



City of Detroit Detroit City Council

FROM THE DESK OF
Mary Waters, Member At-Large
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RESOLUTION SUPPORTING THE MICHIGAN TENANT EMPOWERMENT PACKAGE (SB 900-903 OF 2024)

WHEREAS, many Detroiters are renters, with current estimates that 52% of residents in the city are tenants¹; and

WHEREAS, current average rents in the City of Detroit are nearly \$1,200/month²; and

WHEREAS, the current median income for households in the City of Detroit as measured by the American Community Survey from the US Census Bureau is \$37,761³; and

WHEREAS, the 38% of gross income that the average Detroiters pay in rent leaves little for savings or contingency planning; and

WHEREAS, this puts Detroit renters in a tenuous position, with many tenants risking homelessness if they work to assert their rights when abused by a landlord; and

WHEREAS, Detroit renters now have the Tenants' Rights Commission to help them advocate for fair treatment, yet more can be done on the state level to help renters assert their rights; and

WHEREAS, Michigan State Senator Sarah Anthony has introduced the Tenant Empowerment Package in the Michigan Senate, comprising four bills (SB 900-903) to provide for:

- Guarantees that landlords make timely repairs
- Enables tenants to pay for needed repairs that landlords fail to do, and empowers the tenant to deduct the cost of said repairs from their rent
- Provides legal requirements for adequate notice when a landlord is increasing rent

¹ <https://www.rentcafe.com/average-rent-market-trends/us/mi/detroit/#:~:text=Detroit%2C%20MI%20Occupied%20Housing%20Units&text=129%2C225%20or%2052%25%20of%20the,48%25%20are%20owner%20occupied.>

² *ibid*

³ <https://www.census.gov/quickfacts/fact/table/detroitcitymichigan,US/INC110222>

- Provides legal protection for tenants' right to organize; and

WHEREAS, the Tenant Empowerment Package would help support the mission of the City of Detroit and the Tenants' Rights Commission in ensuring that Detroiters have access to quality, affordable housing; therefore

BE IT RESOLVED, that the Detroit City Council calls on the Michigan legislature to pass Senate Bills 900, 901, 902, and 903 of 2024; and be it

FINALLY RESOLVED, that copies of this resolution be forwarded to the Michigan State House of Representatives, the Michigan State Senate, Mayor Mike Duggan, Governor Gretchen Whitmer, and all interested public media, civil society, educational and civil groups and individuals who are vested in ensuring tenants' rights are protected.