

RESOLUTION ICDP 2023-3

Reference Category

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<input type="checkbox"/> Party Issue	<input type="checkbox"/> Education	<input checked="" type="checkbox"/> Cities, Counties & State
<input type="checkbox"/> State Platform	<input type="checkbox"/> Public Protection	<input type="checkbox"/> Natural Resource & Energy
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<input type="checkbox"/> Administrative Action		<input type="checkbox"/> Other

TITLE OF RESOLUTION: **Legislation to Facilitate Affordable Housing**

Drafted by: Dixon Dudderar

Adopted and Submitted by the Iosco County Democratic Party in Partnership with the Michigan Democratic Party Rural Caucus: 224 Newman St, East Tawas, MI 48730
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WHEREAS: Many Michigan villages, towns, cities and rural counties are experiencing a shortage of affordable or “workforce” housing for low- and moderate-income residents, and

WHEREAS: This shortage crisis of workforce housing is one cause of homelessness in rural areas where shelters are lacking, and

WHEREAS: The shortage of said housing has been linked to regional shortages of nurses and other health care workers, seasonal workers, and retirees who struggle to find affordable housing, especially in rural areas, and

WHEREAS: Employers can’t fill job openings for expansion of manufacturing for full-time or seasonal jobs because there is a direct connection between affordable housing shortages and the workforce shortages in rural areas where some new businesses want to locate, and

WHEREAS: Younger adults are often forced to leave (home) rural areas that lack affordable housing for other regions of Michigan or out of state for opportunities creating cycles of economic and demographic losses, and

WHEREAS: Housing shortages affect staffing security for hospitals, public health agencies, laboratories, outpatient medical & mental health facilities. Insufficiently staffed hospitals, laboratories and clinics discourage attracting medical specialists exacerbating rural Michigan's health care access and availability crisis.

WHEREAS: Seasonal housing stock vacancies in many rural areas in Northern Michigan present opportunities for owners to convert stock into short term rental income:

NOW THEREFORE BE IT RESOLVED: That legislation be passed that allows, permits, requires and encourages local government entities to increase affordable housing options regardless of population or location by way of:

- **The ability to determine** and regulate the type, size, number and general makeup of Short-Term Rental* (STR) rooms, homes and structures, and
- **The ability to charge** a set, standard & uniform - as set periodically by the state Treasury Department via a Lodging Tax on STRs/STR owners;
- **The ability to create**, set and allow property tax breaks to subsidize affordable workforce housing, and the ability to increase the local Non-Homestead Tax rate, to use said revenue to subsidize affordable and or low-income and workforce housing. Example: A third local property tax rate (besides Homestead and Non-Homestead) that benefits "Special" affordable or low-income, workforce housing";

***SHORT-TERM RENTAL, DEFINED:** Short-Term Rental Unit is a dwelling that is rented for 30 consecutive days or less to persons other than the permanent resident or owner. The City of Ann Arbor has defined three types of STR units.

References:

<https://www.a2gov.org/departments/planning/Pages/Short-Term-Rentals.aspx>

<https://michiganadvance.com/2022/11/27/whats-next-in-the-fight-over-regulating-short-term-rentals-in-michigan/>

<https://michiganadvance.com/2022/11/27/whats-next-in-the-fight-over-regulating-short-term-rentals-in-michigan/>

TARGET LEGISLATIVE COMMITTEES, ZOOM W CHAIRS?

Michigan Senate

<https://committees.senate.michigan.gov/details?com=ENGENV&sessionId=15>

Michigan House

<https://www.house.mi.gov/Committee/HNATU>

SIGNATURE OF CHAIRPERSON: _____

Carole Bleau

DATE