

From: Lange, Joe <JLange@a2gov.org>

Sent: Friday, June 12, 2026 10:12 AM

To: Vander Lugt, Kristen <KVanderLugt@a2gov.org>; Frohlich, Bryce <BFrohlich@a2gov.org>

Cc: Reiser, John <JReiser@a2gov.org>

Subject: RE: OSI/Renters Commission Meeting 6/18/26

And here are the answers to those questions:

- Will the HERS assessment or the checklist be publicly available in STREAM for a certified rental property?
 - Yes, per 8:537 (2) Energy Disclosure. The City shall make available to the public the Asset Rating used to achieve compliance for each Dwelling or Dwelling Unit via the Building Department's online permitting system.
 - If a document is submitted with personal information, we will upload a note that just contains the asset rating.
- Are the images required for the Green Rental Housing checklist publicly available either in STREAM or via FOIA request?
 - They are not publicly available through STREAM. They are only viewable by the contacts, which includes City staff who are assigned to the license and the individuals designated by the owner/agent.
 - As with anything handled by the City, materials could be subject to FOIA request. If a FOIA request were made, all procedures would be followed including redactions and omissions.
- Has OSI issued any fines to landlords for non-compliance with the Green Rental Housing Ordinance?
 - As of writing on Jun. 12, 2026, no.
- Approximately how many hours does it take for OSI staff to verify HERS or Checklist documents for a rental property?
 - HERS – less than 5 minutes, inclusive of the time it takes to open then case, review the file, and notify the property they are in compliance.
 - Checklist – it varies. All times noted are inclusive of the time it takes to open then case, review the file, and notify the property they are in compliance.
 - If everything is submitted properly, around 10 minutes.
 - It can get lengthier for ones that do not submit the proper materials, generally meaning they have submitted inadequate documentation. This takes about 20-30 minutes as staff need to review the materials, see if we can find any points they might qualify for that they did not claim, and write back to the owner/agent what they are missing and what still needs to be submitted. Staff then need to monitor for those additional materials and re-review once they are submitted. At that point, it is generally more in the 10-minute time frame.

Joe Lange (he/him)

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From: Vander Lugt, Kristen <KVanderLugt@a2gov.org>

Sent: Thursday, June 11, 2026 6:23 PM

To: Frohlich, Bryce <BFrohlich@a2gov.org>; Lange, Joe <JLange@a2gov.org>

Cc: Reiser, John <JReiser@a2gov.org>

Subject: RE: OSI/Renters Commission Meeting 6/18/26

Hi again,

RC members submitted the questions below. I'll additional questions are submitted about either topic I'll forward them over. Thanks!

Topic	Question/Concern/Information Request
Green Rental Housing	Will the HERS assessment or the checklist be publicly available in STREAM for a certified rental property?
Green Rental Housing	Are the images required for the Green Rental Housing checklist publicly available either in STREAM or via FOIA request?
Green Rental Housing	Has OSI issued any fines to landlords for non-compliance with the Green Rental Housing Ordinance?
Green Rental Housing	Approximately how many hours does it take for OSI staff to verify HERS or Checklist documents for a rental property?

Thanks!

Kristen Vander Lugt, Deputy Clerk (she/her/hers)

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