

# Green Rental Housing

An Initiative of the Office of Sustainability & Innovations

Zach Waas Smith  
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Energy Commission

# Getting Started

- Background
- Program Development
- Overview
- Timeline
- Ongoing Engagement

# Background

## In Ann Arbor...

- Buildings: two-thirds total city GHG emissions
- Rentals: 55% housing stock
- No existing initiatives to target these emissions

# Background - A<sup>2</sup>ZERO Alignment

## **STRATEGY 3:**

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**Significantly Improve the Energy Efficiency in our Homes, Businesses, Schools, Places of Worship, Recreational Sites, and Government Facilities**

**Action #8: Promote Green Rental Housing Program**

## STRATEGY 3:

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Significantly Improve the Energy Efficiency in our Homes, Businesses, Schools, Places of Worship, Recreational Sites, and Government Facilities

Action #8: Promote Green Rental Housing Program

# Background - A<sup>2</sup>ZERO Alignment

## STRATEGY 2:

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Switch our Appliances and Vehicles from Gasoline, Diesel, Propane, Coal, and Natural Gas to Electric

Action #1: Promote Home & Business Electrification

# Program Development

## Groundwork

### Rental Cohort with RMI

- Understand rental policy basics
- Review best practices

### USDN & ACEEE: Rental Efficiency Learning Group

- Explore design & implementation
- Equitable Policymaking

# Program Development

## Groundwork

### Examples from Other Cities

- Milwaukee: Rental Rehabilitation Program
- Minneapolis: 4D Housing & Energy Efficiency Program
- Burlington: Minimum Rental Efficiency Standards

# Program Development

## Ann Arbor Analysis

### Existing rental stock

- ~31,500 units across ~8,500 properties
- Median year built: 1964 (dating back to 1850s)
- >50% all rental properties are single-property owners
- 40.4% self-managed; 59.6% hired manager



# Program Development

## Task Force

- Convened mid-2021 through early 2022
- Representatives for tenant advocacy, landlord advocacy, low-income housing, Building Department
- Presentations by RMI, USDN, ACEEE
- Defined challenges & opportunities
  - How to address split incentive

# Overview

## Policy Elements:

- Occupant weatherization
- Appliance efficiency
  - Time of replacement upgrades
- Efficiency Pathways
  - Prescriptive or Performance
- Efficiency Disclosure

# Policy Element: Occupant Weatherization

## What:

- Authorizes tenants to install basic weatherization measures without penalty

## Why:

- Allows tenants to improve unit comfort

# Policy Element: Appliance Efficiency

## What:

- Sets a minimum standard (Energy Star) for appliances in rentals
- “Time of replacement” upgrades

## Why:

- Majority of building-sourced carbon emissions come from space conditioning & water heating
- No existing standards for appliance efficiency.

# Policy Element: Efficiency Checklist

## What:

- Sets an energy efficiency target for rentals
- Gives landlord choices & flexibility for compliance

## Why:

- Current checklist does not include efficiency
- Equalizes expectations for tenants

# Existing checklist (at a glance)

- **Storage 8:509,8:504**
  - No storage within 5' of fuel fired furnace/boiler/water heater.
  - No storage on/under common area means of egress stairs in multifamily.
  - No storage within 2' of ceiling.
  - Storage in multifamily units must be 1 hour fire-rated rooms or sprinklered.
  - Must maintain 27" aisles throughout dwelling.
- **Sanitation 8:508**
  - Dwellings must be kept in a clean and sanitary condition.
  - Bathrooms, kitchens and toilet rooms must have impervious flooring.
  - Sink and tub coatings must be free of rust and chips.
- **Security 8:503**
  - Must have a privacy lock (chain, hotel bar, etc) on all unit entry doors.
    - Exception: Not required for Fraternity, Sorority, ICC Co-ops and State Licensed inspected group homes.
  - Must have deadbolts (1" throw) on all unit entry doors.
  - Must have peephole on main unit entry door unless door has window or sidelight.
  - Dowel rods (5/8") are required for all sliding windows/doors.
  - Pin locks or ventilation locks are required for double hung windows.
  - Window sash locks must be installed and operate properly.

# Policy Element: Efficiency Disclosure

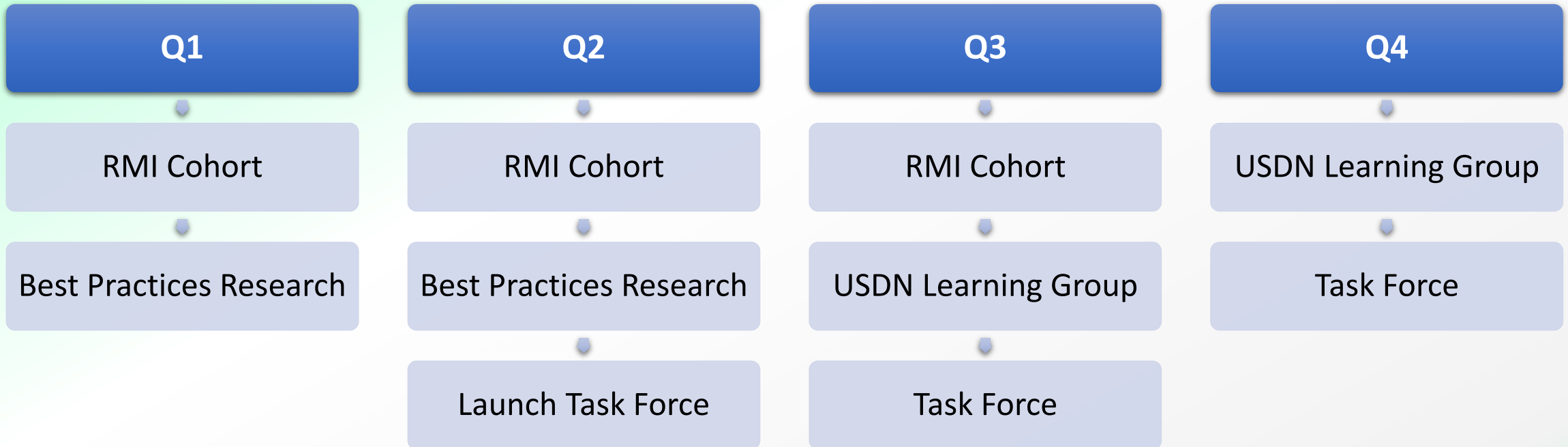
## What:

- Public access to result of rental efficiency inspection

## Why:

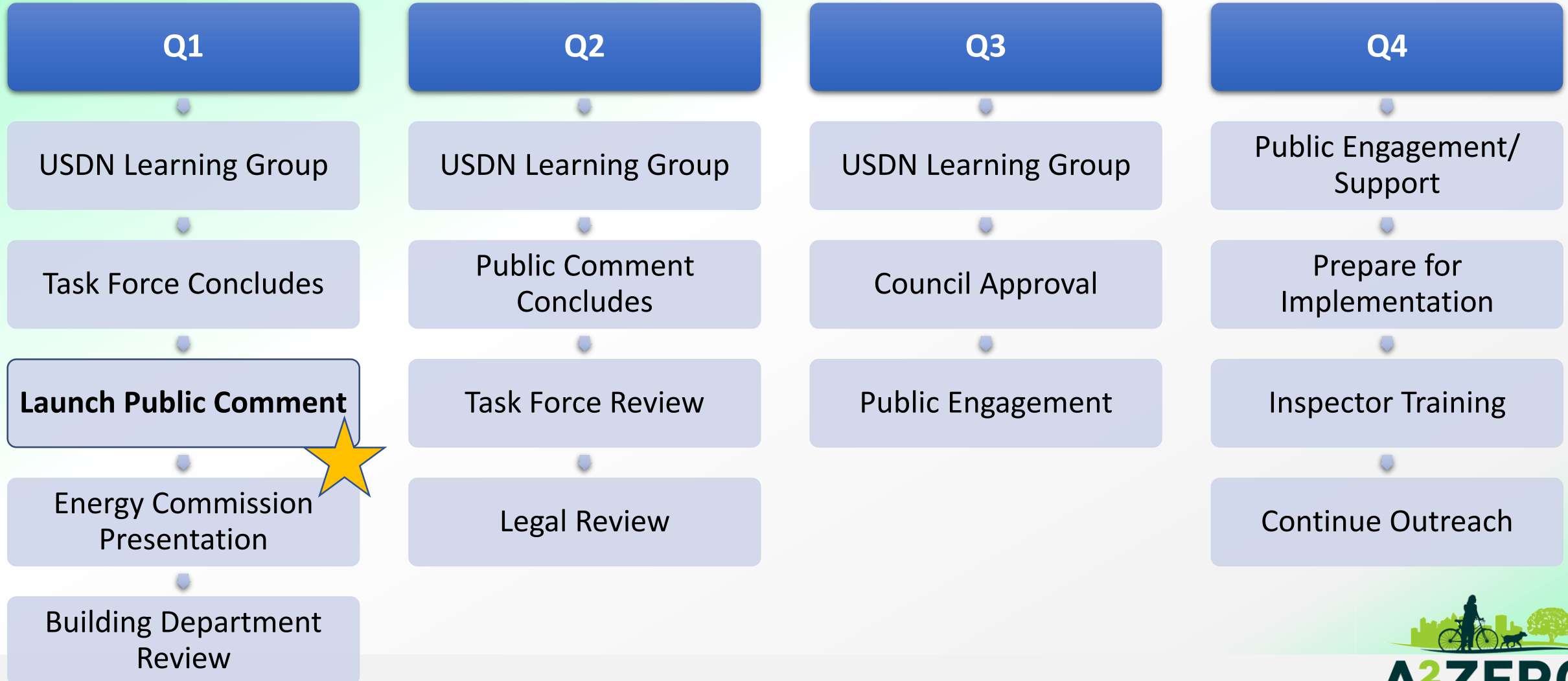
- Empowers tenants to better understand energy costs before signing a lease
- Inspection results already publicly available

# Timeline - 2021





# Timeline - 2022



# Ongoing Engagement

## When:

- March 9 at 2:00
- March 15 at 6:00

## What:

- Virtual public presentations on policy recommendations
- Survey to collect feedback

# THANK YOU!

# Questions?

Office of Sustainability & Innovations

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ZWaasSmith@a2gov.org  
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