

Health and Energy in Housing

Southside Green Zone Work Plan - DRAFT

Action Item	Regulatory Bodies (Institutions and Public Agencies)	Community Partners and Individuals who are/ should be involved	Timeline (when will it start, end)	What resources are needed? Existing? New?	Priority – how important is this action compared with other actions?	Political will/ feasibility	Suggested Metrics: How might/do we measure success?	Equity/ Anti-Displacement	Next steps/ milestones
<p>Recommendation # 1 Clean Energy Partnership energy planning should integrate health impacts, focusing investment in neighborhoods with households vulnerable to energy-related impacts</p> <p><u>Action Item 1.1:</u> Use franchise fees to help subsidize heat and energy for low income renters/ households since LIHEAP funding is uncertain.</p> <p><u>Action Item 1.2:</u> Develop neighborhood areas that are limited to traffic during certain periods of the day/night etc. (other countries limit vehicles during certain times). [Also see Action Item 4.13; → Move to Air, Water and Soil Quality]</p> <p><u>Action Item 1.3:</u> Incentives for use of electric cars in Green Zone (→ see Action Item 4.10 and see Air, Water and Soil Quality – EV fleets)</p> <p><u>Action Item 1.4:</u> Promote and build awareness for programs to help renters reduce weatherization costs (weatherization kits, providing LED lights etc.)</p> <p><u>Action Item 1.5:</u> Increasing solar incentives.</p> <p><u>Action Item 1.6:</u> Resources to pay for cooling costs during the summer (livability and safety issue). → Combine with Action Item 1.1</p> <p><u>Action Item 1.7:</u> Investment towards developing another greenway in the Green Zone → Move to Air, Water and Soil Quality</p>	<p>1.1 & 1.4 City of Minneapolis: Sustainability Division (Luke Hollenkamp)</p> <p>Health Department (Patrick Hanlon)</p> <p>City Council (Schroeder – Ward 12, Fletcher – Ward 3, Gordon – Ward 2) and Mayor Frey</p> <p>1.1 & 1.3 Xcel Energy (VPs; staff; community relations)</p> <p>CenterPoint Energy</p> <p>1.3 Minneapolis Park & Recreation Board (EV charging stations at parks)</p> <p>1.6 Clean Energy Partnership initiatives?</p>	<p>1.1 Energy Vision Advisory Committee</p> <p>1.3 Community Environmental Advisory Commission (Climate and Energy working group is trying to advance Electric Vehicles – fleet conversion and charging infrastructure)</p> <p>1.5 City of Lakes Community Land Trust</p> <p>1.5 Mike Goze - AICDC</p>		<p>Ideas for use of Franchise Fee (~\$1M in 2018): free income-qualified home energy visits; 0% loans for weatherization; cost-share for multifamily properties; blend with state, federal and utility resources/incentives)</p> <p>1.1 Congress will likely not fund low-income housing protection this year; which means families in GZ would be disproportionately affected.</p> <p>1.4 City has \$75,000 engagement and additional monies to buy down the cost of Home Energy Squad to \$0</p> <p>1.5 Green Cost Share Program – for businesses and multifamily housing – incentives for solar.</p> <p>1.5 Federal solar tax credit is expiring (30% tax credit)</p> <p>1.6 Use franchise fee for comprehensive energy retrofit program (insulation, air-source heat pump, etc.) to make home more efficient, incorporate cooling, and reduce use of natural gas (towards Passive House). (Super expensive)</p>		<p>1.1 Franchise Fee is focused on energy efficiency (for low-income residents), not direct bill subsidy</p> <p>1.3 Long term strategy (for EV car adoption in Green Zone)</p>			

Action Item	Regulatory Bodies (Institutions and Public Agencies)	Community Partners and Individuals who are/ should be involved	Timeline (when will it start, end)	What resources are needed? Existing? New?	Priority – how important is this action compared with other actions?	Political will/ feasibility	Suggested Metrics: How might/do we measure success?	Equity/ Anti-Displacement	Next steps/ milestones
<p>Recommendation #2. In rental housing, link cost burden of the renter to the efficiency measure, and benefits acquire to renter, mitigating displacement – keep housing affordable</p> <p><u>Action Item 2.1:</u> Establish a rent control ordinance in Green Zone area so that low-income communities can afford living in Green Zone areas.</p> <p><u>Action Item 2.2:</u> Increase education and resources for energy efficiency options to homeowners and renters (multiple languages and more inclusivity/diversity in images used).</p> <p><u>Action Item 2.3:</u> Public subsidies to invest in cleaning up rental property must be tied to agreement to stabilize the rent for 5-10 years.</p> <p><u>Action Item 2.4:</u> [Context] Resources should be given towards focusing on increasing purchasing power/wealth of existing residents to address affordability. [See future conversations on living wage/green jobs]</p> <p><u>Action Item 2.4:</u> The City should work on internally building a partnership between the Civil Rights department and Regulatory Services to create strategies to address housing and</p>	<p><i>See City of Minneapolis Comprehensive Plan for Housing goals, policies and action items</i></p> <p>2.1 State Legislature</p> <p>2.2 Clean Energy Partnership community engagement 2018 (\$75,000) (See 1.4 above)</p> <p>2.3 Lead & Healthy Homes program, 3-year rental affordability 2.3 Also, see 4-D/Low Income Rental Classification program listed in Background Information; challenge of landlords taking advantage of available resources without being required</p> <p>2.4 Minneapolis City Council (Ellison, Bender) –</p>	<p>City of Lakes Community Land Trust City of Minneapolis - Housing/ Clean Energy Partnership</p> <p>2.6 Minnesota Multifamily Housing Association (MHA)</p>		<p>2.1 Rent control must be advised at State legislature. The City cannot institute rent control unless State law changes.</p> <p>2.1 Inclusionary zoning – is this an alternative approach to rent control? Depends outcome of CPED Housing study</p> <p>2.3 If we want to raise the quality of housing standard, need resources to fill gap between cost of improvements to landlord/property owner from current conditions so that costs are not passed onto tenant – A fund for Rental Housing improvements</p> <p>2.5 Sustainability developed white papers on these concepts in 2016 – internal resources are currently stretched. Implementing action step would require additional internal capacity and resources</p> <p>2.6 Clean Energy Partnership is exploring inclusive financing</p>	<p>2.1 In other cities this has exacerbated the affordable housing issue (e.g., New York and San Francisco), when unit switches hands and also limits supply of housing which can cause market rate units to increase in price</p>			<p>2.1 Consider unintended consequences</p>	

<p>patterns of unequal development and investment in the City.</p> <p>Action Item 2.5: Institute an energy efficiency component to rental licensing and ensure that energy efficiency is included in City inspections. [Pilot in the Green Zone?]</p> <p>Action Item 2.6: Utilize inclusive financing for energy improvements</p> <p>Action Item 2.7: Expand CPED’s current proposal offering energy efficiency incentives to landlords in exchange for limitations on rent hikes. [Incorporate into 2.3]</p>	<p>see introduction of Renter Protections Ordinance and CPED – Housing and Regulatory Services</p> <p>2.5 Sustainability Division (Luke and/or Kelly) Regulatory Services – Mike Rumpee, Noah Schuchmann, Brad Schmolli</p> <p>2.6: XCEI and Centerpoint “pay as you save model”</p>	<p>2.4 Inquilinx Unidxs</p> <p>2.4 Minneapolis Renters Coalition</p>		<p>(cost of improvement tied to meter/property not the individual) no debit/credit is incurred by the tenant, and individual credit score is not applicable</p> <p>[Energy Vision Advisory Committee; and CMs Gordon, Schroeder and Fletcher, and Mayor Frey]</p>					
Action Item	Regulatory Bodies (Institutions and Public Agencies)	Community Partners and Individuals who are/ should be involved	Timeline (when will it start, end)	What resources are needed? Existing? New?	Priority – how important is this action compared with other actions?	Political will/ feasibility	Suggested Metrics: How might/do we measure success?	Equity/ Anti-Displacement	Next steps/ milestones
<p>Recommendation #3. Evaluate energy program utilization in Southside Green Zone, Identify gaps and strategies for improvement</p> <p><i>Issues: Cost of weatherizing throughout Green Zone is too high</i></p> <p>Create accountability measures so that landlords keep heat and other utilities well maintained</p>							<p>#3 Minneapolis Clean Energy Partnership tracks program participation by Census Tract, targets program outreach and resources to lower-income and under-subscribed residents and businesses</p>		
<p>Recommendation #4. Remove lead, asthma triggers, mold and energy issues</p> <p>Action Item 4.1: Ensure renters know whether there are lead hazards in their rental property.</p> <p>Action Item 4.2: City increase awareness for residents about the negative health consequences to from lead in water pipes. Be clear which properties have had lead pipes removed.</p> <p>Action Item 4.3: City to lobby State for resources to support students in</p>	<p>Federal tax incentives – Congress</p> <p>City of Minneapolis – Health Department Cost Share program</p> <p>4.1 & 4.3 Intergovernmental Relations (Gene Ranieri)</p> <p>4.1 & 4.3 State Legislature</p> <p>4.1 Regulatory Services – Housing Inspections (do they collect and could they post information</p>			<p>4.1 Bill at Legislature “Right to Know – Karen Clark</p> <p><i>Does Karen’s bill address how that information is provided? Implementation piece is critical</i></p>					

Comment [KEM1]: This should be an Action Item within recommendation #1

<p>Minneapolis who have been negatively impacted by lead exposure.</p> <p>4.3.1 Also, resources for schools to have lead pipes removed (see Air, Water and Soil Quality Action Items 3.4 and 10.1)</p> <p><u>Action Item 4.4:</u> Tech training for people within green zone to be trained to test for lead and other heavy metals. These individuals would be trained to perform audits on home and trained to do clean up.</p>	<p>about lead exposure?)</p> <p>4.1 Minneapolis Health Department – Lead and Healthy Homes (Lisa Smestad)</p> <p>4.2 Public Works and/or Assessor’s Office</p> <p>4.3 Minneapolis Public Schools (governmental relations)</p>	<p>Project for Pride in Living (PPL), Minnesota Housing, Green and Healthy Homes Initiative, Twin Cities LISC, and health care partner</p>								
Action Item	Regulatory Bodies (Institutions and Public Agencies)	Community Partners and Individuals who are/ should be involved	Timeline (when will it start, end)	What resources are needed? Existing? New?	Priority – how important is this action compared with other actions?	Political will/ feasibility	Suggested Metrics: How might/do we measure success?	Equity/ Anti-Displacement	Next steps/ milestones	
<p><u>Action Item 4.5:</u> Creating a certificate or incentive to distinguish a rental property as lead safe to reward testing best practices. [Combine with Action Item 4.1]</p> <p><u>Action Item 4.6:</u> Easily available information about the cost of at-home lead testing, as well as other types of testing available for healthy homes.</p> <p><u>Action Item 4.7:</u> Review City’s Truth in Sale of Housing (TISH) policy so that real estate agents/companies and developers are held accountable for information about hazardous living conditions in homes.</p> <p><u>Action Item 4.8:</u> Advocating for more funding to go to the City’s Health Department so that the City can proactively test lead in apartments.</p> <p><u>Action Item 4.9:</u> The City should create an anonymous tip line where renters can report mold/bug infestation issues if they are in a rental property where communication with landlords is challenging.</p> <p><u>Action Item 4.10:</u> Incentives for electric</p>	<p>4.4: City of Minneapolis or State workforce development resources</p> <p>4.5 & 4.6 Regulatory Services – Rental Licensing</p> <p>4.7 Community Planning and Economic Development (CPED) – Construction Code Services (oversees TISH)</p> <p>4.8 Health Department – Lead and Healthy Homes (Lisa Smestad)</p> <p>4.9 Regulatory Services – Create “Collaborator” position</p> <p>4.9 311 – Can report issues (311 for Renters YouTube video); NOT anonymous – can this be</p>			<p>4.6: Making lead abatement information easier to understand and in multiple languages. Make communication materials focused for landlords.</p> <p>4.6: Make sure that if people are getting lead testing down from a non-city entity that they are aware of what the cost will be. Reported instances of people being overcharged in the Southside area since they were unaware of what the market rate for this is.</p> <p>4.6: Can the city do product audits to test for heavy metals?</p> <p>4.9 If we want to raise the quality of housing standard, need resources to fill gap between cost of improvements to landlord/property owner from current conditions so that costs are not passed onto</p>						

<p>cars. Asthma has been proven to be higher near roadways. We need to promote cleaner transportation [See 1.3 above and Air, Water and Soil Quality – transportation action items]</p> <p><u>Action Item 4.11:</u> Focusing on mitigating traffic congestion as primary goal before reducing overall traffic- issue is vehicles sitting for long periods. [See Air, Water and Soil Quality – transportation action items]</p> <p><u>Action Item 4.12:</u> Focus on asthma mitigation in rental properties. Ensuring that carpets are cleaned before tenants move in or providing air filters and vacuums at reduced cost to renters in the Green Zone.</p> <p><u>Action Item 4.13:</u> Establish a traffic reduction zone/goal in the City of Minneapolis [Also see Action Item 1.2; → Move to Air, Water and Soil Quality]</p>	<p>changed?</p> <p>4.12: Regulatory Services – Rental Licensing</p> <p>4.12 Minneapolis Health Department - Green Housing Cost Share; Lead and Healthy Homes</p>			<p>tenant – A fund for Rental Housing improvements</p>					
Action Item	Regulatory Bodies (Institutions and Public Agencies)	Community Partners and Individuals who are/ should be involved	Timeline (when will it start, end)	What resources are needed? Existing? New?	Priority – how important is this action compared with other actions?	Political will/ feasibility	Suggested Metrics: How might/do we measure success?	Equity/ Anti-Displacement	Next steps/ milestones
<p>Recommendation #5. Integrate eviction reduction and improvement of rental history in health and energy projects</p> <p><u>Action Item 5.1:</u> Pilot innovative eviction reduction strategies in the Green Zones.</p> <p><u>Action Item 5.2:</u> City Innovations Department and Intergovernmental Relations will pursue legislative change to restore rental history for those within the Green Zones.</p>	<p>City of Minneapolis- Housing</p> <p>City of Minneapolis – Innovation Team (Brian Smith)</p> <p>Intergovernmental Relations (Gene Ranieri)</p> <p>Minnesota Legislature</p>			<p><u>Innovation Department on Evictions Report</u></p> <p>5.1. Eviction prevention requires funds for emergency rent assistance with few strings attached.</p> <p>5.1. Find ways to work with property owners to bring their properties up to code, making them more energy efficient, without passing costs onto renter.</p> <p>5.2 Restoring rental history is a complicated process and expungement is possible but it requires technical/legal</p>					

				support.					
Recommendation #6. Municipal operations *NEW*	Minneapolis Sustainability — LEED Silver is current requirement; no clean energy mandate								
Recommendation #7 6. Incentivize green, healthy building standards <u>Action Item 6.1:</u> Work with Regulatory Services to incentivize landlords who are local, fewer than 50, 100 properties. <u>Action Item 6.2:</u> Use the Minneapolis commercial benchmarking ordinance to inform buyers on energy use at the point of sale or at the point of signing a rental lease. <u>Action Item 6.3:</u> Expand the City’s Green Business Cost Share program to include more incentives for residential building owners and residents. <u>Action Item 6.4:</u> Work on creating fair and open access for first-time home buyers to access loans and financial resources.	Minneapolis – Sustainability CPED- Housing Minneapolis Health Department			7.1 What are incentives? Taxes? Penalties on market rate development in order to create incentives for affordable development. TIF/ Property tax capture or an increase in sales tax that gives money back to developers in the Green Zone. Inclusionary zoning strategies Density bonus?				#7 What about the cost impacts on small developers?	