

# City of Grosse Pointe Park

15115 EAST JEFFERSON AVENUE □ GROSE POINTE PARK, MICHIGAN 48230 □  
PHONE (313) 822-6200

Commerce & Tourism Committee  
Michigan House of Representatives  
P.O. Box 30014  
Lansing, MI 48909-7514

[Steve Marino](#) (R) Committee Chair, 24th District

[John Roth](#) (R) Majority Vice-Chair, 104th District

[Diana Farrington](#) (R), 30 District

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[Karen Whitsett](#) (D), 9th District

[Tullio Liberati](#) (D), 13rd District

[Edward Sleeper](#), Committee Clerk

Re: Opposition to House Bill 4722

Dear Commerce & Tourism Committee members:

We, the Grosse Pointe Park City Council, are writing to oppose House Bill 4722. This one-size-fits-all legislation places an undue burden on communities like ours. We are a city of 11,555 residents. Approximately 21% of our property parcels are rental properties. That accounts for roughly 13.5% of our taxable totals. The overwhelming majority of our residents are homestead property taxpayers. We are not a resort community whose economy is dependent on tourism.

By charter, we are a residential, suburban community:

*"In ordaining and establishing this Charter we do hereby declare that this community is, and always has been, predominantly a suburban residential area and we do hereby counsel all officials of the city to discharge their official duties in such manner as to protect and further such residential character of the community."* (Preamble, Charter – Grosse Pointe Park, Approved by Electors: December 11, 1950).

We are a dense inner-ring suburb (5000+ residents per square mile). We are neighbors who are bound together by institutions like schools, houses of worship, little league, and parks. House Bill 4722 will have the unintended effect of destroying the character of

communities like ours in favor of nonresident owners. This bill would not allow our city to determine the number of short-term rentals permitted, the numbers of days a property could be rented, or otherwise enact zoning ordinances to protect our community.

**House Bill 4722 puts in place a preemption upsetting the delicate balance between property rights and the established, transparent process for local decision-making. The Michigan Zoning Enabling Act establishes the process for local government to draft regulations driven by public input through an open process. House Bill 4722 undermines that process and removes the voice of local citizens, rendering local government powerless to respond and act.**

Our residents look to us, its elected body, to establish and maintain community standards, including protecting the property rights of all residents. The proliferation of short-term rentals in communities like ours present a host of issues, including destabilizing neighborhoods and depleting enrollment in our local schools. We are facing declining enrollment in our local school district; this legislation would only exacerbate the problem. This is a community of neighborhood schools and sidewalks. Our non-homestead properties are filled with renter-residents who are part of the fabric of our community. They are college and graduate students, professionals and tradespeople, families with school age children, empty-nesters and seniors who choose to be close to family and amenities.

In 2019, the Michigan State Housing Development Authority forecast a housing shortage of 150,000 homes in Michigan by 2045. The housing shortage will be felt where people live and work, in cities, neighborhoods, bedroom communities, and suburbs. We would all be affected by this legislation and powerless to determine and set our community standards.

Please help maintain the integrity of our community and defeat this bill as written.

We request that this letter be entered into the official committee record.

Respectfully submitted,

The City of Grosse Pointe Park

Signed this 10<sup>th</sup> day of May 2021

By:



Robert W. Denner, Mayor

*James E. Robson*

James E. Robson, Mayor Pro Tem

*Vikas Relan*

Vikas Relan, Council Member

*Lauri A. Read*

Lauri A. Read, Council Member

*Darci McConnell*

Darci McConnell, Council Member

*Michele Hodges*

Michele Hodges, Council Member

*Aimee Rogers Fluitt*

Aimee Rogers Fluitt, Council Member

CC: Representative Joe Tate  
Senator Adam Hollier

