



To: Mayor Demings
-AND-
County Commissioners

From: Commissioner Emily Bonilla, Orange County, District 5

Date: June 8, 2020

Subject: Request: Discussion of Commissioner's Report and proposed Referendum language for a one-year Rent Freeze.

The purpose of the memorandum is to request discussion of Commissioner's Report and proposed Referendum language for a one-year Rent Freeze at the June 23, 2020, BCC meeting and a future Public Hearing at the July 7, 2020, BCC meeting for the Board to vote to place the Referendum on the ballot.

I. The Problem

Residents of Orange County are facing extreme hardships exacerbated by the unprecedented impact of the current public health crisis, the Novel Coronavirus (COVID-19), and the economic impact of that crisis. As a result, many residents have suffered severe financial setbacks, which affects their ability to pay the ever-increasing rent in Orange County, Florida. The previously mentioned situation creates a housing emergency so grave as to constitute a serious menace to the general public and that such controls are necessary and proper to eliminate such grave housing emergency.

II. The Solution

In an attempt to be proactive and address this impending emergency, I was recently approached by citizen advocates with a proposed referendum to freeze any rental increases for the next 12 months. More information on this solution is in the **attached Commissioner's Report**.



III. **Under Florida Statute 125.0103(5), the BCC can implement a rent freeze for Orange County.**

Local governments are typically restricted in many ways from implementing local policies to address the unique needs of their communities, including affordable housing and rent stabilization policies, due to state preemption laws. However, the process identified in Florida Statute 125.0103(5) allows this Board to effectuate change to the existing law.

Under Florida Statute 125.0103(5), a local government, municipality, county, or other entity of local government can adopt or maintain in effect any law, ordinance, rule, or other measures which would have the effect of imposing controls on rents [if]:

(a) Such measure is duly adopted by the governing body of such entity of local government, after notice and public hearing, in accordance with all applicable provisions of the Florida and United States Constitutions, the charter or charters governing such entity of local government, this section, and any other applicable laws.

(b) Such governing body makes and recites in such measure its findings establishing the existence in fact of a housing emergency so grave as to constitute a serious menace to the general public and that such controls are necessary and proper to eliminate such grave housing emergency.

(c) Such measure is approved by the voters in such municipality, county, or other entity of local government.

ACTION REQUESTED: Pursuant to Florida Statute 125.0103(5), schedule a Public Hearing on July 7, 2020, for the Board to vote to place the Referendum on the ballot and submit the language to the Supervisor of Elections on July 8, 2020. (Note: I am in discussion with the Supervisor of Elections on the timeline.)

/s/

Emily Bonilla,
Orange County Commissioner, District 5

cc: Byron Brooks, County Administrator, Cheryl Gillespie, Agenda Development, Jeffrey Newton, County Attorney.

Evidence-Based Policy Making

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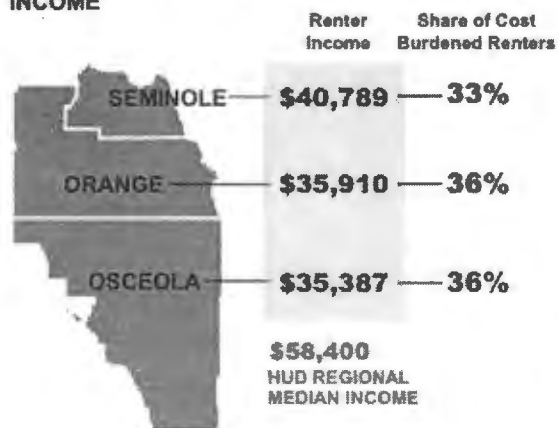
The Problem

Due to the COVID-19 pandemic the government created economic hardships for residents of Orange County creating a housing emergency so grave as to constitute a serious menace to the general public. The inability to pay increased rent leads to evictions and homelessness and at a time when it is critically important that Florida residents have housing to prevent the further risk of exposure to the virus.¹ Rising rents will also increase the financial instability of families and individuals holding them back from recovery, which can have an effect on the overall economy.



Data and Research

RENTER MEDIAN HOUSEHOLD FIGURES COMPARED WITH HUD REGIONAL MEDIAN INCOME



Source: U.S. Census Bureau; American Community Survey (2016); GAI Consultants, Inc.

In May 2018, Central Florida's inter-jurisdictional Regional Affordable Housing Initiative (RANI) explained that the rising cost and lack of available affordable housing was at a crisis in our community.² The report recognized that National and regional home prices and rents were pushing well above historic limits when compared to income and affordability. The report further identified that the situation had passed the point of concern and is now a crisis. At that time, the American Community Survey (2016) reports 230,344 Central Florida households carry housing costs exceeding 30% of their incomes.

<https://www.cdc.gov/coronavirus/2019-ncov/community/homeless-shelters/unsheltered-homelessness.html>

² <https://bit.ly/309cZpZ>

In April 2019, Mayor Jerry Demings acknowledged the growing affordable housing issue, and launched the Housing for All Task Force to prioritize short and long-term solutions to address the housing crisis in Orange County. In November 2019, the housing for all task force prepared its 10 Year Action Plan.³ On March 24, 2020, the Orange County BCC approved an ordinance for a housing trust fund codified as Article VIII, Chapter 2 with the goal to “create and preserve affordable rental and ownership housing for moderate-income, low-income, and very-low income persons and households in Orange County.”

According to the Shimberg Center for Housing Studies at the University of Florida dated May 2019, prior to the COVID-19 pandemic the Orange County had over 223,433 renter households. Of the overall renter households approximately 67,432 were housing cost burdened, and extremely low income residents (earning less than 30 percent of Adjusted Median Income (AMI)) make up 30.8% percent of households facing severe housing cost burdens countywide.⁴ The study also shows that 209,278 residents of Orange County work in the leisure and hospitality industry, and an additional 88,436 residents work in the retail industry, both of which have been devastated by the economic impacts of the COVID-19 pandemic.⁵



Measures and Outcomes:



6,500

certified affordable units will be produced by 2030

- \$10 million will be obtained in initial funding, with a 10 percent incremental increase per year for a total of \$160 million over a period of 10 years.
- Up to 6,500 certified affordable units will be produced by 2030 as a result of this committed local funding.

Next Steps and Timeline:

- Present the final recommendation for establishment of a local Housing Trust Fund to the Board of County Commissioners by December 31, 2019.
- Include the amount of annual contribution as part of an annual budgeting process.
- Formalize the local Housing Trust Fund framework and administrative guidelines.

Implementing Agency:

Orange County Housing and Community Development Division

³ <https://bit.ly/2BzaVgF>

⁴ <http://flhousingdata.shimberg.ufl.edu/2019-rental-market-study.pdf>

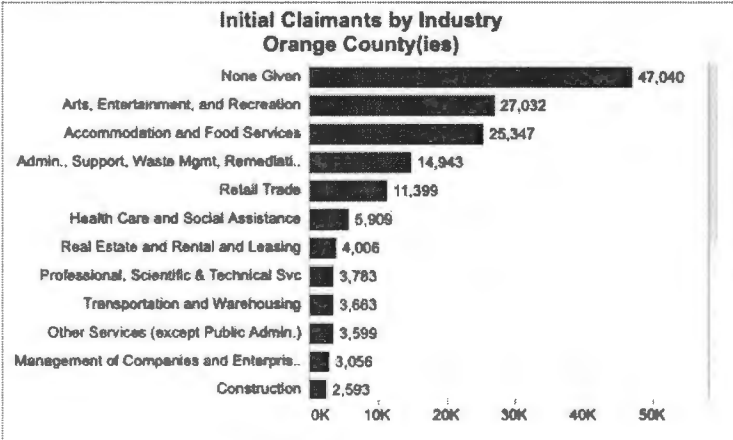
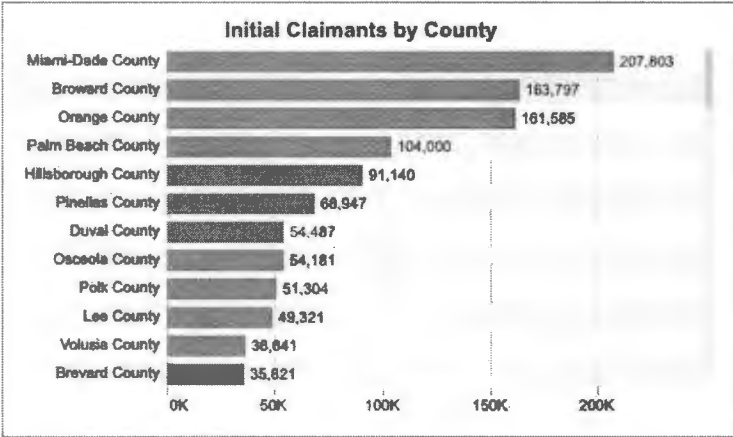
⁵ <http://flhousingdata.shimberg.ufl.edu/covid-19/results?nid=4800>

In March and April of 2020, the federal government and a growing number of cities and states acted to protect people from becoming homeless by preventing evictions by implementing moratoriums on processing eviction actions.⁶

According to the Florida Department of Economic Opportunity, **over 1.4 million confirmed COVID-19 related initial claims for reemployment assistance have been submitted as of May 23, 2020. Approximately 161,585 of those claimants are Orange County Residents.**⁷ More than 10 percent of initial claimants were from Orange County, while, according to the U.S. Census Bureau, Orange County’s population makes up less than 7 percent of state residents.

**COVID-19 Related Initial Claimants
Orange County(ies)**

161,585



⁶

<https://www.marketplace.org/2020/03/18/growing-number-of-cities-states-halting-evictions-because-of-coronavirus/>

⁷ http://lmsresources.labormarketinfo.com/covid19/initial_claims.html

Historical data indicates that rents will continue to increase in the future. **Based on information from Apartment List’s Rentonomics report⁸ the Year-to-Year rental rates from 2016 to 2020 as indicated by the table below, the rental trend indicates that rents will increase in 2021.**

Comparing vacancy rates with rental trends it shows that rent will continue to increase even if there is an increase in inventory. For example, in 2017, the vacancy rate in Orlando, Florida was 6.1%; followed by 6.3% in 2018, and 6.9% in 2019.⁹ If we correlate the table below with the vacancy rates from 2017 - 2019 we see that the rent continued to increase even when there was an increase in inventory.

Month/Year	Median 1BR	Median 2BR	M/M Rent Change	Y/Y rent change
June 2016	\$1,050	\$1,200	1.5%	7.6%
February 2017	\$1,120	\$1,290	1.5%	2.5%
February 2018	\$1,040	\$1,240	0.7%	7.4%
February 2019	\$1,062	\$1,272	0.0%	3.1%
February 2020	\$1,081	\$1,295	0.0%	1.7%

Stakeholders

Tenants: Due to the government decision to help reduce the spread of COVID-19, residents of Orange County have lost their jobs entirely or experienced a loss in pay. This affects their ability to pay their rent and other expenses. If they end up homeless, it places them more at a health risk to themselves and others. The proposed solution will provide them with stability in their housing costs and enable them to better plan for financial recovery. It is assumed that they will be in support of the proposed solution because it will benefit them financially.

Single Family Rentals (SFR) - 23% of all Single Family Homes and 39% of all rental properties in the Orlando Area.¹⁰

“Mom and Pop” Single Family Home Rental Landlords: This category of landlords most likely have a mortgage on the home(s) they rent. Their profit margins average a couple hundred

⁸ <https://www.apartmentlist.com/rentonomics/march-2020-rent-report/>

⁹ <https://managecasa.com/articles/us-rental-occupancy-rates/>

¹⁰ <https://learn.roofstock.com/blog/single-family-rental-investing-markets>

dollars a month to an average of 15% ROI annually.¹¹ They depend on the monthly rent to pay the mortgage and losing this income can mean defaulting on their mortgage. With the COVID-19 pandemic, most banks are working with mortgage holders to delay payments and place them at the end of their loans. These landlords have a closer relationship with their tenants and are more willing to work with them on their rent payments. It is assumed that these landlords will be in support of the proposed solution because they most likely were not going to raise rents during these tough times anyways.

Securitized and Publicly Traded Single Family Home Rental Corporations - about 5-10% of the SFRs in the Orlando Area¹²: This category of landlords do not have mortgages and are funded by investors and publicly traded stocks. They don't have a strong relationship with their tenants and are usually managed by staff or a management company. Unless given directives from the board of directors, staff will not deviate from their policies regarding rent payment collections. It is assumed that these corporations will not be in support of the proposed solution because they must answer to their stockholders and can spread their profits throughout all the properties they own across the nation. While Orange County was hit hardest economically due to its dependence on tourism¹³, the corporations can leverage their losses by rushing evictions and raising rents across their properties across the nation to keep their profits from dropping, thereby keeping their stockholders happy and from selling their stocks¹⁴. It is assumed that they will not support the proposed solution because they have a strategy to raise their rents by 4% annually and have quick evictions for a quick turnaround to prevent loss of profits; changing this strategy will take a board of directors meeting and may lower the price of their stocks. These types of properties are 8 percent more likely than small landlords to file eviction notices.¹⁵

Multi-Family Rentals - 61% of all rental properties in the Orlando Area.

Multi-family or Apartment Complex Owners: This category of landlords do not have mortgages and are funded by investors or commercial loans. They don't have a strong relationship with their tenants and are usually managed by staff or a management company. Unless given directives from the building owners or investors, staff will not deviate from their policies regarding rent payment collections. It is assumed that these investors or owners will be in support of the proposed solution because they most likely were not going to raise rents during these tough times anyways.

¹¹ <https://mymortgageinsider.com/the-complete-guide-to-investment-property-mortgages-in-2018/>

¹² <https://learn.roofstock.com/blog/single-family-rental-investing-markets>

¹³

<https://www.usatoday.com/story/money/2020/04/09/coronavirus-30-places-where-recession-could-hit-hardest/2964955001/>

¹⁴

<https://d3n8a8pro7vhm.cloudfront.net/acceinstitute/pages/100/attachments/original/1516388955/WallStreetLandlordsFinalReport.pdf?1516388955>

¹⁵

<https://www.frbatlanta.org/-/media/documents/community-development/publications/discussion-papers/2016/04-corporate-landlords-institutional-investors-and-displacement-2016-12-21.pdf>

Securitized and Publicly Traded Apartment Complex Corporations: This category of landlords do not have mortgages and are funded by investors and publicly traded stocks. They don't have a strong relationship with their tenants and are usually managed by staff or a management company. Unless given directives from the board of directors, staff will not deviate from their policies regarding rent payment collections. It is assumed that these corporations will not be in support of the proposed solution because they must answer to their stockholders and can spread their profits throughout all the properties they own across the nation. It is assumed that they will not support the proposed solution because they have a strategy to raise their rents by 4% annually and have quick evictions for a quick turnaround to prevent loss of profits; changing this strategy will take a board of directors meeting and may lower the price of their stocks.

Orange County Businesses: Orange County Businesses are struggling financially due to mandatory closings because of the COVID-19 pandemic. By helping residents of Orange County find financial stability it will help allow the local economy to recover faster. It is assumed that the businesses will support the proposed solution.

Orange County Voters: Orange County Voters will be the ones making the decision on whether to accept the proposed solution. The proposed solution is a referendum that needs to be on the ballot for voters to vote on. It is assumed that the voters will want the opportunity to have their voices heard and will support the proposed solution added to the ballot.

Orange County Board of County Commissioners: The board will make the decision to either place the proposed item on the ballot or not for the people to decide on the solution they prefer. Most of the board members have expressed their concern for tenants and the financial and physical health of their constituents. The Mayor has also shown that he believes the people should have the opportunity to have their voices heard as indicated during his Transportation Sales Tax referendum initiative. Therefore, it is assumed that the majority of the board will support the proposed solution.

Benefit Analysis to Stakeholders

How will this proposed solution benefit Orange County tax revenues and both the landlord and the renters

- This proposed solution will freeze rent at current rates for twelve months.
- Constituents stand to gain from the rent freeze as they won't have to worry about rent increasing.
- Landlords will also benefit because it allows them to keep their tenants in place and continue collecting rent.
- If the Landlords are able to continue collecting rent, they will not have to experience deficiencies in revenue, which solidifies their ability to pay their mortgage on time and pay taxes. This in turn increases revenue for the County.

- By implementing a rent freeze, consumers will have more spending money. In turn, the local economy (businesses) will do better because consumers will have more money to spend on things aside from rent.
- If the businesses are doing better, they will have increased revenue, which solidifies their ability to pay their rent on time and pay taxes. This in turn increases revenue for the County.

Evidence-Based Strategy

Background

This is a case of first impression as far as the effects of COVID-19 on our economy. However, affordable housing has been a historical issue in Orange County prior to the pandemic.

Did past reforms/solutions to this problem to improve the conditions of marginalized communities (e.g. Latinos, immigrants, children)?

Although there are no past reforms, the immediate response to the rental crisis has been the Orange County Rental Assistance Program. This program has been overwhelmed. We had to close the program just 2 weeks after opening because of the overwhelming response from residents in need of assistance. We have additional CRF funding to re-open a new financial assistance program, but county staff has already stated that the funding will not be enough to help the growing need for rental assistance. Additionally, the Assistance Program offers limited support with a one time stimulus payment to residents in the amount of \$1000.00. The Assistance Program does not provide a long term solution to the problem.

Best Practices and Other Jurisdictions' Examples

In this document we will only focus on the Rent Freeze Referendum. A review of how other jurisdictions have implemented a Rent Freeze are as follows:

Montgomery County, Maryland Rental Freeze

- The **COVID-19 Renter Relief Act** (the Act), effective April 24, 2020, prohibits landlords from increasing existing tenants' rent by more than 2.6% after April 24 and during the COVID-19 catastrophic health emergency signed by the Governor of Maryland on March 5, 2020. For example, any rent increases scheduled for May 1, 2020 may not represent an increase of more than 2.6%. Further, the Act prohibits landlords from notifying tenants of a rent increase of more than 2.6% during the COVID-19 emergency¹⁶ (which began March 5) and for 90 days after the emergency ends.
- The COVID-19 Renter Relief Act limits rent increases to the percentage increase of the

¹⁶ <https://governor.maryland.gov/covid-19-pandemic-orders-and-guidance/>

County's 2020 Voluntary Rent Guideline (VRG) of 2.6%. That number was established by the County Executive on February 3, 2020. Under requirements of the County law it represents the rental component of the Consumer Price Index for the Baltimore-Washington Metropolitan Area and it is updated each year. The VRG cannot be changed until 2021. The VRG provides reference information for landlords and tenants to understand average rent increases from the prior year and before the COVID-19 Renter Relief Act had no impact on rent levels allowed in the County.

- Landlords who previously notified tenants of a rent increase in excess of 2.6% that comes into effect after April 24 and during the catastrophic health emergency or, who gave tenants notice of a rent increase of more than 2.6% since the start of the March 5 emergency, must either notify them to disregard that notice or notify them that the rent amount under the notice will be an amount representing an increase of no greater than 2.6%.
- This limitation on rent increases and notices applies to all licensed residential rentals in Montgomery County, including rental units in multifamily buildings, houses, townhouses, individual condominium units, and accessory dwelling units.

Baltimore, Maryland City Rent Freeze

- The **Baltimore City COVID-19 Renter Relief Act** (Bill 20-0526) prohibits landlords from announcing rent increases during a declared state of emergency and within the 90-day period after the state of emergency is lifted. It also prohibits fees for late payment or no payment of rent, as well as all rent increases that are scheduled to take place during the state of emergency.

Philadelphia, Pennsylvania Emergency Housing Protection Package Proposed Legislation¹⁷

The package of six bills and one resolution would:

- Extend the eviction moratorium for 60 days after the state of emergency order is lifted for residential renters as well as small businesses, with an exception where there is risk of immediate harm; introduced by Councilmember Helen Gym.
- Allow renters with financial hardships to pay rent over an extended period using a year-long repayment plan; introduced by Councilmember Jamie Gauthier.
- Create an eviction diversion program that runs through December 31 2020, requiring both landlords and renters to participate in a mediation process designed to help resolve issues before they lead to formal evictions; introduced by Councilmember Helen Gym.
- Stabilize rents during the pandemic and for a year afterwards, during which landlords would be limited from increasing rents, retroactive to March 1, 2020 for those experiencing financial hardship related to the pandemic; introduced by Councilmember Kendra Brooks.
- Waive late fees on rent during the pandemic and for two months afterwards, which is retroactive to March 1, 2020 for those experiencing financial hardship related to the

¹⁷

<http://phlcouncil.com/councilmembers-gym-brooks-and-gauthier-introduce-emergency-housing-protection-package/>

- pandemic; introduced by Councilmember Kendra Brooks.
- Allow renters who are illegally locked out to recover damages caused by the illegal lockout; introduced by Councilmember Jamie Gauthier.
- Call on the PA General Assembly and the US Congress to provide municipalities a comprehensive relief package to stabilize the local rental housing market and assist property owners, including large-scale rent subsidies for landlords to make up for lost revenue.

Here are some quotes from Philadelphia's State website:

In Philadelphia, 1,700 evictions are already scheduled and thousands more will be filed once the moratorium is lifted. When people lose their homes, it becomes more difficult to find the jobs they need to pay their rent and their children are more likely to enter foster care. Homelessness impacts the entire city, disrupting children's education, risking public health, and increasing costs at City shelters and jails. This emergency housing package presents a bold method for recovery where housing is understood to be a basic human right.

"Our package presents a just solution to protect our most vulnerable neighbors and helps our city's economy recover without leaving anyone behind," said Councilmember Helen Gym. "Housing stability is crucial to economic stability. If we don't act, people buried under mountains of debt will lose their homes before they have a chance to rebuild their income – and landlords can't collect rent from people who are unemployed and homeless."

Cost Benefit Analysis

Cost of implementing solution	Cost of doing nothing
No cost	Might see a spike in evictions, homelessness, need for government assistance leading to loss in county tax revenues due to falling property values and consumer spending.

Social Equity Analysis

Social impact of implementing solution	Social impact of doing nothing
The residents can feel more secure with rent freeze safeguard in place, which will allow them to recover from the economic effects of COVID-19 faster.	Might see a spike in evictions, homelessness, need for government assistance.

Proposed Referendum and Legislation

Recitals & Findings

The governing body must make and recite in such measure its findings establishing the existence in fact of a housing emergency so grave as to constitute a serious menace to the general public and that such controls are necessary and proper to eliminate such grave housing emergency. In any court action brought to challenge the validity of rent control imposed, the evidentiary effect of any findings or recitations shall be limited to imposing upon any party challenging the validity of such measure the burden of going forward with the evidence, and the burden of proof shall rest upon any party seeking to have the measure upheld.

Resolution

WHEREAS, Residents of Orange County are facing extreme hardships exacerbated by the unprecedented impact of the current public health crisis, the Novel Coronavirus (COVID-19), and economic impact of that crisis; and

WHEREAS, COVID-19 first appeared in December 2019 and has spread throughout the world, and on March 11, 2020, the World Health Organization declared the outbreak a global pandemic; and

WHEREAS, On March 9, 2020, Florida Governor Ron DeSantis declared a state of emergency to help the state prepare for broader spread of COVID-19; and

WHEREAS, On March 16, 2020, Orange County made a declaration of local emergency to ramp up the county's efforts to prepare for and respond to local cases of coronavirus; and

WHEREAS, Governor DeSantis issued Executive Order 20-91 on April 1, 2020, to instruct residents to stay at home and cease non-essential activities; and

WHEREAS, Housing stability is essential for residents of Florida to comply with these directives, as well as their continued ability to social distance, quarantine, and enter isolation, as needed, to slow the spread of the virus; and

WHEREAS, This public health crisis has devastated many industries, including the service, tourism, and hospitality industries; and

WHEREAS, According to the Shimberg Center for Housing Studies at the University of Florida, 209,278 residents of Orange County work in the leisure and hospitality industry, and an additional 88,436 residents work in the retail industry, both of which have been devastated by the economic impacts of the COVID-19 pandemic.¹⁸

¹⁸ <http://flhousingdata.shimberg.ufl.edu/covid-19/results?nid=4800>

WHEREAS, According to the Florida Department of Economic Opportunity, over 1.4 million confirmed COVID-19 related initial claims for reemployment assistance have been submitted as of May 23, 2020. Approximately 161,585 of those claimants are Orange County Residents.¹⁹

WHEREAS, Tenants are still obligated to pay landlords, and mortgage-holders are still obligated to pay lenders; and

WHEREAS, Orange County individual assistance is not enough to address the overwhelming response of the communities' needs as evidenced that the program previously had to close just 2 weeks after accepting applications.

WHEREAS, Unemployment claims are at an all time high in Orange County Florida at 16.5% as of April, 2020.²⁰

WHEREAS, Orange County residents were already facing serious housing affordability issues prior to this crisis as evidenced by the creation of the Regional Affordable Housing Initiative (RANI) during Mayor Jacob's administration and continued with the Housing For All Action Plan initiated by Mayor Demings and his administration; and

WHEREAS, In 2018, according to the Federal Reserve, 40 percent of Americans do not have cash on hand to cover an unexpected expense of \$400²¹;

WHEREAS, Prior to this crisis, many residents were already living paycheck to paycheck in precarious economic circumstances. In 2016, 47 percent of Orange County, Florida's families struggled to pay their bills and keep their heads above the fiscal waters;²²

WHEREAS, According to the Shimberg Center for Housing Studies at the University of Florida dated May 2019, prior to the COVID-19 pandemic the Orange County had over 223,433 renter households. Of the overall renter households approximately 67,432 were housing cost burdened, and extremely low income residents (earning less than 30 percent of Adjusted Median Income (AMI)) make up 30.8% percent of households facing severe housing cost burdens countywide.²³

WHEREAS, Local governments are restricted in many ways from implementing local policies to address the unique needs of their communities, including affordable housing and rent stabilization policies, due to state preemption laws; and

¹⁹ http://lmsresources.labormarketinfo.com/covid19/initial_claims.html

²⁰

<https://www.orlandosentinel.com/coronavirus/jobs-economy/os-bz-coronavirus-april-unemployment-20200522-p6ym37rtn5fgdcmunxryvsequm-story.html>

²¹

<https://www.federalreserve.gov/publications/2019-economic-well-being-of-us-households-in-2018-dealing-with-unexpected-expenses.htm>

²²

<https://www.uwof.org/sites/uwof.org/files/2018%20FL%20ALICE%20REPORT%20AND%20CO%20PAGE%200.pdf>

²³ <http://flhousingdata.shimberg.ufl.edu/2019-rental-market-study.pdf>

WHEREAS, Historical data indicates that rents will continue to increase in the future.²⁴

WHEREAS, Inability to pay increased rent can lead to evictions and homelessness at a time where it is critically important that Florida residents who currently have housing are not made homeless and further put at risk of exposure to the virus²⁵; and

Legislative Action

NOW, THEREFORE, BE IT RESOLVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS, that this Board:

Section 1. Adopts by referendum and incorporates as fully set forth in this Section the recitals and findings contained in the Preamble to this Resolution; and

Section 2. Finds that a housing emergency exists which is so grave as to constitute a serious menace to the general public; and

Section 3. Finds that rent stabilization measures preventing rent increases on residential properties, excluding those described in Section 4 below, are necessary and proper to eliminate the existing housing emergency which is so grave as to constitute a serious menace to the general public; and

Section 4. Pursuant to Florida Statutes 125.0103(4), such rent stabilization measures shall not apply to an accommodation used or offered for residential purposes as a seasonal or tourist unit, as a second housing unit, or on rents for dwelling units located in luxury apartment buildings. For the purposes of this section, a luxury apartment building is one wherein on January 1, 1977, the aggregate rent due on a monthly basis from all dwelling units as stated in leases or rent lists existing on that date divided by the number of dwelling units exceeds \$250; and

Section 5. Defines residential properties, for the purposes of this resolution, to include both those with written leases and those with month-to-month and week-to-week tenancies; and

Section 6. If approved by the qualified electors of Orange County pursuant to Florida Statutes 125.0103(5)(c), rent stabilization, as described in Section 3, shall be effective on August 19, 2020 and expire on August 18, 2021; and

Section 7. Rent stabilization shall be effective for no more than one year unless extended or renewed by adoption of a new measure by this body and the qualified electors of Orange County, as provided by Florida Statutes 125.0103(3); and

Section 8. Severability / Constitutionality / Read to conform

²⁴ <https://managecasa.com/articles/us-rental-occupancy-rates/>

²⁵

<https://www.cdc.gov/coronavirus/2019-ncov/community/homeless-shelters/unsheltered-homelessness.html>

Language to Add to the Ballot

Ballot Title: RENT FREEZE TO REDUCE THE HOUSING EMERGENCY SO GRAVE AS TO CONSTITUTE A SERIOUS MENACE TO THE GENERAL PUBLIC

"Should residential rent increases, excluding those described in Florida Statutes 125.0103(4), be prohibited for one year, in order to eliminate the current housing emergency, which is so grave as to constitute a serious menace to the general public?"

Action Plan

Milestones

Milestone	Due Date
Commissioner's Report and Referendum sent to the Orange County BCC	6/8/20
Orange County BCC discussion on the Referendum	6/23/20
Public Hearing for BCC to vote on placing the Referendum on the ballot	7/7/20
Ballot Language submitted to the Supervisor of Elections (Note: I am in discussion with the Supervisor of Elections on the timeline)	7/8/20
Referendum is on ballot and is voted by the voters	11/3/20