

Tenant-Controlled SPHA Board of Commissioners: Require that *all* future members appointed to the St. Pete Housing Authority Board of Commissioners are current SPHA tenants or voucher recipients.

Ban the Box: Pass an ordinance prohibiting a landlord from requiring a tenant to disclose eviction history, as well as criminal history.

Tenants Repairs: Pass an ordinance allowing tenants to make repairs to their homes when a landlord refuses, and allow the cost of those repairs to be deducted from rent.

Property Maintenance & Energy Efficiency Inspections: Establish a system of annual permitting, inspections, minimum energy efficiency, life safety and property maintenance standards for all residential rental units within the city.

Require Air-Conditioning in All Rental Units: Pass an ordinance establishing a local amendment to the Florida Building Code requiring that living spaces contain air conditioning capable of maintaining a maximum indoor temperature of 78°F when outdoor temperatures exceed 85°F.

Prohibit Self-Help Evictions: Make it a criminal ordinance violation for a landlord to enter a unit, remove belongings, change locks or disable utilities/electricity in order to evict a tenant without a court order. Zero tolerance: landlords and property managers caught in the act will be arrested on the spot!

*“Progress” doesn’t mean prosperity for some while others struggle to survive. Even if just one person is forced to go without shelter, food, healthcare or any other basic need it means that the system is failing. We refuse to accept an undemocratic status quo in which our human rights are consistently denied and the wealth built by our labor is stolen to enrich the ruling elite.*



**ALL POWER TO THE TENANTS!**

**StPetersburgTenantsUnion.org**

## St. Petersburg Tenants Union Demands



**City Budget - Fund the People, Not the Police**

Right to Counsel: Establish a program in which tenants facing eviction would be granted the right to an attorney. The service would be universally available to residents of all income levels. No means testing!

Public Housing: Establish a city-owned and operated public housing enterprise with an explicit goal of zero homelessness and guaranteed housing for all residents. This could begin as an expansion of the city’s efforts at the publicly-owned and operated Jamestown Apartments.

Historic Gas Plant/Trop Redevelopment: No public funding for a new Rays ballpark! In addition, the Trop site must remain publicly-owned. We demand that housing developed on the site be city-owned and managed in order to ensure permanent affordability, with priority access for the most poor.

City Investment in Residential Property: Stop providing homes and land acquired through the Affordable Housing Lot Disposition Program to private investors, corporations & developers. Immediately forgive all liens & outstanding code violations on property owned by working-class families.

Begin expropriating rental properties run by corporate landlords via eminent domain. Absorb all current and future city-owned residential property into city-owned & managed public housing enterprise. All city investment into housing must ensure public ownership and a permanent return for the community. No more corporate handouts!

Establishment of Office of Tenant Advocate: Expand the efforts of two full-time community service specialists working on eviction diversion and tenant outreach by establishing an exclusive, city-run department to serve the needs of tenants. In addition to outreach, the office would receive complaints and redirect to appropriate local, state or federal agencies. Complaints would be published as part of a landlord database.

Landlord Database: Establish a publicly-accessible, regularly updated electronic database of all rental properties & landlords in the city, with information on code violations and complaints submitted to the Office of Tenant Advocate.

CALL: Redirect any increase into the police budget to the CALL program and set a timeline in which to separate the program from the purview of the police department entirely.

Public Transit: Guarantee universal access to free public transit on PSTA for city residents. Ensure that real estate developers are paying their fair share in impact fees which fund pedestrian & bicycle infrastructure.

Universal Basic Income: Establish a universal basic income pilot program.

Elimination of Food Deserts: Establish a city-owned and operated grocery store enterprise to provide permanent community access to food in proximity to Tangerine Plaza, Coquina Key and the Skyway Marina District.

### **Other Policy Demands - *Our Lives Are More Important Than Profits!***

Required Rehousing for Rent Hikes: Require landlords to rehouse tenants forced to move due to a rent increase of 3% or more. Landlords who refuse to comply will be responsible for all related costs incurred by city/social services.

Required Rehousing for Landlord Negligence: Pass an ordinance requiring landlords to rehouse tenants who are forced to vacate properties deemed a collapse, health, windstorm or fire hazard by building officials. Landlords who refuse to comply will be responsible for all related costs incurred by city/social services.

Notice of Intent to Develop, Required Rehousing: Extend the *Notice of Intent to Develop* in *Sec. 16.70.010.14* of the city code from 90 days to 180 days. Close the loophole which excludes notice requirements for properties with less than 4 dwelling units. Developers will be required to rehouse tenants displaced due to development/renovations, or be responsible for all related costs incurred by city/social services.

Required Notice Prior to Sale: Require landlords to provide at least 60 days notice prior to or simultaneously with change in ownership of all rental properties. Must include notice of rights under new ownership, including those pertaining to transfer of security deposit laid out in *FSS 83.49(7)*.

Required Notice of Foreclosure: Require landlords to provide notice of rights under Florida's *Protecting Tenants at Foreclosure Act (FSS 83.5615)* within 24 hours of a complaint for foreclosure on the property, and again within 24 hours of a final judgment.

Six-Months Notice of Rent Increase: Require landlords to give 180 days notice for any rent increase to tenants on both month-to-month & annual lease agreements.

60 Day Notice of Termination: Require landlords to give month-to-month tenants 60 days notice of non-renewal, the maximum time allowed under state law. Current ordinance (*Sec. 20-350*) only requires 21 days. Eliminate unnecessary enforcement mechanism (subsection "d") which penalizes tenants up to \$500 for violations.

Income Discrimination: Close the loopholes in *Sec. 20-330* of the Code of Ordinances which allow landlords to continue to discriminate against voucher holders under certain circumstances, such as when a required HUD inspection takes more than 5 business days, or a landlord alleges an insurance increase.