

David Whitaker, Esq.
Director
Irvin Corley, Jr.
Executive Policy Manager
Marcell R. Todd, Jr.
Director, City Planning
Commission
Janese Chapman
Director, Historic Designation
Advisory Board

John Alexander
LaKisha Barclift, Esq.
Paige Blessman
M. Rory Bolger, Ph.D., FAICP
Lisa DiChiera
Eric Fazzini, AICP
Willene Green
Christopher Gulock, AICP
Derrick Headd
Marcel Hurt, Esq.

City of Detroit
CITY COUNCIL
LEGISLATIVE POLICY DIVISION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-4946 Fax: (313) 224-4336

.Kimani Jeffrey
Anthony W. L. Johnson
Phillip Keller, Esq.
Edward King
Kelsey Maas
Jamie Murphy
Latawn Oden
Dolores Perales
Analine Powers, Ph.D.
W. Akilah Redmond
Rebecca Savage
Sabrina Shockley
Renee Short
Floyd Stanley
Thomas Stephens, Esq.
Timarie Szwed
Theresa Thomas
Ian Tomashik
Ashley A. Wilson

TO: Detroit City Council

FROM: David Whitaker, Director 
Legislative Policy Division

DATE: April 8, 2024

RE: **RESOLUTION URGING THE STATE OF MICHIGAN TO ALLOW RENT CONTROL FOR SENIORS AND THOSE WITH DISABILITIES**

Our office was requested by Council Member Mary Waters to provide a resolution expressing the sense of the Detroit City Council that Lansing should pass state legislation enabling municipalities to impose rent controls for the elderly and those with a disability.

The resolution is attached for your consideration.

/ss

Attachment

BY COUNCIL MEMBER MARY WATERS

**RESOLUTION URGING
THE STATE OF MICHIGAN TO ALLOW RENT CONTROL FOR
SENIORS AND THOSE WITH DISABILITIES**

- WHEREAS,** The preamble of the Charter of the City of Detroit provides that City government address the needs of its citizenry by instituting programs, services and activities addressing the needs of our community; fostering an environment and government structure whereby sound public policy objectives and decisions reflect citizen participation and collective desires; and
- WHEREAS,** According to the 2020 U.S. Census, the city of Detroit population is approximately 639,111. The number of persons residing in the city of Detroit in poverty is approximately 31.5% which equates to 201,319 of the population; and
- WHEREAS,** The number of residents renting in Detroit with incomes below the poverty level is 66.2%.¹ This equates to approximately 133,273 residents living below the poverty level renting housing accommodations; and
- WHEREAS,** According to the U.S. Census, Detroit residents with a disability, under age 65 years, is 15.4%, which equates to 98,423 of the city's population. According to information reported by CityData.com, the poverty rate of the disabled citizens in Detroit is 38.4% or 37,794 disabled Detroit residents living below the poverty rate; and
- WHEREAS,** The City of Detroit's population includes 14.4% of persons 65 years of age or older that make up or approximately 92,031 of the city's residents. The CensusReporter.org indicates that the approximately 20% or 19,684 of Detroit seniors live in poverty. According to Axios.com approximately 58% of seniors who rent spend 30% or more of their income on rent, exacerbating the need for rental relief for seniors; and
- WHEREAS,** The State of Michigan pursuant to MCL 123.411(2) provides "a local governmental unit shall not 'enact, maintain, or enforce an ordinance or resolution that would have the effect of controlling the amount of rent charged for leasing private residential property.'" This statutory provision prohibits local units of government from enacting local legislation that would provide necessary relief to those who are most vulnerable within their communities, and
- WHEREAS,** A change to the State law is necessary to provide relief to senior residents and the disabled community by providing local units of government the ability to freeze rental rates for a period of no less than five years for seniors (65 years and older) and those with disabilities that are on fixed incomes at or below the poverty rate and/or more than 30% their respective incomes are spent on rent; **BE IT THEREFORE**
- RESOLVED,** That the Detroit City Council urges the State of Michigan by and through its Legislature and Governor Whitmer, to amend MCL 123.411 to allow for local units of government the

¹ : <https://www.city-data.com/poverty/poverty-Detroit-Michigan.html>

ability to freeze rental rates for a period of no less than five years for seniors (65 years and older) and those with disabilities that are on fixed incomes at or below the poverty rate and/or more than 30% their respective incomes are spent on rent; and **BE IT FINALLY**

RESOLVED, That the Detroit City Clerk is directed to send this resolution to the Detroit delegations of both the State House and State Senate, in addition to Governor Gretchen Whitmer.