



Orange County Rent Stabilization (Control) Ordinance

Commission Meeting Details

Tuesday, August 9, 2022 Public Hearing Start Time - 2:00 p.m.	Orange County Administrative Center (201 S. Rosalind Avenue, Orlando)
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Public Comment Tips and Tricks

Public Comment Form - Make sure you have submitted a public comment form. If you submitted one [electronically](#), please be sure to check in at the front desk when you arrive. If you did not complete a form in advance, be sure to arrive 20-30 minutes early to do so onsite.

- Be sure to include the agenda item you would like to speak on. The rent stabilization proposal is **Agenda Item V.H.8.**

Two Minute Limit for Comment - Public comment is limited to two (2) minutes for each speaker who wishes to share comments before the commission.

- You will start by stating your name, address, and the agenda item you are speaking about for the record. (See agenda item above.)
- **Pro-tip!** Do a timed run-through of your talking points. Pull up your timer on your phone or watch and say your talking points out loud. If your remarks are under two (2) minutes, you are good to go!

Name Called for Comment - When you hear your name called, be sure to get up and get in line to give your comments.

- **Pro-tip!** If you feel like you will need to reference your talking points during the comment and do not have a paper copy, bring your phone and set it on the podium.

Speak From Experience - The talking points outlined below are merely suggestions. We strongly encourage you to add, improvise, and/or supplement with information specific to your experience as a housing provider and/or pick and choose the talking points that you believe are most appropriate.

Rent Control Talking Points

There are three (3) sets of talking points outlined below. A set for [multifamily developers](#), [property management](#), and [suppliers](#). As noted above, these talking points are only a baseline and you are welcome to add, revise, and/or supplement them as you see fit. For any questions, comments, or concerns leading up to public comment, please text or call Trinity Kutschinski, Public Affairs Director, AAGO via (863) 393-4161.

DEVELOPER / INVESTOR TALKING POINTS

Address the BCC / Introduction - Good afternoon, Mayor and Commissioners, thank you for the opportunity to provide public comment. **I am a multifamily housing provider who owns / develops / invests in rental properties in Orange County.**

- As Orange County's own study demonstrated, the root cause of our region's housing challenges is a lack of supply.
- This shortage is decades in the making due to housing construction not keeping pace with the community's growth.
- Rent control fails to address the need for new housing inventory and will cripple the much-needed production of new housing inventory.
- Investment and project financing are the lifeblood of affordable and market-rate development and with the rising cost of debt, investing has become more challenging to secure. Even previously approved developments that have not broken ground may be at risk if rent control is further pursued by the County.
- A rent control measure will only make project financing more difficult to secure if not outright impossible.
- If projects cannot secure financing, they can not and will not get built.
- This will not only worsen our housing supply shortage but also result in a decline in property tax and building permit revenue for the County.
- For example, following the adoption of its rent control ordinance, building permits in St. Paul Minnesota fell nearly 82% in the months after it was put in place resulting in a significant decline in building permit revenue.

CLOSING - Rent control is a failed policy that will only jeopardize our region's existing housing, stifle much-needed future construction, and reduce key revenue streams the County depends on.

- It is for these reasons that I urge each of you to **oppose the rent stabilization ordinance up for consideration this afternoon** and instead, direct attention and resources to alternative policy solutions focused on bringing new housing inventory into the market faster and more efficiently.
- As an industry, we are ready and willing to work with the county to bring this much-needed housing supply to the market as expeditiously as possible.

PROPERTY MANAGEMENT / OPERATIONS TALKING POINTS

Address the BCC / Introduction - Good afternoon, Mayor and Commissioners, thank you for the opportunity to provide public comment. **I own / operate / manage a handful of rental properties in Orange County.**

- As a housing provider, my job is to provide quality housing for renters in Orange County.
- During the pandemic, we helped keep _____ amount of individuals housed. At the same time and for many years prior, thousands of individuals were moving to

the central Florida region.

- According to research from the Florida Apartment Association, Orange County will have a shortage of 54,477 apartment homes by 2030. This shortage is decades in the making due to housing construction not keeping pace with community growth.
- As Orange County's own study demonstrated, the root cause of our region's housing challenges is a lack of supply.
- Rent control does not address the underlying need for additional housing inventory and will only discourage the investment in and improvement of current housing stock.
- However, a lack of supply is only one of the many challenges in our housing market. From skyrocketing insurance premiums to _____ the apartment industry, like so many others, has experienced significant increases in operating costs greatly exceeding the rate of inflation.
- With operational costs already on the rise, rent control gravely restricts an apartment [owner and/or operator]'s ability to adequately maintain, repair, and staff their properties.
- Additionally, we should not forget the myriad of small businesses, from cleaners to contractors, that will be negatively impacted by a rent control proposal when housing providers are forced to reduce costs.

CLOSING - Rent control is not a viable solution to address our housing shortage. It will only jeopardize our region's existing housing and stifle future construction at a time when it is desperately needed.

- **It is for these reasons that I urge each of you to oppose the rent control ordinance up for consideration this afternoon** and instead, focus on the timely distribution of ERA2 funds and identifying ways to bring new housing inventory into the market faster.
- As an industry, we welcome the opportunity to work with the county to increase overall housing stock and attainability.

SUPPLIER PARTNER TALKING POINTS

Address the BCC / Introduction - Good afternoon, Mayor and Commissioners, thank you for the opportunity to provide public comment.

- **I [own / work for] a small business that provides products and services to the Orange County multifamily rental housing industry.**
- I am here today because I am deeply concerned about the rent control ordinance up for consideration this afternoon.
- Rent control does not address the underlying need for additional housing inventory and will only discourage the investment in and improvement of current housing stock.

- Additionally, rent control measures pose grave impacts to the overall economy and would threaten my ability to conduct business in Orange County.
- [I employ / The company I work for employs] roughly ____ individuals throughout the central Florida region.
- If housing providers are forced to reduce costs, they will have to cut services like those I and many other small businesses throughout the County provide.

CLOSING - Rent control is not the answer to our region's housing challenges. It will only threaten our region's existing housing, stifle future construction, and have disastrous economic impacts.

- **It is for these reasons that I urge each of you to oppose the rent control ordinance up for consideration this afternoon.**