

Resolution Requesting a One-Year Voluntary Compliance Period for the Green Rental Ordinance with Targeted Financial Assistance

Whereas, the City of Ann Arbor is committed to achieving carbon neutrality and improving housing conditions through policies such as the Green Rental Ordinance, which aims to enhance energy efficiency and sustainability in rental properties;

Whereas, the Ann Arbor Renters Commission strongly supports the goals of the Green Rental Ordinance, recognizing that energy-efficient housing contributes to both environmental sustainability and lower utility costs for tenants;

Whereas, successful implementation of the ordinance requires robust education and outreach efforts to ensure that landlords, particularly those who own smaller properties or older housing stock, have access to the necessary resources and guidance to comply without imposing additional financial burdens on tenants;

Whereas, the current economic conditions, including rising costs of living and financial constraints on both tenants and landlords, create challenges in implementing required upgrades without the risk of rent increases that would disproportionately impact tenants already struggling with affordability;

Whereas, many of Ann Arbor's rental properties built before 1980 lack modern energy efficiency upgrades, and landlords of these properties (especially those renting below market rates) may face significant financial challenges in meeting the ordinance's requirements without assistance;

Whereas, rental properties priced at or below 80%–85% of the area's median rent often house tenants who are most vulnerable to rent increases, and ensuring that these units are prioritized for financial assistance is essential to maintaining affordability while advancing sustainability goals; and

Whereas, a phased approach that prioritizes education, outreach, and voluntary compliance in the first year would allow landlords to better understand the requirements, identify financial assistance opportunities, and develop plans to meet the ordinance's goals without unnecessary hardship;

Whereas, the long-term success of the Green Rental Ordinance depends on the City's commitment to providing sustained financial assistance targeted specifically toward rental housing built before 1980 and/or units priced at or below 80%–85% of the area's median rent, ensuring that necessary upgrades can be made without displacing tenants or raising rents;

Resolved, that the Ann Arbor Renters Commission supports the Green Rental Ordinance only if the City of Ann Arbor commits to sustained and dedicated funding for financial assistance programs targeted toward rental properties built before 1980 and/or units priced at or below 80%–85% of the area's median rent, ensuring that compliance costs do not result in increased rental burdens for tenants;

Resolved, that the Renters Commission requests that the first year of the ordinance's implementation be designated as a voluntary compliance and education period, contingent upon the City's ability to establish clear, accessible, and ongoing financial assistance programs for landlords of older and below-market-rate rental housing;

Resolved, that the Renter's Commission requests that the City prioritize the development and promotion of financial resources, grants, and incentives exclusively for landlords of rental properties built before 1980 and/or units priced at or below 80%–85% of the area's median rent, ensuring that energy efficiency improvements do not lead to rent increases or loss of affordable housing stock;

Resolved, that the Renters Commission urges City Council to evaluate the effectiveness of this voluntary period only after financial assistance mechanisms are in place, ensuring that landlords and tenants alike have the necessary support to achieve compliance without exacerbating the housing affordability crisis; and

Resolved, that the Ann Arbor Renters Commission remains committed to both carbon neutrality and housing affordability and will continue to work collaboratively to ensure that policies supporting sustainability are implemented in ways that are equitable, effective, and considerate of economic realities.