



Interoffice Memorandum

AGENDA ITEM

December 21, 2022

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

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

SUBJECT: January 10, 2023 – Discussion Item  
Local Strategies to Increase Housing Supply

Over the past year, the Board has been addressing the crisis of rapidly rising rents, a tight rental market, increasing home values, and a general decline in housing production and the negative impact these issues are having in our community.

In early Summer 2022, after robust discussion by the Board on a ballot initiative relating to rent stabilization and the affordable housing crisis overall, staff outlined planned future Board engagement regarding expanding housing supply. The first discussion was held on August 30, 2022 and provided the Board a foundation on the current state of housing and residential development activity in Orange County. Subsequent discussions included updates on the County's affordable housing trust fund, tenant supportive measures to include a Tenant Bill of Rights and Office of Tenant Services.

In prelude to the policy discussion on strategies and resources to increase housing supply and diversify new housing delivery, staff engaged key development community stakeholders, including apartment builders, to more fully understand the needs of our customers that focused on broad spectrum deficiencies in the current code and plan review process. Staff's outreach efforts also included an innovation lab session with focus on strategies to diversify new housing supply, especially housing types identified as "missing middle", and the role the County can play in encouraging new housing investment. Participants at this event included developers, contractors, lenders, realtors, and local housing advocates.

On January 10, 2023, staff will provide a presentation summarizing key takeaways from these discussions and possible strategies to be advanced during 2023. This presentation will provide a background discussion, outline solutions relating to both process streamlining and supply strategies, address next steps, and seek Board direction.

This item is for informational purposes only; no action is requested.

JVW/am