



Interoffice Memorandum

AGENDA ITEM

June 13, 2022

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

FROM: Jon V. Weiss, P. E., Director
Planning, Environmental, and Development Services
Department

SUBJECT: June 23, 2022 – Work Session
Rent Stabilization

At the April 5, 2022 Board meeting, Commissioner Bonilla presented a Commissioners Report regarding a potential rent stabilization ordinance. Staff were directed to hire a consultant to validate the existing Orange County data, perform the fact finding, and present options to address the housing crisis.

At the June 7, 2022 Board meeting, GAI Consultants, Inc, presented the findings of their Orange County Rent Stabilization Analysis report dated May 2022. Staff also discussed the statutory framework regarding rent control, how other local governments are responding to the challenge of rapidly increasing rents, local strategies to expand housing supply, and presented options for Board consideration and direction including rent stabilization, notice of rent increases, and modifications to Emergency Rental Assistance Programs (ERAP). Following the Board discussion, there was majority interest in further developing a rent control ordinance. The Board decided to schedule a special Work Session in the near future to provide policy direction on a rent control ordinance and to explore other options to address housing affordability and insecurity, including a Tenant Bill of Rights.

At the June 23, 2022 Board meeting, staff will provide a summary of the previous Board discussion and present additional details regarding provisions of potential ERAP program modifications, a Tenant Bill of Rights inclusive of requirements for notice of rent increase, and look for policy direction on provisions of a rent stabilization ordinance.

ACTION REQUESTED: Board direction regarding a Rent Stabilization Ordinance, Tenant Bill of Rights, or other options to address housing affordability in Orange County.

JVW/SS