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## MEMORANDUM

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To: Ann Arbor Renters Commission

From: Joe Lange, Senior Energy Analyst  
Ann Arbor Office of Sustainability and Innovations

Date: Jan. 14, 2025

Subject: Updates on the Green Rental Housing Program

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During the Sept. 19, 2024 Renters Commission meeting, I presented on the proposed Green Rental Housing program. Using feedback generated from the Commission, additional public stakeholders, and internal City staff, we have made updates to the program. All the updates were made to further the goal of creating a program that promotes safe, healthy, comfortable, and efficient rentals in Ann Arbor while reducing greenhouse gas emissions.

Since our discussion, we have made the following changes to the program:

- Added additional items to the checklist. These new items focused on a broader understanding of sustainable actions that can be taken in rental units, including items for conducting sustainability messaging, establishing lending libraries, and regular appliance maintenance, among others. We are currently working with our legal team to finalize the items and their accompanying regulations and will share with the commission once the review has concluded.
- Increased the point requirements for the Checklist Pathway. As more items were added to the checklist, it resulted in an increase to the total possible points. To keep the score for compliance consistent, the final point requirement for the checklist pathway was increased accordingly. As part of the legal review, we are finalizing the score for compliance and will share with the commission once the review has concluded.

Additionally, there were some questions on the process for the enforcement of the Green Rental Housing program. While the exact logistics of the process are still being determined, the enforcement process would take place as part of the existing rental inspection process. The Owner or their Agent would need to fill out the checklist or obtain their HERS score in advance and submit it with materials that confirm they have done the items they say they have to meet compliance. The inspector can check to confirm that during the inspection. If the unit does not submit the checklist and/or HERS score, or if they do not meet the requirement, we will enter enforcement. We will first work with the Owner or Agent to make corrections in a timely manner to be compliant. Our goal is not to fine, but rather to have efficient, safe, healthy, and affordable units, so we will do what we can to get to work collaboratively to get to that goal. But if an Owner or their Agent are not cooperative or fail to make any improvements, we will issue a fine as stated in the proposed ordinance.

We are currently going through our final legal review before bringing the proposal to City Council. Once the materials are finalized, I will share them with the Commission.