



OFFICE OF THE CITY COUNCIL

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Noticed Meeting Council Member Jimmy Peluso Landlord Registry Next Steps January 28, 2026 Minutes

Location: Lynwood Roberts Room, City Hall at St. James, 117 West Duval Street, Jacksonville, FL, 32202

Attendance: Council Member Jimmy Peluso, Deputy Chief Administrative Office Mayor's Administration Kelli O'Leary, Jacksonville Area Legal Aid Attorney Suzanne Garrow, President Jacksonville Area Legal Aid Jim A. Kowalski, Interim Chief Municipal Code Code Enforcement Christopher Billings, Office of General Counsel Carla Schell, Office of General Counsel Dylan Reingold, Affordable Housing Manager Joshua Hicks Attorney Jacksonville Area Legal Aid Stephen Pitel, Brittany Norris Inter-governmental Liaison- Mayor's Administration, Researcher Katie Renzi, Executive Council Assistant Brooks Dame, see sign-in sheet for full attendance.

Meeting Convened: 4:32 p.m.

Discussion:

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Researcher Katie Renzi presented on the Rental Housing Market Conditions in Duval County. She shared that 58.7% of renters are cost-burdened, spending more than 30% of their income on rent and that Duval County had become the Eviction Capital of Florida with 82 evictions were filed for every 1,000 renter households, more than any other county. Attorney Suzanne Garrow noted that evictions, even if only filed, remain on a tenants record forever. Other important points included: only five owners accounted for 20% of all eviction filings in the county, just one owner accounted for 23% of all building code violations, 31% of code compliance visits were to properties owned by two owners, Local "mom and pop" landlords were the least likely to file evictions or have code violations.

Attorney Garrow presented on the intersection of rental housing and the civil justice system in Jacksonville. She showed a map of the 2021-2022 evictions. The group discussed the importance of transparency to allow neighbor who are looking to rent to make informed choices about their housing. Code Enforcement Chief Christopher Billings noted the difficulty in finding owners when tenants were in crisis, for example if the roof caved-in.

Council Member Peluso and the group discussed the core pillars of the proposed resources and Rental Registry, including:

- I. An Ombudsman Office to facilitate resources and serve as case manager.
 1. The Mayor's Administration committed to developing the position inside the neighborhoods department.
- II. State of Housing Report to inform policy makers of the issues and to track progress.
 1. Affordable Housing Manager Joshua Hicks discussed the data that would be useful to track and to aggravate into a report. Council Member detailed his intent to codify the report, similar to the State of the River Report conducted annually by Jacksonville University.
- III. Rental Registry
 1. Jacksonville Area Legal Aid Rental Registry committed to creating and running a rental registry that could be used by renters to find safe housing using a search feature. Chief Chris Billings said he would work with the Office of General Counsel to ensure the ability to share real time data with JALA.

Twelve people gave Public Comments. Many comments were in support of the Rental Registry and shared personal testimony to why such resources would be important. Council Member Peluso answered questions.

Adjournment: 3:30 p.m.

Minutes prepared by Brooks Dame, Executive Council Assistant to Council Member Jimmy Peluso. The following items were submitted for public record and can be accessed by contacting the Legislative Services:

01282026 Noticed Meeting CM Peluso RE Landlord Registry Next Steps
01282026 Agenda Noticed Meeting CM Peluso RE Landlord Registry Next Steps
01282026 Minutes Noticed Meeting CM Peluso RE Landlord Registry Next Steps
01282026 Presentation 1 Noticed Meeting CM Peluso RE Landlord Registry Next Steps
01282026 Presentation 2 Noticed Meeting CM Peluso RE Landlord Registry Next Steps
01282026 Sign In Sheet Noticed Meeting CM Peluso RE Landlord Registry Next Steps
01282026 Speaker Cards Noticed Meeting CM Peluso RE Landlord Registry Next Steps

cc: Jason Teal, Acting Council Secretary/Director
Yvonne P. Mitchell, Chief, Administrative Services Division
Jessica Denson, Assistant Chief, Legislative Services Division
Teresa Eichner, Chief, Public Information
Colleen Hampsey, Chief, Research Division
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