

Health and Energy in Housing Recommendations and Actions

Action Item	Suggested Metrics: How might/do we measure success?	Next steps/ milestones	What resources are needed? Existing? New?
<p><b>Recommendation # 1 Clean Energy Partnership energy planning should integrate health impacts, focusing investment in neighborhoods with households vulnerable to energy-related impacts</b></p>			
<p><u>Action Item 1.1:</u> <b>NEW INITIATIVE</b> Use franchise fees to help subsidize heat and energy for low income renters/ households since LIHEAP funding is uncertain. 1.1.1 Resources to pay for cooling costs during the summer (livability and safety issue).</p>		<p>Decide what exact energy programs the remaining franchise fee money will be allocated towards.</p>	<p>Funding 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>Support for revolving renters’ fund wherein renters put in a given amount each month, which renters could then withdraw from in case of an emergency – use grant funding for this</p>
<p><u>Action Item 1.2</u> <b>NEW INITIATIVE</b> Fine landlords for excessive heating bills or health hazards. Civil rights or regulatory services could enforce. 1.2.1 Create accountability measures so that landlords keep heat and other utilities well maintained</p>			<p>Resources to investigate legal ability to fine landlords for excessive utility bills. Current Rental License Tier system already increases charges for landlords that have housing code violations or nuisances.</p>

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<p><u>Action Item 1.4:</u> <b>PLANNED INITIATIVE</b>                      Promote and build awareness for programs to help renters (prioritize low income homeowners in this as well) reduce weatherization costs (weatherization kits, providing LED lights etc.)                      1.4.1 <b>ACTIVE</b> Evaluate energy program utilization in Southside Green Zone, Identify gaps and strategies for improvement                      1.4.2 Increase education and resources for energy efficiency options to homeowners and renters (multiple languages and more inclusivity/diversity in images used).</p>	<p>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>City supporting engagement with tenants and landlords in 2018 (RFA - summer; work starts fall)</p>	<p><b>Existing</b>                      City has \$75,000 for engagement and additional monies to buy down the cost of Home Energy Squad to \$0 and provide 0% financing for air sealing, insulation and boiler/furnace replacements</p> <p>Resources for distribution of materials which could be included when renters/homeowners move in. Advertisements included on public transportation to links with educational materials. Follow up online surveys with some form of incentives for completion to help foster investment in energy efficiency.</p>
<p><u>Action Item 1.5:</u> <b>ACTIVE INITIATIVE</b>                      Increase solar incentives.</p>		<p>Explore residential incentives with Green Housing Cost Share (# units/ families?)</p>	<p>Green Cost Share Program provides \$0.35/kWh production for first year in Green Zone (\$0.25/kWh outside of Green Zone) for businesses and multifamily housing – incentives for solar.</p> <p>Federal solar tax credit is expiring (30% tax credit)</p>

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Action Item 1.8: <b>NEW INITIATIVE</b> Explore geothermal, renewable natural gas, wind, biogas, district heating			Resources to study the ability to put in ground source heating loops for energy during Public Works construction projects  Resources to study the economies of scale for individual homes or large commercial
<b>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</b>			
<u>Action Item 2.1:</u> <b>NEW INITIATIVE</b> Establish a rent stabilization ordinance in Green Zone area so that low-income communities can afford living in Green Zone areas. Rent stabilization may include controls around how fast landlords can raise rents.	Consider unintended consequences  Rent stabilization vs. rent control	Connect with Mayor’s Affordable Housing Task Force and Advisory Committee on Affordable Housing.	Resources to study other cities (has rent control exacerbated the affordable housing issue? E.g., New York and San Francisco, when unit switches hands? Does it limit supply of housing which can cause market rate units to increase in price? Has it expanded safe and healthy home access?
<u>Action Item 2.3:</u> <b>PLANNED/ACTIVE INITIATIVE</b> Public subsidies to invest in cleaning up rental property must be tied to agreement to stabilize the rent for 5-10 years. 2.3.1 <b>NEW</b> Provide loan forgiveness (if affordability requirement is met) rather than grant, for accountability and so City	Lead & Healthy Homes program has 3-year rental affordability requirement – use as potential metric for other programs.  Resources should be given towards focusing on increasing purchasing power/wealth of	Coordinate with 4-D/Low Income Rental Classification pilot/ program	Minneapolis City Council (Ellison, Bender) – <a href="#">Renter Protections Ordinance</a>  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

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<p>can get its money back if the landlord does not maintain affordability.  <u>2.3.2 PLANNED</u> Expand CPED’s current proposal offering energy efficiency incentives to landlords in exchange for limitations on rent hikes.</p>	<p>existing residents to address affordability.</p>		<p>onto tenant – A fund for Rental Housing improvements</p>
<p><u>Action Item 2.4: NEW INITIATIVE</u> The City should work on internally building a long-term partnership between the Civil Rights department and Regulatory Services on equity, and specifically create strategies to address housing and patterns of unequal development and investment in the City.</p>			<p>A long-term project would increase their need to be involved and invested in communities. This is distinct from them simply regulating individuals/businesses and operating as they usually do</p>
<p><u>Action Item 2.5: NEW INITIATIVE</u> 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>Sustainability Division developed white papers on this concept in 2016 – internal resources are currently stretched. Implementing action step would require additional internal capacity and resources</p>
<p><u>Action Item 2.6: PLANNED/NEW INITIATIVE</u> Utilize inclusive financing for energy improvements</p>	<p>Number of home energy squad customers who follow through with the auditors recommendations</p>		<p>Clean Energy Partnership is exploring inclusive financing (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>

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			[Energy Vision Advisory Committee; and CMs Gordon, Schroeder and Fletcher, and Mayor Frey]
<b>Recommendation #4. Remove lead, asthma triggers, mold and energy issues</b>			
<p>Action Item 4.1: <b>NEW INITIATIVE</b> Ensure property owners assess and renters know whether there are lead hazards in their rental property.</p> <p>4.1.1: <b>NEW INITIATIVE</b> Advocating for more funding to go to the City’s Health Department so that the City can proactively test lead in apartments.</p> <p>4.1.2: <b>PLANNED INITIATIVE</b> Create a certificate or incentive to distinguish a rental property as lead safe to reward testing best practices.</p> <p>4.1.3: <b>NEW INITIATIVE</b> Make information easily available about the cost of at-home lead testing, as well as other types of testing available for healthy homes.</p> <p>4.1.4: <b>NEW INITIATIVE</b> Keep lead testing kits. Let landlords and renters borrow/</p>		<p>City Housing inspections is working with the health department on combining visits as a method to address lead before a child gets sick.</p> <p>City’s Property Information (online) now has lead safe/ unsafe designation for all properties where lead testing has occurred. Lead risk assessment results would be available upon request from renters etc.</p>	

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<p>rent these testing kits so that they can do the test on their own time.</p> <p><b>4.1.5: MODIFY EXISTING INITIATIVE</b>                      Require signed disclosure document upon signing of a new lease agreement. This could be used to ensure that renters are made aware of environmental issues, as well as things like renters rights, advocacy resources, etc. that might have implications for things like affordability and displacement.</p>			
<p><b>Action Item 4.2: NEW</b> 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>City staff have not seen lead pipes as a risk for lead poisoning. However, City has started testing when water pipes are replaced to see if construction disturbs any lead.</p>	
<p><b>Action Item 4.3: NEW</b> City to lobby State for resources to support students in 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>Add to Legislative Agenda/                      Priorities for 2019 and beyond</p>	<p>Federal tax incentives – Congress                      City of Minneapolis – Health Department                      Cost Share program</p>

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<p><u>Action Item 4.4:</u> <b>NEW</b> 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>Need to investigate if there are other partners that do this and would be better fit than City</p>
<p><u>Action Item 4.7:</u> <b>ACTIVE/NEW</b> 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>Work with Community Planning and Economic Development (CPED) – Construction Code Services to update reporting software for TISH. Train inspectors to capture added data points on insulation and boiler efficiency (pilot with Center for Energy and Environment in 2017)</p>	
<p><u>Action Item 4.9:</u> <b>NEW</b> The City should create an <b>anonymous</b> tip line where renters can report home hazard and repair issues (e.g., heating and cooling disrepair, mold/bug infestation, etc.) if they are in a rental property where communication with landlords is challenging.</p>		<p>The health department is interested in starting a pilot project with 311 “call before you paint” - to hopefully test properties before painting takes place. (check status and timeline of this work with Health Department) [People should also be able to convey information electronically through an online form.]</p>	<p>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 – requirement that properties have a housing business plan showing that they are setting money aside for repairs</p>

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<p><u>Action Item 4.12:</u> NEW/PLANNED (used to have program; have Northern Metals dollars for Northside) Focus on asthma mitigation in rental properties. <u>4.12.1:</u> 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>4.12.2:</u> Eliminate carpeting in favor of washable hard surface floors</p> <p><u>4.12.3</u> The City should fund a health inspector for asthma inspections</p>			<p>Need resources to re-establish asthma program (HEPA filters, pillow covers, vacuums, etc.) ; fit to what is needed currently (e.g., racial equity language, update for current population/ demographics)</p>
<p><u>Action Item 4.15:</u> NEW Similar to the City’s lead program, when a child is diagnosed with asthma there should be an automatic referral system for the property to be tested and asthma triggers in the home addressed.</p>			<p>Need resources to investigate if this is a City or State policy. If within City authority, adopt policy that says doctors must notify City of asthma and refer housing inspector to evaluate home for asthma triggers.</p>
<p><b>Recommendation #5. Integrate eviction reduction and improvement of rental history in health and energy projects</b></p>			
<p><u>Action Item 5.1:</u> NEW Pilot innovative eviction reduction strategies in the Green Zones.</p> <p>5.1.1 Change legal procedures so that tenants don’t have to deposit rent money in court to allege habitability problems.</p>	<p>Number of residents/renters who are able to access housing in the Green Zone</p> <p>City should orient itself around the most vulnerable tenant,</p>	<p>Council Members Gordon + Schroeder: Lease renewal ordinance – require more time or moving cost provided by landlord</p>	<p>Innovation Department on <a href="#">Evictions Report</a></p> <p>Eviction prevention requires funds for emergency rent assistance with few strings attached.</p>

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<p>5.1.2 Require landlords to give a modest five- or 10-day warning to tenants, so tenants have time to act before an eviction is ever filed.</p>	<p>not the landlord/property owner</p>		<p>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>Community Mediation &amp; Restorative Services (Hennepin County pilot) - pilot project aiming to mediate potential evictions before they are filed in court. As part of the county pilot program, <a href="#">NorthPoint Health &amp; Wellness Center</a> in North Minneapolis offers referrals for mediation, legal help and cash assistance.</p> <p>Eviction Representation Project, a joint effort between Legal Aid and the Volunteer Lawyers Network, has secured additional funding that more than doubles the attorneys on hand at Housing Court; free advice for full representation.</p> <p>New York City guarantees legal representation to every tenant facing eviction.</p>

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<p><u>Action Item 5.2:</u> <b>NEW</b> City Innovations Department and Intergovernmental Relations should pursue legislative change to restore rental history for those within the Green Zones. 5.2.1 Automatically expunge an eviction record when a case is dismissed.</p>			<p>Restoring rental history is a complicated process and expungement is possible but it requires technical/legal support.</p>
<p><u>Action Item 5.3:</u> <b>NEW (for City)</b> Create emergency net/tool kit for people to access when they may miss rent payment. - Something like fund for emergency rent payment in exchange for attending career growth activity -Depending on reason for missing rent include other help like rehab</p>		<p>Work with housing partners (County and NGOs) to determine if City is best institution to run this or if more resources are needed by existing institutions/ initiatives</p>	
<p><b>Recommendation #6. Incentivize green, healthy building standards</b></p>			
<p><u>Action Item 6.1:</u> <b>NEW</b> Work with Regulatory Services to incentivize landlords who are local, fewer than 50, 100 properties.</p>			<p>Develop TIF/ Property tax capture or an increase in sales tax that gives money back to developers in the Green Zone.  Penalties on market rate development in order to create incentives for affordable development.</p>

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			Inclusionary zoning strategies. Density bonus?
<p><u>Action Item 6.2:</u> <b>NEW</b> Amend 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.</p> <p>6.2.1 <b>NEW/PLANNED</b> Amend city benchmarking ordinance to include multifamily benchmarking</p>		Multifamily benchmarking may move forward in 2018. If so, voluntary neighborhood outreach in 2019 and required in 2020 with phase in for building sizes (starting with the largest)	
<p><u>Action Item 6.3:</u> <b>ACTIVE</b> Expand the City's Green Business Cost Share program to include more incentives for residential building owners and residents.</p>			Allocate full Franchise Fee funding in 2019 and future years.
<p><u>Action Item 6.4:</u> <b>ACTIVE</b> Work on creating fair and open access for first-time home buyers to access loans and financial resources.</p> <p>6.4.1 Help make loans available for people who would otherwise have to resort to predatory lending to keep their home.</p>			<p><b>Existing:</b>            City of Minneapolis Community Planning and Economic Development – <a href="#">“Minneapolis Homes” Program</a> homebuyer incentives, vacant lot purchases, owner-occupied rehab assistance, and more...</p>