

## **Resolution: Affordable Housing**

Establish state legislation with provisions allowing each municipality to establish local base rents to align with the median family income of the municipality. Base rents are not to exceed 30% of that municipality's median family income. Rent increases should be no more than 2.3% of the current rent or more than the increase according to the Regional Consumer Price Index (CPI). Each municipality should determine the methodology of determining the number or percentage of housing units that should be included under this law.

### **Where As**

Housing is a human right and should be affordable to all citizens regardless of economic status. Homelessness increased for countless working families across the state of North Carolina.

### **And Where As**

The current minimum wage is not a living wage. The cost of housing in many counties across NC is unattainable, resulting in increased homelessness among the working class, including educators.

### **And Where As**

Every job has significance regardless of economic status. No one wants to use a filthy bathroom or go to a restaurant and eat out of dirty dishes.

### **And Where As**

North Carolina state law **prohibits** local governments from establishing rent control laws,

### **And Where As**

In North Carolina, landlords can raise the rent for **any reason** as long as they give proper notice, don't do so during the fixed term of a lease (unless the lease allows for it), and aren't doing so for specific discriminatory reasons. This can result in housing disparities.

- Year-to-year lease – One month's notice
- Month-to-month lease – 7 days' notice

In North Carolina, landlords **cannot raise the rent** during the middle of a lease's fixed term (unless stated otherwise in the lease agreement) or for specific discriminatory reasons (like race or age).

### **And Where As**

There are **six states** (California, New York, New Jersey, Maryland, Oregon, and Minnesota), and the District of Columbia has localities where some form of residential rent control is in effect for typical structures.

### **And Be It Resolved.**

Upon the passage of this resolution by the NCDP. The NC General Assembly enters a bill into legislation establishing that each municipality has the right to set base rents aligned with the Municipality's median family income. Base rents are not to exceed 30% of that municipality's median family income and rent increases should be no more than 2.3% of the current rent or more than the increase according to the Regional Consumer Price Index (CPI).

Resources: NC Gen Stat 42-14.1 / NC Gen Stat at 42-42.2 / NC Gen Stat 42-37.1 / NC Gen Stat 42-14

### Passed

CF05 Precinct: February 26, 2023

Sonya J. Bennetone, Chair

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