



My name is Connor Miller, resident at 890 Boon Street, Traverse City. I am a Garfield Township Resident. I am also employed at Aspire North REALTORS located at 852 South Garfield Avenue, in the City of Traverse City.

First, I would just like to thank the Traverse City Planning Commission for continuing to make expanding housing opportunities a top priority of your annual goals for 2025 as you have in previous years. Our association is also acutely aware that following decades of underbuilding and underinvestment, the United States has an underbuilding gap of more than 5 million housing units in the last 20 years, which is only exacerbated in desirable communities like Traverse City and the Northern Michigan region. Thank you for your continued commitment to supporting closing this gap.

This evening, I would like to share with the Traverse City Planning Commission our association, Aspire North REALTORS®, efforts to conduct a study to evaluate the positive and negative effects of short-term rentals on the Traverse City community. The goal of this study is to provide objective, third-party research on the economic contributions and workforce housing impacts of short-term rentals. This information will help to direct local, and state, policy goals to maximize the benefits and minimize the harm of short-term rentals at a local, regional, and statewide level. Our association is currently working with our state REALTOR® association, Michigan REALTORS®, and collaborating with local partners Traverse City Tourism, Housing North, Traverse Connect, as well as the Michigan Short-Term Rental Association towards the development of this research study. At this time, we have received two quotes from one from a vendor who has conducted these short-term rental studies across the country, as well as an in-state vendor. In the absence of this data, we hope that you will hold off on making any changes to Traverse City's short-term rental policies; like tonight's proposed decreases in allowable percentages of STRs in commercial, development, and industrial zoning districts. We want to ensure, that any short-term rental policy changes made will support the results you hope to achieve.

We hope that you will partner with us to support the development of an objective research study on short-term rentals, which can drive policy change that supports our local economy as well as housing availability and affordability for residents. We look forward to working with you to support reasonable regulation of short-term rentals in the Traverse City community.

