggers, Dave  
**Subject:** Please fix outstanding problems in the Tenant Bill of Rights

**Categories:** SENT TO BOARD REPORTERS

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## Johnson, Krista

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**From:** noreply@mypinellasclerk.org  
**Sent:** Thursday, July 28, 2022 4:53 PM  
**To:** BCC Agenda Comments  
**Categories:** SENT TO BOARD REPORTERS

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### Live Form

Topic Please fix problems in the tenants bill of rights

BCC Agenda Date 8-2-2022

Your Stand on the Issue Oppose

### Comments

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Citizen Name Garth Jones

Address 139 147th Ave  
Madeira Beach, FL 33708  
Afghanistan|AF

Phone +18137874212

Email

thesellingagents@gmail.com



**Johnson, Krista**

---

**From:** amethyst@grassrootsmessages.com  
**Sent:** Thursday, July 28, 2022 4:52 PM  
**To:** Seel, Karen  
**Subject:** Please fix outstanding problems in the Tenant Bill of Rights

**Categories:** SENT TO BOARD REPORTERS

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**Johnson, Krista**

---

**From:** christopher@grassrootsmessages.com  
**Sent:** Thursday, July 28, 2022 4:30 PM  
**To:** Justice, Charlie  
**Subject:** Please fix outstanding problems in the Tenant Bill of Rights

**Categories:** SENT TO BOARD REPORTERS

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## Johnson, Krista

---

**From:** Townplace@grassrootsmessages.com  
**Sent:** Thursday, July 28, 2022 4:19 PM  
**To:** Seel, Karen  
**Subject:** Please fix outstanding problems in the Tenant Bill of Rights

**Categories:** SENT TO BOARD REPORTERS

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**Johnson, Krista**

---

**From:** nathan@grassrootsmessages.com  
**Sent:** Thursday, July 28, 2022 4:19 PM  
**To:** Justice, Charlie  
**Subject:** Please fix outstanding problems in the Tenant Bill of Rights

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## Johnson, Krista

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**From:** noreply@mypinellasclerk.org  
**Sent:** Thursday, July 28, 2022 4:19 PM  
**To:** BCC Agenda Comments

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### Live Form

Topic Tenant Bill of Rights

BCC Agenda Date 8-02-2022

Your Stand on the Issue Oppose

Comments I work in the rental housing industry in Pinellas County and am very concerned with the draft Tenant Bill of Rights that the Pinellas County Commission will consider on August 2nd. The ordinance still requires housing providers to qualify prospective residents with little to no income, and the ordinance doesn't protect landlords against higher insurance costs that can come with participating in the voucher program. Please do not pass this ordinance without first addressing these issues.

Citizen Name Jordan Petras

Address United States|US

Phone

Email jpetras@highmarkres.com

## Johnson, Krista

---

**From:** noreply@mypinellasclerk.org  
**Sent:** Thursday, July 28, 2022 4:09 PM  
**To:** BCC Agenda Comments

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Topic Please fix problems in the Tenant Bill of Rights

BCC Agenda Date 8-2-2022

Your Stand on the Issue Oppose

### Comments

As a member of the National Association of Residential Property Managers (NARPM), I am very concerned with the new draft Tenant Bill of Rights that was published as part of the August 2nd Pinellas County Commission agenda. We were happy that passage of this ordinance was delayed to give staff more time to address key concerns raised by rental housing advocates. Unfortunately, the new version of the ordinance has done nothing to address those concerns. Please do not pass this ordinance until the following problems are addressed: Income Standard – some of the proposed changes make this language even more confusing and it still requires landlords to income qualify residents who have little or no income. If the ordinance is going to include language on income standards, it should only apply to vouchers and it should still allow landlords to use reasonable means to ensure residents can afford costs not covered by the voucher program. Insurance – the proposed changes will lead to higher insurance costs for landlords, harming all landlords but especially affordable housing providers. The County should adopt the same language provided in St. Pete’s ordinance that protects landlords against higher insurance costs that can come with participation in the voucher program. Thank you for considering these changes. It is important to get this ordinance right and not allow good intentions to backfire through unintended consequences that will hurt both landlords and residents. Please consider making the changes outlined above.

Citizen Name Roland Charles

Address 10630 N 56 Street #212  
Temple Terrace, FL 33617  
United States|US

Phone +18133339617

Email

[rcharles@pmijcmrealty.com](mailto:rcharles@pmijcmrealty.com)

## Johnson, Krista

---

**From:** noreply@mypinellasclerk.org  
**Sent:** Thursday, July 28, 2022 4:04 PM  
**To:** BCC Agenda Comments  
**Categories:** SENT TO BOARD REPORTERS

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### Live Form

Topic Tenant Bill of Rights

BCC Agenda Date 8-2-2022

Your Stand on the Issue Oppose

Comments I work in the rental housing industry in Pinellas County and am very concerned with the draft Tenant Bill of Rights that the Pinellas County Commission will consider on August 2nd. The ordinance still requires housing providers to qualify prospective residents with little to no income, and the ordinance doesn't protect landlords against higher insurance costs that can come with participating in the voucher program. Please do not pass this ordinance without first addressing these issues.

Citizen Name Clint Miller

Address 4015 W San Miguel  
Tampa, fl 33629  
United States|US

Phone +18135034495

Email cgmiller964@gmail.com



**Johnson, Krista**

---

**From:** jstowers@grassrootsmessages.com  
**Sent:** Thursday, July 28, 2022 3:13 PM  
**To:** Justice, Charlie  
**Subject:** Please fix outstanding problems in the Tenant Bill of Rights

**Categories:** SENT TO BOARD REPORTERS

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As someone who lives and/or works in Pinellas County, and as a member of both the National Apartment Association (NAA) and its local affiliate the Bay Area Apartment Association (BAAA), I am very concerned with the new draft Tenant Bill of Rights that was published as part of the August 2nd Pinellas County Commission agenda. We were grateful that when this ordinance was first heard on June 21st, the Commission chose to delay passage in order to address key concerns BAAA raised with the ordinance. Unfortunately, the new version of the ordinance has done nothing to address those concerns. Please do not pass this ordinance until the following problems are addressed: Income Standard – some of the proposed changes make this language even more confusing and it still requires landlords to income qualify residents who have little or no income. If the ordinance is going to include language on income standards, it should only apply to vouchers and it should still allow landlords to use reasonable means to ensure residents can afford costs not covered by the voucher program. Insurance – the proposed changes will lead to higher insurance costs for landlords, harming all landlords but especially affordable housing providers. The County should adopt the same language provided in St. Pete’s ordinance that protects landlords against higher insurance costs that can come with participation in the voucher program. Thank you for considering these changes. It is important to get this ordinance right and not allow good intentions to backfire through unintended consequences that will hurt both landlords and residents. Please consider making the changes outlined above. Sincerely, Mr. Jake Stowers

## Johnson, Krista

---

**From:** noreply@mypinellasclerk.org  
**Sent:** Thursday, July 28, 2022 3:09 PM  
**To:** BCC Agenda Comments

**Categories:** SENT TO BOARD REPORTERS

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### Live Form

Topic Tenant Bill of Rights

BCC Agenda Date 8-2-2022

Your Stand on the Issue Oppose

Comments I work in the rental housing industry in Pinellas County and am very concerned with the draft Tenant Bill of Rights that the Pinellas County Commission will consider on August 2nd. The ordinance still requires housing providers to qualify prospective residents with little to no income, and the ordinance doesn't protect landlords against higher insurance costs that can come with participating in the voucher program. Please do not pass this ordinance without first addressing these issues.

Citizen Name Jake Stowers

Address 9449 125th St  
Seminole, FL 33772  
United States|US

Phone +17274812621

Email jstowers@chafproperties.com

## Johnson, Krista

---

**From:** noreply@mypinellasclerk.org  
**Sent:** Thursday, July 28, 2022 3:05 PM  
**To:** BCC Agenda Comments

**Categories:** SENT TO BOARD REPORTERS

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### Live Form

Topic Tenant Bill of Rights

BCC Agenda Date 8-02-2022

Your Stand on the Issue Oppose

Comments I work in the rental housing industry in Pinellas County and am very concerned with the draft Tenant Bill of Rights that the Pinellas County Commission will consider on August 2nd. The ordinance still requires housing providers to qualify prospective residents with little to no income, and the ordinance doesn't protect landlords against higher insurance costs that can come with participating in the voucher program. Please do not pass this ordinance without first addressing these issues.

Citizen Name Tracy Mater

Address 5345 Laurel Pl  
Clearwater, FL 33760  
United States|US

Phone +17275221504

Email tmater@chafproperties.com

## Johnson, Krista

---

**From:** tmater@grassrootsmessages.com  
**Sent:** Thursday, July 28, 2022 3:02 PM  
**To:** Eggers, Dave  
**Subject:** Please fix outstanding problems in the Tenant Bill of Rights

**Categories:** SENT TO BOARD REPORTERS

**CAUTION:** *This message has originated from outside of the organization. Do not click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.*

As someone who lives and/or works in Pinellas County, and as a member of both the National Apartment Association (NAA) and its local affiliate the Bay Area Apartment Association (BAAA), I am very concerned with the new draft Tenant Bill of Rights that was published as part of the August 2nd Pinellas County Commission agenda. We were grateful that when this ordinance was first heard on June 21st, the Commission chose to delay passage in order to address key concerns BAAA raised with the ordinance. Unfortunately, the new version of the ordinance has done nothing to address those concerns. Please do not pass this ordinance until the following problems are addressed: Income Standard – some of the proposed changes make this language even more confusing and it still requires landlords to income qualify residents who have little or no income. If the ordinance is going to include language on income standards, it should only apply to vouchers and it should still allow landlords to use reasonable means to ensure residents can afford costs not covered by the voucher program. Insurance – the proposed changes will lead to higher insurance costs for landlords, harming all landlords but especially affordable housing providers. The County should adopt the same language provided in St. Pete's ordinance that protects landlords against higher insurance costs that can come with participation in the voucher program. Thank you for considering these changes. It is important to get this ordinance right and not allow good intentions to backfire through unintended consequences that will hurt both landlords and residents. Please consider making the changes outlined above. Sincerely, Ms. Tracy Mater

## Johnson, Krista

---

**From:** noreply@mypinellasclerk.org  
**Sent:** Thursday, July 28, 2022 1:19 PM  
**To:** BCC Agenda Comments

**Categories:** SENT TO BOARD REPORTERS

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### Live Form

Topic Tenant Bill of Rights

BCC Agenda Date 8-2-2022

Your Stand on the Issue Oppose

### Comments

Topic: Please fix problems in the Tenant Bill of Rights As a member of the National Association of Residential Property Managers (NARPM), I am very concerned with the new draft Tenant Bill of Rights that was published as part of the August 2nd Pinellas County Commission agenda. We were happy that passage of this ordinance was delayed to give staff more time to address key concerns raised by rental housing advocates. Unfortunately, the new version of the ordinance has done nothing to address those concerns. Please do not pass this ordinance until the following problems are addressed: Income Standard – some of the proposed changes make this language even more confusing and it still requires landlords to income qualify residents who have little or no income. If the ordinance is going to include language on income standards, it should only apply to vouchers and it should still allow landlords to use reasonable means to ensure residents can afford costs not covered by the voucher program. Insurance – the proposed changes will lead to higher insurance costs for landlords, harming all landlords but especially affordable housing providers. The County should adopt the same language provided in St. Pete’s ordinance that protects landlords against higher insurance costs that can come with participation in the voucher program. Thank you for considering these changes. It is important to get this ordinance right and not allow good intentions to backfire through unintended consequences that will hurt both landlords and residents. Please consider making the changes outlined above.

Citizen Name Andrew Dougill

Address 3900 W Dale Ave.  
Tampa, Florida 33609  
United States|US

Phone	+18138757474
Email	<a href="mailto:andrew@hoffmanrealty.com">andrew@hoffmanrealty.com</a>

## Johnson, Krista

---

**From:** Mike Hughes <Mike.Hughes.562429787@actnow.io>  
**Sent:** Thursday, July 28, 2022 12:48 PM  
**To:** Seel, Karen  
**Subject:** [BULK] Support Tenant Rights!

**Importance:** Low

**Categories:** SENT TO BOARD REPORTERS

**CAUTION:** *This message has originated from outside of the organization. Do not click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.*

Dear Commissioner Karen Williams Seel,

Dear Commissioner Karen Williams Seel,

My name is Mike Hughes. I am a resident of Dunedin. I am urging your support for the Tenant's Bill of Rights in Pinellas County. This bill is important in ensuring tenants' rights amid the housing emergency. I also ask that you consider adding a requirement of six-month notice for rent increases and termination of month-to-month rentals.

It is essential that this strong prohibition on income discrimination is passed as it is currently written, without loopholes or exceptions.

Most of those who receive vouchers through the Pinellas County Housing Authority are low-income & non-white. Allowing landlords to continue to deny voucher recipients a home ultimately results in many losing their vouchers altogether and is a form of class & racial discrimination. Tenants also need as much time as possible to make provisions for their housing.

Please vote yes, pass the countywide Tenant Bill of Rights, and add a provision requiring six-month notice for rent increases and termination of month-to-month rentals.

Sincerely,  
Mike Hughes

## Johnson, Krista

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**From:** noreply@fs30.formsite.com on behalf of jeff at copelandmorgan.com  
<noreply@fs30.formsite.com>  
**Sent:** Wednesday, July 27, 2022 9:49 PM  
**To:** Justice, Charlie  
**Subject:** Online Customer Service Contact Us Form Result #24844672

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This information is a result of a Pinellas County Online Customer Service form submission from the Pinellas County web site.

**Direction of Inquiry** Request a Service  
Commissioner Janet C. Long - District 1 (2022 Vice-Chair)  
Commissioner Pat Gerard - District 2  
Commissioner Charlie Justice - District 3 (2022 Chairman)  
Commissioner Dave Eggers - District 4  
Commissioner Karen Williams Seel - District 5  
Commissioner René Flowers - District 7  
County Administrator

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**Subject** Tenant Bill of Rights Agenda Item 22-1219A

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**Message** As a professional property manager and landlord in Pinellas County, and a member of the National Association of Residential Property Managers (NARPM), I am very concerned with the new draft Tenant Bill of Rights that was published as part of the August 2nd Pinellas County Commission agenda.

We were happy that passage of this ordinance was delayed to give staff more time to address key concerns raised by rental housing advocates. Unfortunately, the new version of the ordinance has done nothing to address those concerns. Please do not pass this ordinance until the following problems are addressed:

Income Standard – some of the proposed changes make this language even more confusing and it still requires landlords to income qualify residents who have little or no income. If the ordinance is going to include language on income standards, it should only apply to vouchers and it should still allow landlords to use reasonable means to ensure residents can afford costs not covered by the voucher program.

Insurance – the proposed changes will lead to higher insurance costs for landlords, harming all landlords but especially affordable housing providers. The County should adopt the same language provided in St. Pete’s ordinance that protects landlords against higher insurance costs that can come with participation in the voucher program.

Thank you for considering these changes. It is important to get this ordinance right and not allow good intentions to backfire through unintended consequences that will hurt both landlords and residents. Please consider making the changes outlined above.

---



<b>Your Name</b>	Jeff Copeland
<b>Your Street Address</b>	5600 Dr Martin Luther King Jr St N
<b>City/Unincorporated County</b>	St. Petersburg
<b>Zip Code</b>	33703
<b>Your Phone Number</b>	7272357988
<b>Your Email Address</b>	<a href="mailto:jeff@copelandmorgan.com">jeff@copelandmorgan.com</a>

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## Johnson, Krista

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**From:** Stricklin, Carol L  
**Sent:** Wednesday, July 27, 2022 4:56 PM  
**To:** BCC Agenda Comments  
**Subject:** FW: [BULK] Tenant Bill of Rights  
**Attachments:** PRO Tenants Bill of Rights Letter to BOCC.pdf

**Importance:** Low

**Categories:** SENT TO BOARD REPORTERS

Carol Stricklin, AICP  
Director  
Pinellas County Housing and Community Development Department  
310 Court Street  
Clearwater, Florida 33756  
Phone 727-464-5698  
[clstricklin@pinellascounty.org](mailto:clstricklin@pinellascounty.org)

---

**From:** Stricklin, Carol L  
**Sent:** Wednesday, July 27, 2022 8:36 AM  
**To:** Clerk Board Records <[BoardRecords@co.pinellas.fl.us](mailto:BoardRecords@co.pinellas.fl.us)>  
**Subject:** FW: [BULK] Tenant Bill of Rights  
**Importance:** Low

Please see the attached correspondence for Legistar Item 21-1219A on the August 2 agenda.

Carol Stricklin, AICP  
Director  
Pinellas County Housing and Community Development Department  
310 Court Street  
Clearwater, Florida 33756  
Phone 727-464-5698  
[clstricklin@pinellascounty.org](mailto:clstricklin@pinellascounty.org)

---

**From:** Joe Farrell <[jfarrell@pinellasrealtor.org](mailto:jfarrell@pinellasrealtor.org)>  
**Sent:** Tuesday, July 26, 2022 6:01 PM  
**Cc:** Justice, Charlie <[cjustice@co.pinellas.fl.us](mailto:cjustice@co.pinellas.fl.us)>; Long, Janet C <[JanetCLong@co.pinellas.fl.us](mailto:JanetCLong@co.pinellas.fl.us)>; Peters, Kathleen <[kpeters@pinellascounty.org](mailto:kpeters@pinellascounty.org)>; Seel, Karen <[kseel@co.pinellas.fl.us](mailto:kseel@co.pinellas.fl.us)>; Eggers, Dave <[deggers@co.pinellas.fl.us](mailto:deggers@co.pinellas.fl.us)>; Gerard, Pat <[pgerard@co.pinellas.fl.us](mailto:pgerard@co.pinellas.fl.us)>; Robinson-Flowers, Rene <[rflowers@co.pinellas.fl.us](mailto:rflowers@co.pinellas.fl.us)>; Burton, Barry <[bburton@co.pinellas.fl.us](mailto:bburton@co.pinellas.fl.us)>; Stricklin, Carol L <[clstricklin@co.pinellas.fl.us](mailto:clstricklin@co.pinellas.fl.us)>; [evjohnson@co.pinellas.us](mailto:evjohnson@co.pinellas.us); [talmonte@co.pinellas.us](mailto:talmonte@co.pinellas.us)

**Subject:** [BULK] Tenant Bill of Rights

**Importance:** Low

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On Tuesday, item 22-1219A comes before the commission. Attached is our position regarding this important issue before our community.

If you have any questions please let me know. My mobile number is below.

Thanks



**Joe Farrell, RCE, C2EX, CMLX-1, QAS, GREEN**

Vice President of Public Affairs

**Pinellas REALTOR® Organization &  
Central Pasco REALTOR® Organization  
Virgin Islands Territorial Association of REALTORS®**

(813) 731-8194

[jfarrell@pinellasrealtor.org](mailto:jfarrell@pinellasrealtor.org) | [PinellasRealtor.org](http://PinellasRealtor.org)

4590 Ulmerton Road, Clearwater, FL 33762

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**Johnson, Krista**

---

**From:** timsnelgrove1@grassrootsmessages.com  
**Sent:** Wednesday, July 27, 2022 3:31 PM  
**To:** Eggers, Dave  
**Subject:** Why weren't problems in the Tenant Bill of Rights addressed?

**Categories:** SENT TO BOARD REPORTERS

**CAUTION:** *This message has originated from outside of the organization. Do not click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.*

As someone who lives and/or works in Pinellas County, and as a member of both the National Apartment Association (NAA) and its local affiliate the Bay Area Apartment Association (BAAA), I am very concerned with the new draft Tenant Bill of Rights that was published as part of the August 2nd Pinellas County Commission agenda. We were grateful that when this ordinance was first heard on June 21st, the Commission chose to delay passage in order to address key concerns BAAA raised with the ordinance. Unfortunately, the new version of the ordinance has done nothing to address those concerns. Please do not pass this ordinance until the following problems are addressed: Income Standard – some of the proposed changes make this language even more confusing and it still requires landlords to income qualify residents who have little or no income. If the ordinance is going to include language on income standards, it should only apply to vouchers and it should still allow landlords to use reasonable means to ensure residents can afford costs not covered by the voucher program. Insurance – the proposed changes will lead to higher insurance costs for landlords, harming all landlords but especially affordable housing providers. The County should adopt the same language provided in St. Pete's ordinance that protects landlords against higher insurance costs that can come with participation in the voucher program. Thank you for considering these changes. It is important to get this ordinance right and not allow good intentions to backfire through unintended consequences that will hurt both landlords and residents. Please consider making the changes outlined above. Sincerely, Tim Snelgrove

**Johnson, Krista**

---

**From:** Eric Garduno <gad@baaahq.org>  
**Sent:** Wednesday, July 27, 2022 1:29 PM  
**To:** Eggers, Dave  
**Cc:** Greenleaf, Kim  
**Subject:** Re: Follow-up BAAA Letter on Pinellas TBOR

**CAUTION:** *This message has originated from outside of the organization. Do not click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.*

Dear Commissioner Eggers,

I wanted to follow up my earlier message to share that we have had a chance to review the revised Tenant Bill of Rights ordinance, and talk with County staff, and have learned that unfortunately the revised draft still doesn't address two key issues we raised at the June public hearing on the ordinance. Specifically, 1) it still has income standard language that requires landlords to income qualify residents with little or no income and 2) it will likely lead to higher insurance costs for landlords because the ordinance will require landlords to go over limits on voucher numbers that insurers have in place. Neither of these outcomes is beneficial to either landlords or residents. We continue to ask that you please consider language changes that we have offered in our letters to address these issues (see below). We would appreciate your support in amending the ordinance along these lines and I would be happy to meet with you to discuss these ideas in more detail at your convenience.

Income standard: In the case of a Housing Choice Voucher or Veterans Affairs Supportive Housing Voucher, to use a rent-to-income standard in assessing eligibility for the rental of a Rental Unit that is not based on the portion of rent to be paid by the Tenant. This provision does not prohibit a landlord from requiring a Tenant to show a minimum income sufficient to cover living costs, utilities, and other costs required under a lease that are not covered by the Housing Choice Voucher or Veterans Affairs Supportive Housing Voucher.

Insurance: It shall be a defense to the prosecution of a violation of this section if a [person] can provide substantial, competent evidence, in writing, demonstrating that the leasing of additional units to renters utilizing housing choice vouchers will increase the insurance cost to a landlord for existing insurance coverage the landlord has maintained for more than one year."

Thank you for taking our concerns and means of addressing them into consideration.

Kind regards,

Eric



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On Thu, Jul 14, 2022 at 3:30 PM Eric Garduno <[gad@baaahq.org](mailto:gad@baaahq.org)> wrote:

Dear Commissioner Eggers,

Thank you again for meeting with me last month regarding the Pinellas County Tenant Bill of Rights. We were happy that the Commission delayed final vote on the ordinance during the June 21 public hearing so that County staff would have additional time to work on perfecting the language to address concerns raised about the income standard and insurance costs for housing providers. We also note that the County will include a notice of rent increase component to the ordinance. In response to these outstanding topics, we have provided County staff a letter with additional thoughts/suggestions (see attached).

We would appreciate your support of the further changes to the ordinance outlined in our letter. Should you wish, we would also be happy to meet with you in person or virtually to go over these ideas in greater detail, at your convenience.

Thank you for your time and consideration on this matter.

Kind regards,

Eric

--

Eric Garduño  
Government Affairs Director  
Bay Area Apartment Association  
(813) 882-0222 x204  
[GAD@baaahq.org](mailto:GAD@baaahq.org)



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07/25/2022



Good Evening Director Stricklin,

I'm reaching out on behalf of the St. Petersburg Tenants Union to urge you to draft a robust countywide tenant bill of rights & to reject the shameful attempts by corporate interests to weaken this measure.

I appreciate county staff putting so much hard work into drafting what was originally a strong protection against voucher discrimination. It was apparent you all wanted to see this measure pass with as little revision as possible during the meeting in June, which is why it was incredibly disappointing that the commission sent the ordinance back based on disingenuous objections raised by the Bay Area Apartment Association (BAAA).

I'll begin by addressing the claims of increased insurance premiums & denial of coverage for landlords who rent to voucher recipients, concerns which are grossly exaggerated & largely imaginary. Several lawsuits, including [one in Florida](#), have recently been filed & settled against a handful of insurance companies who maintain these sorts of policies, [establishing that](#) the denial of coverage to landlords who rent to voucher-holders has a disparate impact on several protected classes covered under the Fair Housing Act, & is therefore a violation of federal law.

Aside from the fact that few, if any, insurance providers in the county are penalizing landlords for renting to voucher recipients, my other concern is that this provision regarding insurance costs is vague & would be extremely difficult for county officials to verify in cases when income discrimination is alleged. Would the accused landlord be required to produce documentation or other proof that explicitly demonstrates increased insurance premiums or canceled policies as a direct result of renting to voucher-holders? I'm also curious as to what independent research county staff made on this issue outside of consultations with lobbyists at the BAAA and if so, what were your findings?

Next I'd like to address the 10 business day-limit for required inspections. While I was pleased to hear that staff actively consulted the Pinellas Housing Authority while considering this provision, it will still undoubtedly cause many families to fall through the cracks. In addition to the fact that the housing authority will be unduly expected to perform flawlessly within this parameter, what happens when a landlord – whether intentionally or not – is responsible for the delay of an inspection themselves?

My concern is that there is a possibility that landlords who don't want to house a voucher holder may intentionally obstruct the inspection process, whether through refusing to grant access to the property or by failing to communicate with the prospective tenant or housing authority staff. As a tenant organizer, I have witnessed countless incidents of unscrupulous & oftentimes unlawful actions taken by landlords; believe me when I tell you that any assurances of good faith from this industry should never be taken at face value.

Finally, I'd like to voice my opposition to allowing individual cities to opt out of the ordinance. With 24 incorporated cities in Pinellas, this would only cause confusion & greatly hinder the ability of voucher holders to secure the best possible housing options for their families, potentially limiting options closest to workplaces & schools.

With housing choice vouchers, time is of the essence. The whole point of this ordinance is to ensure recipients have the maximum opportunity to secure stable housing before the 60 day expiration, after which they can lose their voucher & be bumped from the waiting list entirely. Continuing to permit income discrimination in certain cases diminishes the purpose & intent of this policy. Just like laws which prohibit things such as racial discrimination, there should be zero exceptions with this as well.

I have never utilized a housing voucher personally, but our organization has struggled in solidarity with those who have. As a low-income worker & tenant myself, I have experienced the effects of housing insecurity & have been witness to countless others caught this devastating spiral. It's a mix of pain, humiliation, & other terrible feelings beyond my capacity to properly convey in writing.

I've also met & spoken with many landlords through my organizing work, & grew up around families who dealt in real estate & property investment during my upbringing in the affluent Palm Harbor suburbs. I can say with full confidence that any sort of hardship facing landlords, even the "small" landlords, comes nowhere close to the colossal struggle of low-income tenants.

The data certainly confirms my anecdotal experiences.

One [analysis](#) of the Fed's 2016 Survey of Consumer Finances found that more than 70% of households who earn income from rental properties had an annual income of \$90k or more. Compare this to the vast majority of [voucher households](#) through the Pinellas Housing Authority who are considered extremely low income, meaning they make \$25,000 a year or less; around 40% are Black & over half are non-White; over a third house children.

We tenants don't have a [heavily funded lobbying arm](#) like the BAAA to speak on our behalf. We don't have generational wealth. We don't have access to credit. We don't have the same



resources at our disposal that nearly every landlord does, including small-time investors. Between working long hours at low paying jobs, barely scraping by & raising our children, it seems like our voices are constantly drowned out, overlooked & not taken seriously.

Tenants should be considered the greatest stakeholders in any conversation surrounding the human right to housing. We have the least to gain from the incessant prioritization of business-friendly policies, & the most to lose as a result of indifference to our struggles.

Since the county has given ample space to the landlord lobby to voice their concerns, I am requesting consideration of additional proposals to bolster the tenant bill of rights, including but not limited to:

- **Establishment of a countywide Office of Tenant Advocacy to assist tenants with all housing-related issues**
- **Universal right to counsel in eviction cases for tenants**
- **6 month required notice of rent increase**
- **Rehousing requirements for tenants facing excessive rent increases & rent gouging**
- **Rehousing requirements for tenants facing displacement due to development & renovation**
- **Declaration of housing as a human right in Pinellas county**

I implore you to reject all provisions suggested by the Bay Area Apartment Association, and I look forward to discussing our proposals further with county staff & commissioners. In the meantime, I urge you draft a strong source of income protection to show that de-facto segregation & class discrimination have no place here Pinellas county.

Sincerely,

William S. Kilgore  
St. Petersburg Tenants Union

## Johnson, Krista

---

**From:** St. Petersburg Tenants Union SPTU <sptenantsunion@gmail.com>  
**Sent:** Monday, July 25, 2022 10:55 PM  
**To:** Stricklin, Carol L  
**Cc:** Burton, Barry; Justice, Charlie; Long, Janet C; Gerard, Pat; Eggers, Dave; Seel, Karen; Peters, Kathleen; Robinson-Flowers, Rene  
**Subject:** Tenant Bill of Rights, St. Petersburg Tenants Union  
**Attachments:** Tenants Union, Bill of Rights Letter (1).pdf

**CAUTION:** *This message has originated from outside of the organization. Do not click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.*

Good Evening Director Stricklin,

Attached is a letter on behalf of the St. Petersburg Tenants Union regarding the proposed tenant bill of rights. I look forward to your response.

Sincerely,

William S. Kilgore  
St. Petersburg Tenants Union