

GREEN RENTAL HOUSING

Landlord Resource Toolkit



INTRODUCTION AND NAVIGATION

This resource booklet is designed to be supplementary to the ordinance documentation, not substitutive. The pages in this booklet are designed to give helpful context and resources to help navigate and best comply with the Green Rental Housing Ordinance. All resources in this booklet are optional and may only be applicable in certain context and conditions. Although best efforts have been made to include many useful resources within this booklet, this booklet is not comprehensive to the resources that may be available to you and any additional questions about resources found in this booklet or the contents of the booklet itself should be directed to GreenRentalHousing@a2gov.org.

This resource booklet has been outlined to be paired with **the Green Rental Housing Ordinance Checklist (found on pages 8-12)** and follows the same order as the checklist. To navigate this resource booklet, find the measure you are interested in learning more about on the checklist and navigate to the corresponding page.

Each page follows a similar layout and contains the following information:

- The name of measure found on the Checklist that corresponds to an measure on the official ordinance
- The description of the measure as written on the Ordinance
- The point value corresponding to the measure for fulfilling the requirements outlined by the Ordinance
- Some helpful information and/or online resources to make complying with a measure on the Ordinance easier.

FINANCIAL RESOURCES

The financial resources available to you are not limited to the ones found in this booklet. On the A2ZERO website we've collected a catalog of financial resources that you might qualify for. We suggest you look into some if not all of the resources available to you to make compliance with the ordinance easier and more affordable. Some of the financial resources we've highlighted on the website are:

- Ann Arbor Home Energy Rebates
- DTE Energy Efficiency Rebates
- DTE Multifamily Program
- DTE Strategic Energy Management Program (SEM)
- Investment Tax Credit
- Market to Market Program
- Michigan Saves
- Property Assessed Clean Energy (PACE) Financing
- Production Tax Credit
- Tax Credit - 179D
- Tax Credit - 45L
- Weatherization Assistance Program

Find descriptions and links to these resources on the a2gov website here:

<https://www.a2gov.org/sustainability-innovations-home/sustainability-me/resource-hub-for-rental-property-owners/>



EDUCATIONAL RESOURCES

Understanding that not everyone is an expert on every aspect of home renovation, we have compiled a collection of educational tools and resources that can help people learn more about financing, carbon emissions, tenant engagement, and other useful topics to help make every step of this ordinance as accessible as possible. The resources we've collected and highlighted on our website include:

- Better Building Financing Navigator
- Building Upgrade Value Calculator
- Energy Saver Guide
- ENERGY STAR Multifamily Portfolio Manager
- Electric Vehicle Charging for Multifamily Housing
- Financing Energy Efficient Projects
- Large Commercial Building Boiler Electrification Guide
- Multifamily Portfolio Carbon Emissions Calculator
- Multifamily Portfolio Carbon Emissions Roadmap Tool
- National Multifamily Housing Council
- Retrofit Decision Tool
- Saving on Energy
- Toolkit for Tenant Engagement

Find descriptions and links to these resources on the a2gov website here:

<https://www.a2gov.org/sustainability-innovations-home/sustainability-me/resource-hub-for-rental-property-owners/>



INCENTIVE DATABASE RESOURCES

As well as the resources listed in the previous pages and the rebates offered specifically by the City of Ann Arbor that are available to residents, there are many other programs that offer financial incentives that can aid in home improvement. On the A2ZERO website we've collected a catalog of financial databases that can help you find additional rebates and incentives. We suggest you look into some if not all of the resources available to you to make compliance with the ordinance easier and more affordable. Some of the financial databases we've highlighted on the website are:

- Database of State Incentives for Renewables and Efficiency (DSIRE)
- ENERGY SAVER
- ENERGY STAR Rebate Finder
- ENERGY STAR Utility Rebate Finder
- Incentifind

Find descriptions and links
to these resources on the
a2gov website here:

<https://www.a2gov.org/sustainability-innovations-home/sustainability-me/resource-hub-for-rental-property-owners/>



LOCAL RESOURCES

Ann Arbor has a collection of local resources available to residents. On the A2ZERO website we've collected a catalog of local financial resources that might qualify for. We suggest you look into the resources available to make compliance with the ordinance easier and more affordable. Some of the local resources we've highlighted on the website are:

- Advancing Sustainability with your HOA or MUD
- Ann Arbor/Washtenaw 2030 District
- Ann Arbor/Washtenaw 2030 District Multifamily Group
- Ann Arbor/Washtenaw 2030 District Tenant Engagement Toolkit
- Ann Arbor Home Energy Advisor
- Commercial Benchmarking
- Commercial Solarize
- Michigan Saves Contractor Network

Find descriptions and links to these resources on the a2gov website here:

<https://www.a2gov.org/sustainability-innovations-home/sustainability-me/resource-hub-for-rental-property-owners/>



COMPLIANCE MADE EASY: CHOOSE YOUR PATHWAY

Option A - Home Energy Rating System (HERS) Score

- Get a Home Energy Rating System (HERS) score from a certified assessor.
- Score 110 or below on the assessment to pass (lower = better).
- If your unit meets this score, it's Green Rental Housing-compliant for life.

Option B - Green Rental Housing Checklist

- Score 70+ points (out of 308) for inspections from Jan. 6, 2026 to Jul. 5, 2028.
- Score 110+ points (out of 308) for inspections after Jul. 5, 2028.
- You choose your improvements – for example, air-sealing and insulation, efficient HVAC, or renter education programs.

Both pathways are part of the City's existing rental inspection program, following normal inspection procedures and schedules. Many properties may already meet these standards with minor or no adjustments.

Ann Arbor Green Rental Housing Checklist

Planning

Planning Options	Points	Requirement	Page
Complete an Energy Assessment	4	An energy assessment has been completed that is inclusive of the unit.	14
Complete an Energy Improvement Plan	4	A plan detailing planned improvements has been submitted.	15
Total Planning Points	8		

Sustainability, Health, and Education

Sustainability, Health, and Education Options	Points	Requirement	Page
Accessible Pathway and Seating to Bus Stop	2	An ADA accessible route is available from the property to a bus stop or a public walkway that connects to a route. If the bus stop is connected to area owned by the owner or agent, there is seating on that area.	17
Advanced Central Boiler Controls	4	Central boiler controls with indoor sensors and temperature regulation are present inside the building.	18
All Lights are LEDs	2	All lights that are provided by in the dwelling unit are LEDs.	19
Bike Parking	2	One space is available per five units. Alternatively, Occupant(s) are allowed to lock bike in an exterior location of the unit.	20
Conduct Energy Efficiency Messaging	2	Education on energy efficiency is distributed to Occupant(s) at least once a year.	21
Conduct Food Waste Prevention Messaging	2	Education on preventing food waste is distributed to Occupant(s) at least once a year.	22
Coordinate a Community Supported Agriculture (CSA) or Farm Share Delivery	2	A CSA or farm share delivery is coordinated that Occupant(s) can subscribe to.	23
Composting	2	Either onsite compost management, commercial service, a bin (if available), or connection to drop-off bins is provided.	24
Energy Efficient Windows	4	Windows are ENERGY STAR rated or have a low-e coated window film applied.	25
Facilitate a Platform for Sharing Unused Items	2	A platform is provided where Occupant(s) can share items they no longer need with those who need them.	26
Free or Discounted Bus Passes	2	Each Occupant has access to a free or discounted bus pass provided by the Owner or Agent.	27
Free Wi-Fi Provided	2	Wi-Fi that meets minimum broadband requirements (100 Mbps download and 20 Mbps upload) is provided.	28
Furnished Unit	2	The unit is available as fully furnished.	29
Fertilizer is not Used	2	No fertilizer is applied to landscaping on the property.	30
Green Lease is Signed	4	The lease signed by the Occupant(s) and the Owner or Agent is a green lease, documenting the actions that will be undertaken.	32
Habitable Room Area Has Access to Natural Daylight	2	Every habitable room has at least one window, sliding glass door, skylight, or other acceptable light -transmitting media facing directly to the outdoors	33
Host or Sponsor a Swap Day	2	Owner or Agent hosts or sponsors at least one swap day per year that occupants can participate in.	34
Host or Sponsor an Electronics Takeback Event	2	Owner or Agent hosts or sponsors at least one electronics takeback event per year that occupants can participate in.	35
Host or Sponsor a Cooking and Nutrition Class	2	Owner or Agent hosts or sponsors at least one cooking and nutrition class per year that occupants can participate in.	36
Integrate Edible Plants into Landscaping	2	Plants and trees are present on the property, and Occupant(s) can access and harvest from them.	37
Integrated Pest Management	2	An Integrated Pest Management Plan is in place and used by property staff and/or their contractors.	38

Sustainability, Health, and Education Options	Points	Requirement	Page
Kitchen Range Hood(s) Ducted to the Outdoors	2	A range hood is present over the stove and is ducted to the outdoors.	39
Lawn Maintenance Is Provided with All Electric-Powered or Manual Equipment	4	All equipment used in the routine maintenance of the lawn is all-electric or manual.	40
Location for Storing Sensitive Medications and Medical Devices During Emergency Situations	2	There is a location on the property that can store sensitive medications and medical devices in the event of an emergency.	41
Micromobility Share	2	A micromobility share that includes bikes, scooters, or a combination is available for free to Occupant(s) and managed by the agent or owner.	42
No Smoking in Unit	2	Smoking is not permitted in the unit.	43
Occupants Allowed to Install Appliances	2	Occupant(s) have the opportunity to install their own appliances.	45
Occupants Allowed to Install Window Films or Other Energy Saving Measures to Windows	2	Occupant(s) have written permission to install energy saving measures to windows in the unit.	46
Occupancy Sensors in Common Areas	2	In all common areas, occupancy sensors for lighting, heating, and cooling are installed.	47
Occupants Participate In a Renter Sustainability Session	10	At least 50% of Occupants attend and/or view a recording of the event.	48
On-Site Clothes Washer(s) and Dryer(s)	2	Washers and dryers are present and available for occupants to use either in-unit or communal.	49
On-Site or Nearby Community Garden	2	A community garden is available to Occupant(s) on-site or within $\frac{1}{4}$ mile.	50
Outdoor Line Drying of Clothes Allowed	2	There is no prohibition against outdoor clothes drying in the lease nor is there any policy enforced that prevents Occupant(s) from doing so.	51
Paperless Communication and Rent Payment	2	Communication to Occupant(s) and rent payments are done virtually. Opt-outs are available.	52
Participate in Pollinator-Aware Yard Care	2	The address is registered as a Pollinator-Aware Yard Care program participant with the City of Ann Arbor.	53
Property Accepts Affordable Housing Options	4	The property accepts housing vouchers designed to assist low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing.	54
Property Has an Eviction Diversion Program	4	Owner or Agent provides a program ensuring Occupant(s) can go through any eviction process with free legal assistance.	55
Provide Emergency Kit in Unit	2	An emergency kit is provided in each unit, with enough materials for occupants.	56
Provide Container Gardening Materials	2	Containers for gardening are provided to the unit.	58
Provide Information About Nearby Sources of Local, Sustainably-produced Food	2	Upon move-in, and at least once per year, Occupant(s) are provided information on local food options.	59
Provide Information on Severe Weather Alerts	2	Upon move in, and at least once per year, Occupant(s) are notified of Washtenaw County's emergency alert system and encouraged to subscribe.	60
Provide Smart Power Strips	2	One smart power strip is provided per Occupant.	61
Provide Sustainability and Energy Efficiency Materials Upon Move- in	2	Upon move-in, residents are provided with sustainability and energy efficiency educational materials. At minimum, materials include how to operate all the devices and systems in the unit efficiently.	62
Provide Waste Disposal Information	2	Upon move-in, Occupant(s) are provided with the locations and methods for properly disposing of all waste streams, including hazardous waste.	63
Provide Weatherstripping for all Windows and Doors or Allow Occupants to Install	2	Weatherstripping is installed on all windows and doors in the unit, or Occupant(s) are allowed to install them on their own.	64
Ratio Utility Billing System (RUBS) or Submetering	2	Property has submetering or uses a formula that bills Occupant(s) in relation to their utility usage.	65
Sidewalk Clearing Services in the Winter are Conducted Using Electric or Manual Equipment	2	All clearing is conducted using either electric (e.g., electric powered snow blower) or manual (e.g., shovels) options.	66
Space Cooling is Provided	2	A permanent technology that provides cooling to the habitable space is present.	67
Tool Library Available to Occupant(s)	2	Owner or Agent stocks and maintains a platform and location for occupants to check out and return tools.	68

Sustainability, Health, and Education Options	Points	Requirement	Page
Use a Programmable Thermostat	2	All thermostats in each Dwelling or Dwelling Unit have the ability to adjust the times that the heating or air-conditioning is running and to set the temperature to a schedule.	70
Use an ENERGY STAR Certified Smart Thermostat	2	All thermostats in the Dwelling or Dwelling Unit are Wi-Fi enabled devices and automatically adjust heating and cooling temperature settings and can be controlled via an application allowing the Occupant(s) to adjust the temperature from anywhere with an internet connection.	71
Use Eco-friendly Cleaning Products in Common Areas	2	All cleaning materials used in common areas are certified by the EPA Safer Choice program or the EPA Design for the Environment Label.	72
Use No- or low-VOC paint	2	All paint used in the unit is no- or low-VOC paint.	73
Windows can be Opened	2	Every habitable room has at least one window, sliding glass door, or skylight which can easily be opened, or such other device as will adequately ventilate the room. Mechanical ventilation may be provided in lieu of natural ventilation.	74
Total Possible Sustainability, Health, and Education Points	128		

Renewable Energy and Electrification

Renewable Energy and Electrification Options	Points	Requirement	Page
Majority of Electricity Provided by Renewable Energy Either Onsite or Through a Green Pricing Program	8	At least 51% of the electricity used on-site is generated by renewable energy on-site or through a green pricing program.	76
Electricity is the Primary Type of Energy Used for Space Heating	15	All space heating in the Dwelling or Dwelling Unit is provided primarily by electricity. Examples include baseboard heat, an electric furnace, a heat pump (air source or geothermal), or a hybrid electric and a gas backup system.	77
Electricity is the Primary Type of Energy Used for Water Heating	4	All water heating in the Dwelling or Dwelling Unit is provided primarily by electricity. Examples include electric tank water heaters, electric on-demand water heaters, and heat pump water heaters.	78
Electric Clothes Dryers	3	All provided clothes dryers are electric. Examples include electric resistance and heat pump dryers.	79
Electric Vehicle Charger Installed	5	At least one EV charger is installed. Charger(s) must be Level 2 or DC fast chargers.	80
Electric Vehicle Chargers Installed Bonus	5	At least 10% of the provided parking spaces have an EV charger installed. Charger(s) must be Level 2 or DC fast chargers. Points stack with having a charger installed.	81
Oven and Range Are Electric	5	Any ovens and/or ranges in the Dwelling or Dwelling Unit are electric. Examples include electric resistance coils and induction cooktops.	82
Total Possible Renewable Energy and Electrification Points	45		

Energy Efficiency

Energy Efficiency Options	Points	Requirement	Page
Air Sealing	9	A blower door test shows a CFM50 roughly equal to the square footage of the Dwelling or Dwelling Unit.	84
Allow Occupants to Air Seal	2	Occupant(s) are allowed to perform air sealing measures on their own or hire a contractor.	85
Attic and Non-attic Roof Areas are Insulated	9	The attic is insulated to R-50 or greater. Finished attics and ceiling areas with no attic above are insulated to R-30 or greater.	86
Ducts Sealed and Insulated	9	Ducts are sealed to 10% leakage or less and insulated with R-8 insulation or greater.	87
Foundation, Rim Joists, and Crawl Space are Insulated	9	Foundation walls and rim joists are insulated to R-10 or greater, and crawl space vents are air sealed.	88
Walls are Insulated	9	All exterior walls have R-13 or greater insulation.	89

Heating, Cooling, and Water Heating Options	Points	Requirement	Page
Medium-Efficiency Cold-Climate Heat Pump with Gas Backup Heat	15	The Dwelling or Dwelling Unit has an air-source heat pump with a minimum rating of SEER2 15.2 and HSPF2 8, with gas furnace backup.	91
High-Efficiency Cold-Climate Heat Pump with Gas Backup Heat	30	The Dwelling or Dwelling Unit has an air-source heat pump with a minimum rating of SEER2 19 and HSPF2 9.1, with gas furnace backup.	92
Low-Efficiency Cold-Climate Heat Pump with Electric Resistance Heat	10	The Dwelling or Dwelling Unit has an air-source heat pump with a minimum rating of SEER2 15.2 and HSPF2 7.8, with electric resistance backup heat.	93
Medium-Efficiency Cold-Climate Heat Pump with Electric Backup Heat	20	The Dwelling or Dwelling Unit has an air-source heat pump with a minimum rating of SEER2 15.2 and HSPF2 8, with electric resistance backup heat.	94
High-Efficiency Cold-Climate Heat Pump with Electric Resistance Backup Heat	30	The Dwelling or Dwelling Unit has an air-source heat pump with a minimum rating of SEER2 19 and HSPF2 9.1, with electric resistance backup heat.	95
Geothermal (Ground Source) Heat Pump	30	The Dwelling or Dwelling Unit has a geothermal heat pumps system that is ENERGY STAR rated.	96
Heat Pump Water Heater	15	The Dwelling or Dwelling Unit has a water heater that uses heat pump technology. These are commonly referred to as hybrid electric water heaters.	98
Conduct Tune-ups on Heating and Cooling Appliances	2	All HVAC equipment gets a tune-up at least once a year.	100
Replace Heating and Cooling Filters	2	Filters in each heating and cooling appliance are changed at least twice a year.	101
Flush Water Heater	2	The water heater is flushed at least once a year.	102
Total Possible Heating, Cooling and Water Heating Points	51		

Appliance Options	Points	Requirement	Page
Dishwasher is ENERGY STAR rated	1	Dishwasher has ENERGY STAR rating.	103
Heat Pump Clothes Dryer	1	All clothes dryers in the Dwelling or Dwelling Unit use heat pump technology. This can stack with ENERGY STAR rating if heat pump dryer has ENERGY STAR rating.	104
Induction Cooktop and Range	1	All cooktops and ranges in the Dwelling or Dwelling Unit heat food using induction.	105
On-Site Clothes Dryer Is ENERGY STAR Rated	1	All clothes dryers in the Dwelling or Dwelling Unit are ENERGY STAR rated. This can stack with heat pump clothes dryer.	106
Refrigerator is ENERGY STAR Rated	1	Refrigerator has ENERGY STAR rating.	107
Total Possible Appliances Points	5		
Total Possible Energy Efficiency Points	103		

Water Efficiency

Water Efficiency Options	Points	Requirement	Page
Dishwasher	2	A dishwasher is available in the unit.	109
Grass and Landscaping are Not Watered	2	No sprinkler system is installed, and there is no operating procedure for watering the grass and landscaping.	110
Graywater and/or Rainwater System for Landscape Irrigation	2	At least 50% of the water used for landscaping comes from a graywater and/or rainwater system.	111
Leak Detectors	2	Leak detector(s) are installed in the unit. A leak detector can either be a whole-system unit that monitors the entire water delivery system or a system of floor detectors.	112
Low Flow Showerheads	2	All showerheads in the unit meet or exceed EPA's WaterSense standard rating.	113

Water Efficiency Options	Points	Requirement	Page
Low Flow Sink Aerators	2	All bathroom sinks in the unit meet or exceed EPA's WaterSense standard rating.	114
Low Flow Toilets	2	All toilets in the unit meet or exceed EPA's WaterSense standard rating.	115
On-site Clothes Washer is ENERGY STAR Rated	2	If there is a clothes washer on-site, whether in the unit or a communal one, it is ENERGY STAR rated.	116
Permeable Pavement	2	All pavement on areas owned by the Owner or Agent is permeable.	117
Rain Garden or Bioswale on the Property	2	The property contains a rain garden or bioswale that is certified by Washtenaw County Water Resources or another certifying entity.	118
Water-efficient Landscaping	2	The common-use areas intended or made available for the use of building Occupant(s) meet all the outdoor water efficiency criteria of the EPA WaterSense Specifications (Section 4).	119
WaterSense Labeled Irrigation System	2	If an irrigation system is present, both the spray sprinkler bodies and the irrigation controller are WaterSense labeled.	120
Total Possible Water Points	24		
Total Possible Points Available	308		

Unlisted Innovative Measures			
Innovative Measure Options		Requirement	Page
Measures to be submitted		Discretionary Submit measures to the Office of Sustainability and Innovations Manager to be approved.	122

SECTION 1: PLANNING

Complete an Energy Assessment p.14

Complete an Energy Improvement Plan p.15

Complete an Energy Assessment

Home energy assessments are an easy way to learn how you can save energy and money and create a healthy and comfortable home.

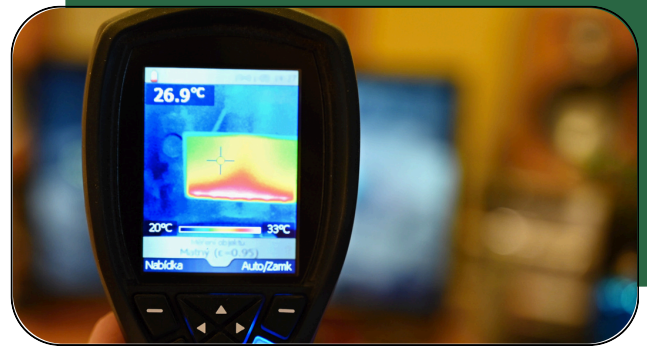
During an energy audit, a professional energy analyst examines each room of your home to provide energy-saving recommendations tailored to you.

An advisor will identify which home projects can save you and your tenants the most money and energy.

Learn more about Commercial Building Energy Assessments a2gov website here:



<https://2030districts.org/annarbor/energy-audit-application/>



Learn more about Home Energy Assessments and how to get a free assessment on the a2gov website



<https://www.a2gov.org/sustainability-innovations-home/sustainability-me/for-families-individuals/home-energy-assessment/>

To fulfill the “Energy Assessment” option and get **4 points** toward your GRH Portfolio:

an energy assessment has been completed that is inclusive of the unit.



Complete an **Energy Improvement Plan**

An **Energy Improvement Plan** must detail the Dwelling or Dwelling Unit's current energy usage, articulate improvement goals, and suggest how to achieve such goals.

While the overall structure may vary to meet the needs of the Owner or Agent, at a minimum, the following information **must be included** in an Energy Improvement Plan:

- Existing performance
- Goals
- Actions and timelines
- Roles and responsibilities
- Resources

To fulfill the "Energy Improvement Plan" option and get **4 points** toward your GRH Portfolio:

Submit a plan detailing planned improvements.



Learn more about an Energy Improvement Plan on the a2gov website here:



https://www.a2gov.org/media/jetljfl/green-rental-housing_regulations.pdf

SECTION 2A: SUSTAINABILITY, HEALTH, AND EDUCATION

Accessible Pathways and Seating to Bus Stop..	p.17
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Furnished Unit.....	p.29
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Accessible Pathway and Seating to Bus Stop

An **ADA accessible route** is available from the door of the Dwelling or Dwelling Unit to a bus stop. If the property does not directly connect to a bus stop, the route must connect to a public walkway.

If the bus stop is on an area owned by the Owner or Agent and there is no seating provided at the bus stop, seating is provided by the Owner or Agent on their property.



To fulfill the “Accessible Pathway and seating to bus stop” option and get **2 points** toward your GRH Portfolio:

Ensure an ADA accessible route is available from the door of the Dwelling to a bus stop.

Learn more

about
Accessible
Pathway and
Seating on the
access board
website here:



<https://www.access-board.gov/ada/guides/chapter-4-accessible-routes/>

Advanced **Boiler** Control

Central boiler controls with indoor sensors and temperature regulation are present inside the building. The sensors must enable automatic control of the boiler's cycling time based on indoor temperatures.

For multifamily properties, at least four indoor sensors, or 25% of the number of units (whichever is greater) must be installed. For single family properties, a smart thermostat will count.



To fulfill the "Advanced Boiler Control" option and get **4 points** toward your GRH Portfolio:

Ensure an advanced boiler control is installed in the unit(s) or building.

Learn more about adding an advanced boiler control to your unit:



<https://basc.pnnl.gov/resource-guides/adding-boiler-controls-existing-boiler-multifamily-buildings>

All Lights are LED

All lights that are provided by the Owner or Agent, are **LEDs**, including:

- all overhead lights
- bathroom lights
- outdoor lights
- any other lights provided upon move-in

To fulfill the “All Lights are LED” option and get 2 points toward your GRH Portfolio:

Provide all LED lights in residence upon move in.



Learn more about LED Lighting on the energy.gov website here:



<https://www.energy.gov/energysaver/led-lighting>

Allow **Bicycle** Parking

At least one **bicycle parking space** must be available per every five (5) units or fraction thereof, or occupants must be permitted to lock bicycles in an exterior location of their unit, such as a patio or balcony.



Bike Safety

Learn about Bike safety and more about biking in Ann Arbor on the a2gov website here:



<https://www.a2gov.org/engineering/transportation/biking/>

To fulfill the “Allow Bicycle Parking” option and get 2 points toward your GRH Portfolio:

Provide at least 1 bicycle parking space per 5 units.

Learn more about Bicycle Parking on the a2gov website here:



<https://www.a2gov.org/sustainability-innovations-home/sustainability-me/transportation/non-motorized-transportation/>

Conduct **Energy Efficiency** Messaging

At least once per year, the Owner or Agent must distribute **educational material regarding energy efficiency** measures Occupant(s) can take.

Educational material may be in the form of flyers delivered to the Dwelling Unit, a resident newsletter delivered virtually or other media provided it is delivered to the Occupant(s).

Posting on a bulletin board or a social media page does not comply, unless accompanied by direct outreach.

To fulfill the “Conduct Energy Efficiency Messaging” option and get 2 points toward your GRH Portfolio:

Share Energy Efficiency messaging with tenant(s) once per year.



Find the Renter Engagement Toolkit on the a2gov website here:



<https://www.a2gov.org/media/b3clk1nv/renter-education-packet.pdf>

Conduct Food Waste Prevention Messaging

At least once per year, the Owner or Agent must distribute **educational material regarding food waste prevention measures** Occupant(s) can take. Educational material may be in the form of flyers delivered to the Dwelling or Dwelling unit, a resident news letter delivered virtually, or other media provided it is delivered to the occupant(s). Posting on a bulletin board or social media page does not comply, unless accompanied by direct outreach.



Find the Renter Engagement Toolkit on the a2gov website here:



<https://www.a2gov.org/media/b3clk1nv/renter-education-packet.pdf>

To fulfill the “Conduct Food Waste Prevention Messaging” option and get 2 points toward your GRH Portfolio:

Share Food Waste Prevention messaging with tenant(s) once per year.

Coordinate a **Community Supported Agriculture (CSA)** or **Farm Share Delivery**

The Owner or Agent must work with a local CSA or Farm Share Delivery to provide an option to which occupant(s) are able to subscribe.

Ensure that occupant(s) are aware of the service and opportunity to subscribe.

What is a CSA?

A CSA, or '**community supported agriculture**', is a subscription to receive produce or other farm products on a regular basis. It's a great way to connect with our local agricultural community, while also committing to eating more fruits and vegetables!



To fulfill the "Coordinate a CSA or Farm Share" option and get 2 points toward your GRH Portfolio:

Provide a CSA/Farm share option for occupant(s) to subscribe to.

Find a Local CSA on the a2gov website here:



<https://www.a2gov.org/parks-and-recreation/parks-and-places/ann-arbor-farmers-market/vendors-and-products/>

Composting

Manage an onsite/backyard composting system, subscribe to commercial compost service, provide curbside compost bins (available to properties with 8 or less units), or share info about food scrap drop-off bins (in development).



Share-ables

Find resources to share with your tenants on the a2gov website here:



<https://www.a2gov.org/media/b3clk1nv/renter-education-packet.pdf>

To fulfill the “Composting” option and get 2 points toward your GRH Portfolio:

Provide a way for tenants to compost.

Learn more about composting on the a2gov website here:



<https://www.a2gov.org/trash-recycle-and-compost/compost/>

Energy Efficient Windows

All windows in the unit must be **ENERGY STAR rated** or have a **low e-coated window film** rated by the National Fenestration Rating Council (NFRC).

The low e-coating can be integrated into the window itself or it may be a window film that is attached.

Other technologies that are demonstrated to improve the energy efficiency of windows qualify, including, but not limited to, storm windows, interior storm windows, and thermally broken frames.



To fulfill the “Energy Efficiency Windows” option and get **4 points** toward your GRH Portfolio:

Have all windows in the unit ENERGY STAR rated or have a form of qualifying energy efficiency measure.

Learn more about windows on the energy.gov website here:



<https://www.energy.gov/energysaver/windows-doors-and-skylights>

Facilitate a Platform for Sharing Unused Items

Provide a platform where Occupants are able to **share items with, or donate items to**, other Occupants.

The platform may be hosted virtually (e.g., a social media group or a messaging app) or physically (e.g., a bulletin board or a form in the office).

Occupants must be made aware of the platform.

Consider a Buy Nothing Group

A **Buy Nothing Group** is a local online community where members freely give away items they no longer need and request items they need from their neighbors, all without any money exchanging hands. Many groups exist on social media platforms.



To fulfill the “Facilitate a platform for sharing unused items” option and get 2 points toward your GRH Portfolio:

Provide a way for occupants to share and/or donate items to other occupants.

Learn more about Buy Nothing on the Buy Nothing project website here:

<https://buynothingproject.org/find-a-group>



Free or Discounted Bus Passes

Each Occupant must be provided a **free 30-day flex bus pass**, or other available bus pass, or **one that is discounted at least fifty percent (50%)** upon move-in. A new bus pass must be provided at the expiration of each bus pass to ensure continued access throughout the Occupant's lease term.

Need help?

If you have a large number of tenants or need help deciding what passes are right for your situation you can contact Sales@theride.org for assistance.



To fulfill the "Free or Discounted Bus Passes" option and get 2 points toward your GRH Portfolio:

Provide a way for occupants to ride the bus free or at a discount for the entirety of their lease.

Learn more about and order bus passes on TheRide website here:



<https://www.theride.org/fares-passes>



Free Wi-Fi Provided

Wi-Fi is available at no additional cost to the Occupant(s) in each Dwelling or Dwelling Unit.

Each Occupant can be responsible for their own router.

To obtain the available points, Wi-Fi speed must meet the Federal Communications Commission (FCC) broadband speed benchmark of download speeds of 100 megabits per second and upload speeds of 20 megabits per second.



To fulfill the “Free wi-fi provided” option and get 2 points toward your GRH Portfolio:

Provide wi-fi for occupants at no additional cost.

Check with internet providers for options

Furnished Unit

Each Dwelling or Dwelling Unit is **furnished**, which means it must include at least the following:

- one (1) couch
- one (1) coffee table
- two (2) end tables
- one (1) dining room table with four (4) dining chairs
- one (1) bed per bedroom
- one (1) refrigerator
- one (1) microwave
- and one (1) stove/range.

If the option to furnish a bed is offered, but declined by the Occupant, the unit will still receive full points.



To fulfill the “Furnished Unit” option and get 2 points toward your GRH Portfolio:

Provide the option to fully furnish each dwelling for each occupant.

Check Out Estate Sales!

Estate Sales and other second hand marketplaces can be good places to find second hand furnishings while also participating in the circular economy and reducing waste.



Fertilizer **Not in Use**

In all landscaping activities, management, and operational procedures occurring on the property, **fertilizer is not applied.**

Effects in Ann Arbor

Read an article on an Ann Arbor study about fertilizer pollution in the Huron River



<https://news.umich.edu/water-quality-improves-after-lawn-fertilizer-ban-study-shows/>



To fulfill the “Fertilizer not in use” option and get 2 points toward your GRH Portfolio:

Ensure landscaping practices on property are fertilizer free.

Learn more about fertilizer-free lawn care on the a2gov webiste here:



<https://www.a2gov.org/sustainability-innovations-home/sustainability-natural-resources/water/phosphorous-and-the-manufactured-fertilizer-ordinance/>

SECTION 2B: SUSTAINABILITY, HEALTH, AND EDUCATION

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Green Lease Signed

The lease agreement for the Dwelling or Dwelling Unit qualifies as a **green lease** if it contains a section signed by both the Agent/Owner and the Occupant(s) that discusses specific sustainability goals, responsibilities, and consequences for not achieving such goals and/or fulfilling such responsibilities.

The Agent or Owner must indicate the section of the lease that meets these requirements

Learn more about
Green Leases on
the gba website
here:



<https://www.gba.org/resources/green-building-methods/processes/green-leasing/>



To fulfill the “Green Lease Signed” option and get **4 points** toward your GRH Portfolio:

Create and sign agreement with your occupants to achieve sustainability goals agreed upon by yourself and occupants

Learn how to make a Green Lease on the Green Lease Leaders website here:



<https://greenleaseleaders.com/green-lease-library>



Habitable Room Area has Access to Natural Day Light

Every Habitable Room Area, as defined by City Code Chapter 105 Section 8:500 has at least one window, sliding glass door, skylight, or other acceptable light transmitting media facing directly to the outdoors. The minimum total glazed area for every Habitable Room Area shall not be less than eight percent (8%) of the Habitable Room Area.

Read Ann Arbor Housing code on the Ann Arbor library website here:



https://library.municode.com/mi/ann_arbor/codes/code_of_ordinances?nodeId=TITVIIIIBURE_CH105HOCO



To fulfill the “Habitable Room Area has Access to Natural day Light” option and get 2 points toward your GRH Portfolio:

Provide windows with natural light in each habitable room for an occupancy

Learn more about windows on the energy.gov website here:



<https://www.energy.gov/energysaver/windows-doors-and-skylights>

Host or Sponsor a Swap Day

The Owner or Agent must **host at least one swap day** per year on the property or sponsor at least one swap day per year at an off-site location. A swap day must provide the opportunity for Occupant(s) to drop off items for donation and to take donated items at no charge. All remaining items must either be held by the Owner or Agent for later pick-up by Occupants or donated to a local social-service agency or thrift shop.

Participating in Move Out Ann Arbor also qualifies.



To fulfill the “Host or Sponsor a Swap Day” option and get **2 points** toward your GRH Portfolio:

Host or Sponsor a Swap Day or participate in Move Out Ann Arbor.

Learn how to host a swap day on the a2gov website here:



<https://a2gov-002-us.govstack.com/media/yjubybem/swap-day-planning-guide.pdf>

Learn more about Swap days on the a2gov website here:



<https://www.a2gov.org/sustainability-innovations-home/sustainability-me/for-families-individuals/circular-economy/a2zero-swap-days/>



Host or Sponsor an Electronics Take Back Event

The Owner or Agent must host at least one **electronics take back event** per year on the property or sponsor at least one electronics take back event per year at an off-site location.

The event must allow Occupant(s) to drop off electronic devices to be recycled at no cost. Charges for larger and specialty devices are allowed provided there is the option to drop off other devices for free.



To fulfill the "Host or Sponsor an Electronics Take Back Event" option and get 2 points toward your GRH Portfolio:

Host or Sponsor at least one E-Take Back Event per year for residents to attend.

Learn more about E-Take Back Events on the a2gov website here:



<https://www.a2gov.org/sustainability-innovations-home/sustainability-me/for-families-individuals/circular-economy/a2zero-electronics-collections/>

Host or Sponsor a Cooking and Nutrition Class

The Owner or Agent must **host at least one cooking and nutrition class** per year on the property or sponsor at least one cooking and nutrition class per year at an off-site location. The class must focus on teaching Occupant(s) to cook healthy meals and using local and plant-forward options.

Looking for a Free cooking class?

UMich has free healthy cooking classes! Find them here:



<https://hr.umich.edu/benefits-wellness/health-well-being/mhealthy/faculty-staff-well-being/nutrition/mhealthy-cooking-classes>

Learn more about nutrition and cooking here:



<https://www.a2gov.org/sustainability-innovations-home/sustainability-me/for-families-individuals/sustainable-food-programs/>



To fulfill the “Host or Sponsor a Cooking and Nutrition Class” option and get 2 points toward your GRH Portfolio:

Host or Sponsor at least one cooking and nutrition class per year for residents to attend.

Integrated **Edible** Plants into Landscape

Edible plants, which can be either trees, bushes, or plants in a community garden, **are on the property and are accessible** to Occupant(s), free of charge.

Start your own food garden

Find helpful food gardening resources and more on the a2gov website here:



<https://www.a2gov.org/sustainability-innovations-home/sustainability-me/for-families-individuals/sustainable-food-programs/>

Get some gardening tips on the Project Grow website here:



<https://projectgrowgardens.org/growing-tips/>



To fulfill the “Integrated Edible Plants into Landscape” option and get 2 points toward your GRH Portfolio:

Provide some form of edible plants on the property that the occupants can access for free

Integrated **Pest** Management

An **Integrated Pest Management Plan** is in place and is observed by property staff and any contractors doing work on the property.

What is Integrated Pest Management (IPM)?

IPM involves paying attention to your landscape and managing it in a way that provides the best growing conditions for the plants you want. Healthy plants are less susceptible to pests like weeds and harmful organisms. This system is based on sustainable principles such as pest-resistant plants and natural sprays, crop rotation and beneficial insects.



To fulfill the “Integrated Pest Management” option and get 2 points toward your GRH Portfolio:

Provide IPM pest control for tenants.

Learn more about pest management on the a2gov website here:



<https://www.a2gov.org/systems-planning/water-resources/public-education/integrated-pest-management/>

Kitchen **Range Hoods** Ducted to the Outdoors

A **range hood** is present over the stove and is ducted to the outdoors.

Learn more about range hoods on the wa.gov website here:



<https://doh.wa.gov/community-and-environment/air-quality/indoor-air/ventilation-while-cooking>



To fulfill the “Kitchen Range Hood Ducted to the Outdoors” option and get 2 points toward your GRH Portfolio:

Ensure a range hood is properly installed and ducted to vent to the outdoors.

Lawn Maintenance is **Provided With All Electric-Powered** or Manual Equipment

All equipment used in the routine maintenance of the lawn must be all-electric or manual. This includes but is not limited to lawn mowers, trimmers/edgers, hedgers/tree trimmers, and leaf blowers.



Electric Leaf Blowers

Though Sept. 30, 2026 The City of Ann Arbor is offering rebates on electric leaf blowers as a part of the gas leaf blower phase out.

Businesses that provide lawn care or landscaping services to properties located in Ann Arbor will be eligible for this rebate. Homeowners are not eligible, though property management companies qualify.

To fulfill the “Lawn Maintenance is Provided With All Electric-Powered or Manual Equipment” option and get **4 points** toward your GRH Portfolio:

Use all electric or manual landscaping equipment.

Learn more about electric leaf blower rebates on the a2gov website



<https://www.a2gov.org/sustainability-innovations-home/sustainability-me/for-businesses/gas-leaf-blower-phase-out/>

Location for **Storing Sensitive Medications** and Medical Devices During **Emergency Situations**

There is a location on the property that can **store sensitive medications and medical devices** in the event of an emergency.

The location must be able to keep medications and devices at the appropriate temperature even during a power outage (e.g., fridge connected to backup power).



To fulfill the “Location for Storing Sensitive Medications and Medical Devices During Emergency Situations” option and get 2 points toward your GRH Portfolio:

Provide a safe location for tenants to store sensitive medications and medical devices on the property.

Learn more about properly storing medication during an emergency on the ready.gov website here:



<https://www.ready.gov/power-outages>

Learn more about Emergency Preparedness on the a2gov website here:



<https://www.a2gov.org/fire-department/emergency-management/emergency-preparedness/>

Micromobility Share

The Owner or Agent must facilitate a **micromobility share** that may include, but is not limited to, bicycles, scooters, e-bikes, and e-scooters.

The Owner or Agent must provide the micromobility vehicles and host a platform for the check-out and use of the vehicles or contract with a company that supplies the vehicles and platform.

The vehicles must be free for Occupant(s) to use.

No need to re-invent the wheel

Consider partnering with a micromobility share organization or company. There are many out there, and some already exist in Ann Arbor.



To fulfill the “Micromobility Share” option and get 2 points toward your GRH Portfolio:

Facilitate a way for tenants to check out and use a form of micromobility for free.

Learn more about non-motorized transportation on the a2gov website here:



<https://www.a2gov.org/sustainability-innovations-home/sustainability-me/transportation/non-motorized-transportation/>



No Smoking in Unit

Smoking is not permitted in the unit.

The policy must cover commercial tobacco products, including electronic smoking devices (also known as e-cigarettes, vapes, or vapor products)



Learn more about the health risks of smoking indoors on the Mayo Clinic website here:



<https://www.mayoclinic.org/diseases-conditions/nicotine-dependence/expert-answers/third-hand-smoke/faq-20057791>

To fulfill the “No Smoking in Unit” option and get 2 points toward your GRH Portfolio:

Make it clear in some way or form to your residents that smoking is not permitted inside the unit.

SECTION 2C: SUSTAINABILITY, HEALTH, AND EDUCATION

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Occupants **Allowed** to **Install** Appliances

Occupant(s) have written permission to **install, or have installed** at their direction, **their own appliances**.

Appliances include, but are not limited to:

- stoves,
- dishwashers,
- clothes washers,
- clothes dryers,
- heating and cooling equipment,
- thermostats,
- and water heaters.

The Owner or Agent may require that Occupant(s) notify the Owner or Agent and obtain confirmation that an appliance is compatible prior to installation, and that the Occupant(s), or their selected contractor(s), will be responsible for maintenance of any appliance installed by or at the direction of the Occupant(s).



To fulfill the “Occupants Allowed to Install Appliances” option and get **2 points** toward your GRH Portfolio:

Have written expressed permission for tenants to install appliances.

Find renter specific tools on the energy.gov website here:

<https://www.energy.gov/save/renters>



Occupants Allowed to Install Window Films or Other Energy Saving Measures in Windows

Occupant(s) have written **permission to install**, or have installed at their direction, **energy saving measures to windows** in the unit.

These measures include, but are not limited to, window films, energy efficient blinds, shutters, or drapes, and interior storm windows.



To fulfill the “Occupants Allowed to Install Window Films or Other Saving Measures in Windows” option and get 2 points toward your GRH Portfolio:

Have written expressed permission for tenants to install window films, blinds, shutters, drapes or other energy saving measures.

Renters toolkit

Check out
Weatherization
tips to share with
tenants in the
Renter
Engagement
Toolkit here:



<https://www.a2gov.org/media/b3clk1nv/renter-education-packet.pdf>

Occupancy Sensors in Common Areas

In all common areas, **occupancy sensors** are installed that control the lighting, heating, and cooling for the common area(s).

What is an occupancy sensor?

An occupancy sensor is an indoor device used to detect the presence of a person. Applications include automatic adjustment of lights, temperature, or ventilation systems in response to the quantity of people present.

A smart thermostat with an occupancy sensor can count for heating and cooling, and will stack with other points for thermostats.



To fulfill the “Occupancy Sensors in Common Areas” option and get 2 points toward your GRH Portfolio:

Provide occupancy sensors in common area(s) that control lights, heating, and cooling for common areas.

Learn more about occupancy sensors on the energy.gov website here:



<https://www.energy.gov/femp/articles/wireless-occupancy-sensors-lighting-controls-applications-guide-federal-facility>

Occupants Participate in a Renter Sustainability Session

The Owner or Agent must host at least one **rental sustainability session** per year using curriculum developed by the City's Office of Sustainability and Innovations or provide a recording of a rental sustainability session to all residents upon move-in and once annually.

At least 50 percent of all Occupants in a Dwelling or Dwelling Unit must attend the rental sustainability session or view the recording.

Get the Renter
Sustainability Video
on the a2gov website
here:



<https://www.a2gov.org/media/wxbkcb1e/renter-sustainability-session.mp4>



To fulfill the "Occupants Participate in a Renter Sustainability Session" option and get **10 points** toward your GRH Portfolio:

Provide Renter Sustainability information to tenants either in an in person session or via a video annually.

On-Site Clothes Washer(s) and Dryer(s)

Washers and dryers must be present and available for residents to use. Washers and dryers may be located either in each Dwelling or Dwelling Unit or in a communal laundry room shared by all residents.



A2ZERO Rebates

The City of Ann Arbor has rebates available for heat pump dryers. **Learn more** on the a2gov website here:

<https://www.a2gov.org/sustainability-innovations-home/sustainability-me/for-families-individuals/home-energy-rebates/>



To fulfill the “On-Site Clothes washer(s) and Dryer(s)” option and get **2 points** toward your GRH Portfolio:

Provide an appropriate amount of washers and dryers for tenants for a given Dwelling.

ENERGY STAR

ENERGY STAR has a rebate finder tool for dryers and other appliances on the ENERGY STAR website **here**:

<https://www.energystar.gov/rebate-finder>



DTE has washer and dryer rebates available, see them on the DTE website **here**:

<https://www.dteenergy.com/us/en/residential/save-money-energy/tips-and-how-tos/choosing-energy-efficient-appliances.html>



On Site or Nearby Garden

A **garden**, either one that can be used in each Occupant's space or a community option, is available to Occupant(s) on-site or within a one quarter (1/4) mile radius of the Dwelling or Dwelling Unit.

Master Gardener

Both landlords and tenants are able to participate in the Master Gardener Program and get a Master Gardener certification.



To fulfill the "On Site or Nearby Garden" option and get 2 points toward your GRH Portfolio:

Provide or locate within a $\frac{1}{4}$ mile a garden for residents to use.

Learn more about the Master Gardener Program on the a2gov website here:



<https://www.a2gov.org/media/ugrjnwma/gardening-101-poster-board-21-x-31-in-2.pdf>

Learn more about community gardens on the project grow website here:



<https://projectgrowgardens.org/community-gardens/>

Outside Line Drying of Clothes Allowed

Residents are permitted to **dry clothes outside**.

There is no prohibition against outdoor clothes drying in the lease, nor is there any policy enforced that prevents residents from drying clothes outside.



Find energy saving laundry tips on the energy.gov website here:



<https://www.energy.gov/energysaver/laundry>

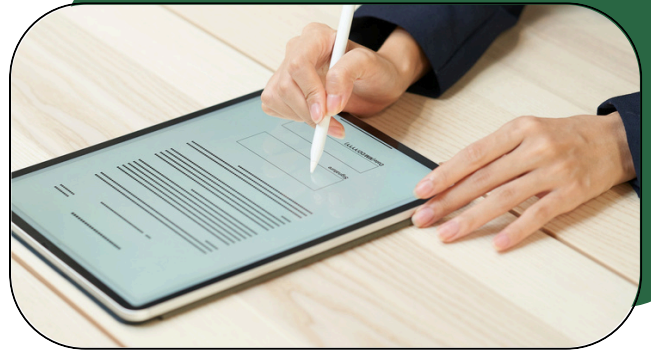
To fulfill the “Outside Line Drying of Clothes Allowed” option and get 2 points toward your GRH Portfolio:

Avoid restricting the drying of clothes outside in policies and leases signed with tenants.

Paperless Communication and Rent Payment

All communications and transactions with Occupant(s), including, but not limited to, rent notices and payments, newsletters, announcements, and service requests, take place **without paper** as a default.

The Owner or Agent shall provide an opt-out option for Occupant(s) who do not have access to internet or prefer paper copies.



To fulfill the “Paperless Communication and Rent Payment” option and get 2 points toward your GRH Portfolio:

Provide digital communications with tenants as a default for tenants.

Participate in **Pollinator Aware** Yard Care

The address of the Dwelling or Dwelling Unit is registered as a **Pollinator-Aware Yard Care** program participant with the City of Ann Arbor.

The registration form must be completed and practices taken to participate in the program must be listed.

Homegrown National Park (HGNP)

Homegrown National Park is a nationwide program to plant native plants on your property. Participating in Pollinator Aware Yard Care makes it easy to participate in the HGNP project.

Learn more about
HGNP on the
home grown
national park
website here:



<https://homegrownnationalpark.org/>



To fulfill the “Participate in Pollinator Aware Yard Care” option and get 2 points toward your GRH Portfolio:

Register the address of the Dwelling with the Pollinator Aware Yard Care Program.

Learn more about
Pollinator Aware
Yard Care on the
a2gov website
here:



<https://www.a2gov.org/sustainability-innovations-home/sustainability-natural-resources/natural-features/pollinator-aware-yard-care/>



Property **Accepts Affordable** Housing Options

The Owner or Agent **accepts housing vouchers** designed to assist low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing. Options include but are not limited to:

- **Section 8** Vouchers from the U.S. Department of Housing and Urban Development.
- **The Housing Choice** Voucher Program from the Michigan State Housing Development Authority.
- **The Veterans Administration** Supportive Housing Vouchers from the Department of Housing and Urban Development and the Veterans Administration.
- **The Project-based Voucher** program from the U.S. Department of Housing and Urban Development.
- **The Family Unification** Program from the U.S. Department of Housing and Urban Development.
- **The Mainstream Voucher** Program from the U.S. Department of Housing and Urban Development.



To fulfill the “Property Accepts Affordable Housing Options” option and get **4 points** toward your GRH Portfolio:

Accept housing vouchers that assist those who qualify for affordable housing.

Learn more about affordable housing on the a2gov website here:



<https://www.a2gov.org/housing-commission/housing-programs/>

Property has an **Eviction Diversion Program**

The Owner or Agent provides a program that connects Occupant(s) to **legal assistance in any potential eviction case.**

The program must ensure Occupant(s) are able to go through the eviction process, whether through a court hearing or through mediation without a court hearing, without incurring legal costs.



To fulfill the “Have an Eviction Diversion Program” option and get **4 points** toward your GRH Portfolio:

Provide a program for tenants to get legal assistance in the case of potential eviction.

Free Legal Services

You can access and share some resources for free legal services that are available to tenants on the a2gov website:



<https://www.a2gov.org/city-clerk/boards-and-commissions/renters-commission/resources-for-renters/>

Learn more about Eviction Diversion here:



<https://studentlegalservices.umich.edu/article/eviction>

Provide **Emergency Kit** in Unit

Each Dwelling or Dwelling Unit is **equipped with an emergency kit**. Each emergency kit must include at least:

- one (1) fire blanket
- one (1) crank radio/flashlight combo
- one (1) first aid kit
- one (1) thermal blanket per Occupant
- and one (1) water purification option



To fulfill the “Provide Emergency Kit in Unit” option and get 2 points toward your GRH Portfolio:

Provide an Emergency kit in each Dwelling or Dwelling Unit.

The a2gov website has a collection of resources on emergency preparedness including workbooks, plans, and other useful safety tools and information.

Learn more about
Emergency
Preparedness on the
a2gov website here:



<https://www.a2gov.org/fire-department/emergency-management/emergency-preparedness/>

Learn how to
build your own
Emergency kit
on the a2gov
website here:



<https://www.a2gov.org/fire-department/emergency-management/emergency-preparedness/emergency-kits/>

SECTION 2D:

SUSTAINABILITY, HEALTH, AND EDUCATION

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Provide Container Gardening Materials

Each Dwelling or Dwelling Unit is provided with at least two (2) containers that can be used for container gardening.



MSU Gardening Tips

MSU created a free online resource for learning about container gardening in Washtenaw county. You can use and share these resources with you tenants to help your tenants start their garden(s).

Access MSU's
container
gardening tips on
the MSU website
here:



https://www.canr.msu.edu/resources/container_gardening_with_vegetables_herbs

To fulfill the "Provide Container Gardening Materials" option and get 2 points toward your GRH Portfolio:

Provide at least two containers for gardening for each Dwelling or Dwelling unit.

Provide Information About Nearby **Sources of Local, Sustainably** Produced Foods

Upon move-in, and at least once per year, Occupant(s) are **provided information** on where they can **access local, sustainably produced foods**.

Why Local Foods?

As a consumer, you have the power to make a difference by considering the impacts of your choices. Opting for local, healthy, and environmentally responsible food helps promote both personal health and the overall wellbeing of our community.

Learn more and find resources about local and sustainably produced foods on the a2gov website here:



<https://www.a2gov.org/sustainability-innovations-home/sustainability-me/for-families-individuals/sustainable-food-programs/>



To fulfill the “Local, Sustainable Produced Foods” option and get 2 points toward your GRH Portfolio:

Share the flyers in the city’s Renter Resource Packet with occupants.

Find and share
the Renter
Resource Packet
with tenants on
the a2gov
website here:



<https://www.a2gov.org/media/b3clk1nv/renter-education-packet.pdf>

Provide Information on Severe Weather Alerts

Upon move-in, and at least once per year, Occupant(s) are notified of and encouraged to subscribe to Washtenaw County's Emergency Alert System.

Ann Arbor Emergency Alerts

Learn more about Ann Arbor Emergency Alerts on the a2gov website here:



<https://www.a2gov.org/fire-department/emergency-management/alert-systems/>

Washtenaw Emergency Alerts

Learn more about Washtenaw County Emergency Alerts on the washtenaw website here:



<https://www.washtenaw.org/1540/Emergency-Management>



To fulfill the "Provide Information on Severe Weather Alerts" option and get 2 points toward your GRH Portfolio:

Share the flyers in the city's Renter Resource Packet with occupants.

Find the Renter Resource Packet here to share with your tenants:



<https://www.a2gov.org/media/b3clk1nv/renter-education-packet.pdf>



Provide Smart Power Strips

One **smart power strip** is provided per Occupant upon move-in. The smart power strip must be capable of shutting down power to devices that are not in use.



DTE Tips

DTE has additional tips on their website on how to save energy by using smart power strips and other smart devices in your home



<https://www.dteenergy.com/us/en/residential/save-money-energy/smart-homes/explore-smart-homes.html>

To fulfill the “Provide Smart Power Strips” option and get 2 points toward your GRH Portfolio:

Provide Smart power strips to occupants upon move in.

Learn more about smart power strips on the energy.gov website here:



<https://www.energy.gov/energysaver/articles/save-energy-your-household-smart-power-strip>

Provide Sustainability and Energy Efficiency Materials Upon Move-in

Upon move-in, sustainability and energy efficiency educational materials must be provided to residents.

At minimum, these materials must include how to operate all the devices and systems in the unit efficiently, including, but not limited to the following, if present:

- heating system
- cooling system
- thermostat(s)
- dishwasher
- clothes washer and dryer
- water heater

Find Energy Efficiency Materials to share on the a2gov website here:



<https://www.a2gov.org/media/b3clk1nv/renter-education-packet.pdf>



To fulfill the “Provide Sustainability and Energy Efficiency Materials Upon Move-in” option and get 2 points toward your GRH Portfolio:

Provide either your own material or material created by the city on Renter Energy Efficiency



Provide **Waste Disposal** Information

Upon move-in, Occupant(s) must be provided with the locations and methods for properly disposing of all waste streams, including hazardous waste.



To fulfill the “Provide Waste Disposal Information” option and get 2 points toward your GRH Portfolio:

Provide either your own or material created by the city on proper waste disposal in Ann Arbor

Find Waste Disposal material to share on the a2gov website here:



<https://www.a2gov.org/media/b3clk1nv/renter-education-packet.pdf>

Provide Weatherization Strips for All Windows and Doors or Allow Occupants to Install

Weatherstripping is either installed on all windows and doors in each Dwelling or Dwelling Unit or allowed to be installed by Occupant(s).



Learn more about weatherization strips on the energy.gov website here:



<https://www.energy.gov/energysaver/energy-saver-guide-tips-saving-money-and-energy-home>

To fulfill the “Provide Weatherization strips for Windows and Doors” option and get 2 points toward your GRH Portfolio:

Install weatherization strips on all doors and windows or allow occupants to do so.

Ratio Utility Billing System or Submetering

Each unit has a **submeter** that directly tracks the energy usage of the unit or uses a formula that bills Occupant(s) in relation to their utility usage.

For the formula, options to factor in can include, but are not limited to, square footage per unit, occupants per unit, number of bedrooms and bathrooms, and number of water fixtures.



To fulfill the “Ratio Utility Billing or Submetering” option and get 2 points toward your GRH Portfolio:

Have a utility billing system installed in each unit or utilize a formula to divide utilities fairly between occupants.

Learn more about RUBS on the GSA website here:



<https://www.gsa.gov/governmentwide-initiatives/federal-highperformance-buildings/highperformance-building-clearinghouse/energy/submetering>

Sidewalk Clearing Services in the Winter Are Conducted Using Electric or Manual Equipment

All sidewalk clearing must be conducted using **either electric** (e.g., electric-powered snow blowers) or **manual equipment** (e.g., shovels).



Learn more about the benefits of electric snow equipment, including cleaner air, reduced risks of spills and fires, and strong performance:



<https://goclean.masscec.com/article/electric-snow-blowers/>

To fulfill the “Electric or Manual Sidewalk clearing” option and get 2 points toward your GRH Portfolio:

Either yourself or through a contractor clear the sidewalks for the property(s) using only electric or manual equipment

Space Cooling is Provided

Space cooling must be provided in each Habitable Room Area of the Dwelling or Dwelling Unit.

Qualifying space cooling technology includes, but is not limited to;

- central air conditioning
- window air conditioning units
- ductless mini-split heat pump options

Fans by themselves do not qualify.



To fulfill the “Space Cooling” option and get 2 points toward your GRH Portfolio:

Provide a qualified technology for cooling spaces in each habitable room.

Learn more about air conditioning on the energy.gov website here:



<https://www.energy.gov/energysaver/air-conditioning>

Tool Library is Available to Occupants

The Owner or Agent stocks and maintains a platform and location for Occupant(s) to **check out and return tools** at no cost to the Occupant(s).

The tool library must include at least;

- one (1) hammer
- one (1) Phillips-head screwdriver
- one (1) flathead screwdriver
- one (1) drill with a drill bit set
- one (1) adjustable wrench or wrench set
- one (1) vacuum cleaner
- and one (1) step ladder



To fulfill the “Tool Library” option and get 2 points toward your GRH Portfolio:

Stock and maintain a collection of tools for tenants to use.

Learn more about tool libraries here:



<https://sustainableconsumption.usdn.org/initiatives-list/tool-lending-libraries>

SECTION 2E:

SUSTAINABILITY, HEALTH, AND EDUCATION

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Programmable **Thermostat**

All thermostats in each Dwelling or Dwelling Unit have the ability to adjust the times that the heating or air-conditioning is running and to set the temperature to a schedule.



Learn more
about
programmable
thermostats on
the energy.gov
website here:



<https://www.energy.gov/energysaver/programmable-thermostats>

To fulfill the “Programmable Thermostat” option and get 2 points toward your GRH Portfolio:

Ensure all thermostats in each dwelling are programmable.

ENERGY STAR Certified Smart Thermostat

All thermostats in the Dwelling or Dwelling Unit are Wi-Fi enabled devices, automatically adjust heating and cooling temperature settings, and can be controlled via an application allowing the Occupant(s) to adjust the temperature from anywhere with an internet connection.

The points for this item may be stacked with the programmable thermostat option above.



To fulfill the "ENERGY STAR Certified Smart Thermostat" option and get 2 points toward your GRH Portfolio:

Ensure all thermostats in the Dwelling are Energy STAR Smart thermostats.

Find ENERGY STAR certified smart thermostats:



<https://www.energystar.gov/productfinder/product/certified-connected-thermostats/results>



Eco-Friendly Cleaning Products in Common Areas

All cleaning products used in common areas must be products certified by the Environmental Protection Agency Safer Choice Program and/or have an Environmental Protection Agency Design for the Environment label.



To fulfill the “Eco-Friendly Cleaning” option and get 2 points toward your GRH Portfolio:

Ensure all cleaning products used in common spaces are certified “Safer Choice” and/or “Environment label”

Learn more about EPA Safer Choice on the EPA website here:



<https://www.epa.gov/saferchoice>

No or Low VOC Paint

All paint used in the Dwelling or Dwelling Unit is either **no-VOC** or **low-VOC** paint.

What Does VOC mean?

"VOC" in paint stands for Volatile Organic Compounds, which are chemicals that become airborne gases at room temperature and are responsible for the "new paint" smell. While they can improve paint's performance, many VOCs are harmful and can cause short-term issues like headaches, nausea, and irritation, as well as potential long-term health problems and environmental damage.



To fulfill the "No or Low VOC Paint" option and get 2 points toward your GRH Portfolio:

Use only VOC free or low VOC paint when painting in the Dwelling.

Learn more about
No or Low VOC
Paint here:



<https://www.epa.gov/greenerproducts/identifying-greener-paints-and-coatings>

Windows Can be Opened

All windows, sliding glass doors, or skylights in the unit can be **easily opened**, or each Habitable Room Area has a device that will adequately ventilate the room.

The total area for ventilation shall be at least four percent (4%) of the floor area of the room served.

Mechanical ventilation may be provided in lieu of natural ventilation if approved by the Building Official as affording ventilation in accordance with standard ventilation requirements in the Mechanical Code.



To fulfill the “Windows can be Opened” option and get 2 points toward your GRH Portfolio:

Ensure all windows can be opened and/or there is adequate ventilation in each room of the dwelling(s).

Learn more
about windows
here:



<https://www.energy.gov/energysaver/windows-doors-and-skylights>

SECTION 3:

RENEWABLE ENERGY AND ELECTRIFICATION

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Oven and Range are Electric.....	p.82

Majority Renewable Energy Either **Onsite** or **Through a Green Pricing Program**

At least fifty one percent (51%) of the electricity used in the Dwelling or Dwelling Unit is **generated by renewable energy**. This must be shown by an electric bill, solar modeling, green pricing participation agreement, or some other documentation.



One option landlords and tenants will both have is to register for the Sustainable Energy Utility (SEU) through The city. The SEU is a supplemental, community owned, and fully sustainable energy utility.

To fulfill the “Majority renewable energy” option and get **8 points** toward your GRH Portfolio:

Ensure at least 51% of energy supplied to the dwelling is renewably generated.

Learn more about
the Sustainable
Energy Utility here:



<https://www.a2gov.org/sustainability-innovations-home/sustainability-me/ann-arbors-sustainable-energy-utility-seu/>

Learn about
Solar options
on the a2gov
website here:



<https://a2gov.org/solar>

Electricity is the **Primary Type of Energy Used for Space Heating**

All space heating in the Dwelling or Dwelling Unit must be provided primarily by electricity.

Examples include:

- baseboard heat
- an electric furnace
- a heat pump (air source or geothermal)
- a hybrid electric and a gas backup system

Points are additive with items in the Heating, Cooling, and Water Heating Options.



To fulfill the “Electricity is the Primary type of Energy use for space heating” option and get **15 points** toward your GRH Portfolio:

Ensure the primary source of heat for the dwelling is electric powered.

Learn more about Space Heating on the energy.gov website here:



<https://www.energy.gov/energysaver/home-heating-systems>

Electricity is the Primary Type of Energy Used for Water Heating

All water heating in the Dwelling or Dwelling Unit must be provided primarily by electricity.

Examples include;

- electric tank water heaters
- electric on-demand water heaters
- heat pump water heaters.

Points are additive with items in the Heating, Cooling, and Water Heating Options.



To fulfill the “Electric Water Heating” option and get 4 points toward your GRH Portfolio:

Ensure the primary source of energy for heated water comes from an electrical source.

Learn about
heat pump
water heaters



<https://www.energystar.gov/productfinder/water-heater-installers-by-state/MI>

Electric Clothes Dryer(s)

If the Dwelling or Dwelling Unit contains a clothes dryer, it **must be electric**.

Examples include;

- electric resistance dryers
- heat pump dryers

In the case of shared clothes dryer(s), a Dwelling or Dwelling Unit gets the points for this item if the clothes dryer(s) allocated to it is/are electric.

Points are additive with items in the Appliance Options.



To fulfill the “Electric Clothes Dryer” option and get 3 points toward your GRH Portfolio:

Provide an onsite electric clothes dryer.

Learn more
about City
Energy Rebates
here:



<https://www.a2gov.org/sustainability-innovations-home/sustainability-me/for-families-individuals/home-energy-rebates/>

Electric Vehicle Charger Installed

At least one **EV charger** is installed.

Charger(s) must be Level 2 or DC fast chargers.

Refer to the 12 Unified Development Code 5.19.8 for guidance on the design of electric vehicle parking spaces.

Chargers must also comply with the requirements in 5.19.4 around barrier free parking.



To fulfill the “Electric Vehicle Charger” option and get 5 points toward your GRH Portfolio:

Provide at least one EV charger of level 2 or DC fast charger.

Thinking about EV chargers?

Learn about rebates, public chargers, and other EV programs and initiatives here:



<https://www.a2gov.org/sustainability-innovations-home/sustainability-me/transportation/electric-vehicles/>

Read the Development code on the a2gov website here:



<https://www.a2gov.org/media/rh4bt05h/unified-development-code.pdf>

Electric Vehicle Charger Installed Bonus

At least 10% of the **parking spaces provided have an EV charger installed.**

Charger(s) must be Level 2 or DC fast chargers.

Refer to the Unified Development Code 5.19.8 for guidance on the design of electric vehicle parking spaces.

Chargers must also comply with the requirements in 5.19.4 around barrier free parking.

Points stack with having an electric vehicle installed.



To fulfill the “Electric Vehicle Charger Bonus” option and get 5 points toward your GRH Portfolio:

Ensure at least 10% of the parking on the property is level 2 or DC fast charging parking.

Read the Development code on the a2gov website here:



<https://www.a2gov.org/media/rh4bt05h/unified-development-code.pdf>

Oven and Range are Electric

Any **ovens and/or ranges** in the Dwelling or Dwelling Unit **are electric**.

Examples include:

- electric resistance
- induction cooktops.

Points are additive with items in the Appliance Options.



To fulfill the “Electric Oven and Range” option and get 5 points toward your GRH Portfolio:

Ensure any ovens and/or ranges in the dwellings are electric.

City Appliance Rebates

Learn more about City rebate programs on the a2gov website here:



<https://www.a2gov.org/sustainability-innovations-home/sustainability-me/for-families-individuals/home-energy-rebates/>

Learn more about Electric appliances here:



<https://www.energy.gov/energysaver/appliances-and-electronics>

SECTION 4A:

ENERGY EFFICIENCY

INSULATION AND AIR SEALING

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Foundation, Rim Joists, and Crawl Space are Insulated.....	p.88
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Provide **Air Sealing**

Air sealing must be provided around floors, all windows, doors, and any other points of air infiltration, such that a blower door test shows a CFM50 roughly equal to the square footage of the Dwelling or Dwelling Unit.

Looking for where to start?

The City of Ann Arbor has a Home Energy Advisor program that can help identify where in the home you need to air seal for free and connect you to rebates.



<https://a2zerohea.org/>



To fulfill the “Air Sealing” option and get 9 points toward your GRH Portfolio:

Provide air sealing and get a blower door test that shows a CFM50 equal to or below the square footage of the dwelling

Learn more about air sealing on the energy.gov website here:



<https://www.energy.gov/energysaver/air-sealing-your-home>



Allow Occupants to Air Seal

Occupant(s) have written permission to **perform air sealing measures** on their own or to hire a contractor to perform air sealing measures.

More tips and tools:

Find more tips and tools on Air Sealing and other home comfort measures that both tenants or landlords can take on the a2gov website here:



<https://www.a2gov.org/sustainability-innovations-home/sustainability-me/for-families-individuals/energy-efficiency-at-home/>



To fulfill the "Occupants Air Sealing" option and get 2 points toward your GRH Portfolio:

Provide written consent for occupants to perform air sealing measures.

Learn more about air sealing windows here:



<https://www.energy.gov/energysaver/air-sealing-your-home>

Attic and Non-Attic Roof Area are Insulated

The **attic must be insulated** to a level of R-50 or greater.

This could be 18" or more of blown in insulation or 8" or more of closed cell spray foam.

Finished attics and ceiling areas with no attic above must be insulated to R-30 or greater.



To fulfill the "Attic and non-attic roof area insulation" option and get **9 points** toward your GRH Portfolio:

Adequately insulate the attic and non-attic roof area for the dwelling.

City Rebates

The city of Ann Arbor offers rebates on attic insulation. Go here to **learn more**:



<https://www.a2gov.org/sustainability-innovations-home/sustainability-me/for-families-individuals/home-energy-rebates/>

Learn more about attic insulation on the ENERGY STAR website :



https://www.energystar.gov/saveathome/seal_insulate/attic-insulation-project

Ducts Sealed and Insulated

Ducts must be sealed to ten percent (10%) leakage or less and insulated with R-8 insulation or greater.

A duct blaster test confirms current duct leakage.



To fulfill the “Ducts Sealed and Insulated” option and get 9 points toward your GRH Portfolio:

Ensure ducts are properly sealed and insulated.

Learn more about duct sealing on the energy.gov website here:



<https://www.energystar.gov/saveathome/heating-cooling/duct-sealing>

Learn more about home energy rebates on the a2gov website here:



<https://www.a2gov.org/sustainability-innovations-home/sustainability-me/for-families-individuals/home-energy-rebates/>

Foundation, Rim Joints, and Crawl Space are Insulated

Foundation walls and rim joints **must be insulated** to R-10 or greater, and crawl space vents **must be air sealed**.



Learn more about insulation on the energy.gov website here:



https://www.energystar.gov/saveathome/seal_insulate/basement_crawlspace

Learn more about home energy rebates on the a2gov website here:



<https://www.a2gov.org/sustainability-innovations-home/sustainability-me/families-individuals/home-energy-rebates/>

To fulfill the “Foundation, Rim Joints, and Crawl space are insulated” option and get 2 points toward your GRH Portfolio:

Properly insulate the foundation, rim joints, and crawl space.

Walls are Insulated

All exterior walls must have R-13 or greater insulation.

Learn about insulation on the energy.gov website here:



<https://www.energy.gov/energysaver/insulation>

Learn more about city rebates on the a2gov website here:



<https://www.a2gov.org/sustainability-innovations-home/sustainability-me/for-families-individuals/home-energy-rebates/>



To fulfill the “Walls are insulated” option and get 2 points toward your GRH Portfolio:

Properly insulate all exterior walls.

SECTION 4B:

ENERGY EFFICIENCY

HEATING AND COOLING SYSTEMS

Medium-Efficiency Cold Climate Heat Pump with Gas Backup Heat.....	p.91
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High-Efficiency Cold Climate Heat Pump with Electric Resistance Backup.....	p.95
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Medium Efficiency Cold-Climate Heat Pump With Gas Backup Heat

The Dwelling or Dwelling Unit must have an **air-source heat pump** with a minimum SEER2 rating of 15.2 and HSPF2 rating of 8, with gas furnace backup.

Info and Options in Ann Arbor

The City of Ann Arbor has rebates and information specific to Ann Arbor. Check them out on the a2gov website **here:**



<https://www.a2gov.org/sustainability-innovations-home/sustainability-me/for-families-individuals/heat-pumps/>



To fulfill the “Medium Efficiency Heat pump with Gas Backup” option and get **15 points** toward your GRH Portfolio:

Provide a medium efficiency heat pump with a gas furnace backup.

Learn more about Heat Pumps on the energy.gov website here:



<https://www.energy.gov/energy-saver/heat-pump-systems>

High Efficiency Cold-Climate Heat Pump with Gas Backup Heat

The Dwelling or Dwelling Unit must have an **air-source heat pump** with a minimum SEER2 rating of 19 and HSPF2 rating of 9.1, with gas furnace backup.



Info and Options in Ann Arbor

The City of Ann Arbor has rebates and information specific to Ann Arbor. Check them out on the a2gov website **here:**



<https://www.a2gov.org/sustainability-innovations-home/sustainability-me/for-families-individuals/heat-pumps/>

To fulfill the “High Efficiency heat pump and gas backup” option and get 30 points toward your GRH Portfolio:

Provide a High efficiency heat pump with a gas furnace backup.

Learn more about Heat Pumps on the energy.gov website **here:**



<https://www.energy.gov/energy-saver/heat-pump-systems>

Low Efficiency Cold-Climate Heat Pump With Electric Resistance Heat

The Dwelling or Dwelling Unit must have an **air-source heat pump** with a minimum SEER2 rating of 15.2 and HSPF2 rating of 7.8, with electric resistance backup heat.



Info and Options in Ann Arbor

The City of Ann Arbor has rebates and information specific to Ann Arbor. Check them out on the a2gov website **here:**



<https://www.a2gov.org/sustainability-innovations-home/sustainability-me/for-families-individuals/heat-pumps/>

To fulfill the “Low Efficiency Heat Pump with Electric Resistance Heat” option and get **10 points** toward your GRH Portfolio:

Provide a low efficiency heat pump with an electric resistance heat backup.

Learn more about Heat Pumps on the energy.gov website **here:**



<https://www.energy.gov/energy-saver/heat-pump-systems>

Medium Efficiency Cold-Climate Heat Pump with Electric Backup Heat

The Dwelling or Dwelling Unit must have an air-source heat pump with a minimum SEER2 rating of 15.2 and HSPF2 of 8, with electric resistance backup heat.



Info and Options in Ann Arbor

The City of Ann Arbor has rebates and information specific to Ann Arbor. Check them out on the a2gov website here:



<https://www.a2gov.org/sustainability-innovations-home/sustainability-me/for-families-individuals/heat-pumps/>

To fulfill the “Medium Efficiency Heat Pump with Electric backup Heat” option and get 20 points toward your GRH Portfolio:

Provide a low efficiency heat pump with an electric resistance heat backup.

Learn more about Heat Pumps on the energy.gov website here:



<https://www.energy.gov/energy-saver/heat-pump-systems>

High-Efficiency Cold-Climate Heat Pump with Electric Backup Heat

The Dwelling or Dwelling Unit must have an air source heat pump with a minimum SEER2 rating of 19 and HSPF2 of 9.1, with electric resistance backup heat.

Info and Options in Ann Arbor

The City of Ann Arbor has rebates and information specific to Ann Arbor. Check them out on the a2gov website here:



<https://www.a2gov.org/sustainability-innovations-home/sustainability-me/for-families-individuals/heat-pumps/>



To fulfill the “High Efficiency Heat Pump with Electric backup Heat” option and get **30 points** toward your GRH Portfolio:

Provide a high efficiency heat pump with an electric resistance heat backup.

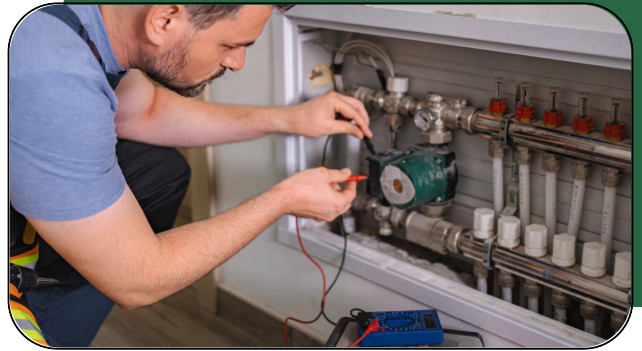
Learn more about Heat Pumps on the energy.gov website here:



<https://www.energy.gov/energy-saver/heat-pump-systems>

Geothermal (ground source) Heat Pump

The Dwelling or Dwelling Unit must have a geothermal heat pump that is ENERGY STAR rated



Learn more about Geothermal on the a2gov website here:



<https://www.a2gov.org/sustainability-innovations-home/sustainability-me/for-families-individuals/geothermal-heating-cooling/>

To fulfill the “Geothermal Heat Pump” option and get **30 points** toward your GRH Portfolio:

Provide an onsite Geothermal heatpump.

SECTION 4C:

ENERGY EFFICIENCY WATER HEATING SYSTEMS

Heat Pump Water Heater..... p.98

Heat Pump **Water Heater**

The Dwelling or Dwelling Unit must have a **heat pump water heater** using electricity to move heat from one place to another instead of generating heat directly.

It can be a stand-alone water heating system or a combination water heating and space conditioning system.



To fulfill the “Heat Pump Water Heater” option and get **15 points** toward your GRH Portfolio:

Provide an onsite Heat Pump Water Heating system to the dwelling(s).

Learn more about heat pump water heaters on the energy.gov website here:



<https://www.energy.gov/energysaver/heat-pump-water-heaters>

SECTION 4D:

ENERGY EFFICIENCY MAINTENANCE AND APPLIANCES

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Conduct Tune-Ups on Heating and Cooling Appliances

All heating and cooling appliances get a tune-up from a qualified contractor at least once a year at no cost to the Occupant(s).

Appliances include, but are not limited to;

- air conditioners
- furnaces
- boilers
- air source heat pumps
- geothermal (ground source) heat pumps



To fulfill the “Tune up Appliances” option and get 2 points toward your GRH Portfolio:

Ensure all onsite heating and cooling appliances are tuned-up by a qualified contractor once a year.

Learn more about finding a certified contractor from Michigan Saves:

[https://michigansaves.org/
find-a-contractor/](https://michigansaves.org/find-a-contractor/)



Replace Heating and Cooling Filters

Filters in each heating and cooling appliance are changed at least twice a year at no cost to the Occupant(s).

For a Dwelling or Dwelling Unit that has multiple appliances, each appliance must have its filter changed twice a year.

Appliances include, but are not limited to:

- air conditioners
- furnaces
- air source heat pumps,
- geothermal (ground source) heat pumps



To fulfill the “Replace Filters” option and get 2 points toward your GRH Portfolio:

Ensure filters on heating and cooling appliances are replaced at least twice a year.

Learn about HEPA filters on the energy.gov website here:



<https://www.epa.gov/indoor-air-quality-iaq/what-hepa-filter>

Flush **Water** Heater

The water heater is flushed at least once a year by a qualified contractor at no cost to the Occupant(s).

According to the energy.gov website routine maintenance for storage water heaters, depending on what type/model you have, may include:

- Flushing a quart of water from the storage tank every three months
- Checking the temperature and pressure valve every six months
- Inspecting the anode rod every three to four years.

Learn more about finding a certified contractor from Michigan Saves:

<https://michigansaves.org/find-a-contractor/>



To fulfill the “Flush water heater” option and get **2 points** toward your GRH Portfolio:

Ensure any water heater in the unit(s) is flushed at least once a year by a certified contractor.

Learn more about flushing a water heater on the energy.gov website here:

<https://www.energy.gov/energysaver/storage-water-heaters>



ENERGY STAR Rated Dishwasher

All **dishwashers** in the Dwelling or Dwelling Unit must be **ENERGY STAR** rated.

Points stack with having a dishwasher item.



Find a dishwasher on the ENERGY STAR website here:



<https://www.energystar.gov/productfinder/product/certified-residential-dishwashers/results>

To fulfill the “Dishwashers are ENERGY STAR Rated” option and get **1 point** toward your GRH Portfolio:

Provide an onsite ENERGY STAR rated dishwasher.

Learn more about dishwashers on the energy.gov website here:



<https://www.energy.gov/energysaver/dishwashers>



Heat Pump Clothes Dryer

All clothes dryers in the Dwelling or Dwelling Unit are **heat pump dryers**.

In the case of shared clothes dryer(s), a Dwelling or Dwelling Unit gets credit if the clothes dryer(s) allocated to it is/are a heat pump clothes dryer(s).

Points stack with other dryer options.

Find a heat pump clothes dryer on the ENERGY STAR website here:



https://www.energystar.gov/products/clothes_dryers/heat-pump-dryer



To fulfill the “Use a Heat Pump Clothes Dryer” option and get 1 point toward your GRH Portfolio:

Provide an onsite heat pump clothes dryer.

Ann Arbor’s Home Energy Rebates include heat pump dryers. Learn more:



<https://www.a2gov.org/sustainability-innovations-home/sustainability-me/for-families-individuals/home-energy-rebates/>



Induction Cooktop and Range

All cooktops and ranges in the Dwelling or Dwelling Unit, use **induction** for heating.

Points stack with other stove items.



Find induction cooking appliances on the ENERGY STAR website here



<https://www.energystar.gov/productfinder/product/certified-residential-electric-cooking-products/results>

To fulfill the “Use Induction Ranges” option and get **1 point** toward your GRH Portfolio:

Provide an onsite induction cooktop and range.

Learn more about induction cooking on the energy.gov website here:



<https://www.energy.gov/articles/making-switch-induction-stoves-or-cooktops>

Learn more about City rebates on the a2gov website here:



<https://www.a2gov.org/sustainability-innovations-home/sustainability-me-for-families-individuals/home-energy-rebates/>

ENERGY STAR Rated On-site Clothes Dryer

All **clothes dryers** in the Dwelling or Dwelling Unit must be **ENERGY STAR rated**.

In the case of shared clothes dryer(s), a Dwelling or Dwelling Unit gets credit if the clothes dryer(s) allocated to it is/are ENERGY STAR rated.

Points stack with other items related to clothes dryers.



To fulfill the “Clothes Dryers Are ENERGY STAR Rated” option and get **1 point** toward your GRH Portfolio:

Provide an onsite ENERGY STAR rated clothes dryer.

Learn more about City rebates on the a2gov website here:



<https://www.a2gov.org/sustainability-innovations-home/sustainability-me/for-families-individuals/home-energy-rebates/>

Find a clothes dryer on the ENERGY STAR website here



https://www.energystar.gov/products/clothes_dryers

ENERGY STAR Rated Refrigerator

All **refrigerators** in the Dwelling or Dwelling unit are **ENERGY STAR** rated.

Learn more about energy efficient refrigerators on the energy.gov website here:



<https://www.energy.gov/energysaver/purchasing-and-maintaining-refrigerators-and-freezers>



To fulfill the “Refrigerator is ENERGY STAR Rated” option and get **1 point** toward your GRH Portfolio:

Provide an onsite ENERGY STAR rated refrigerator.

Find an ENERGY STAR refrigerator on the ENERGY STAR website:



<https://www.energystar.gov/products/refrigerators>

SECTION 5:

WATER EFFICIENCY

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Dishwasher In Dwelling

A **dishwasher** must be available in the Dwelling or Dwelling Unit.

Points stack with other dishwasher items.



Find an Energy STAR rated dishwasher on the ENERGY STAR website here:



<https://www.energystar.gov/products/dishwashers>

To fulfill the “Dishwasher” option and get 2 points toward your GRH Portfolio:

Provide an onsite Dishwasher.

Learn more about dishwashers on the energy.gov website here:



<https://www.energy.gov/energysaver/dishwashers>

Grass and Landscape are Not Watered

There is no sprinkler system installed, and there is no operating procedure for watering the grass or landscaping, on the property on which the Dwelling or Dwelling Unit sits.

Xeriscaping

Xeriscaping is a method of promoting water conservation in landscaped areas

Learn more
about
Xeriscaping
on the
energy.gov
website here:



<https://www.energy.gov/energysaver/landscaping-water-conservation>



To fulfill the “Grass and Landscape are not watered” option and get 2 points toward your GRH Portfolio:

Avoid installing a sprinkler system or implementing watering procedures on properties.

Learn about
water smart
landscaping
on the EPA
website here:



<https://www.epa.gov/system/files/documents/2021-12/ws-outdoor-water-smart-landscapes.pdf>

Greywater and/or Rainwater System for Landscape Irrigation

At least 50% of the water used for landscape irrigation comes from a greywater and/or rainwater system.

Rain Barrels

Rain Barrels can help save money and water by capturing rain that comes off your roof for you to use with irrigation.

Learn more about Rain Barrels on the Washtenaw Conservation website here:



<https://washtenawcd.org/residents/sales/rain-barrel-sales/resources>



To fulfill the “Greywater and/or Rainwater for landscaping” option and get **2 points** toward your GRH Portfolio:

Provide an onsite greywater or rainwater system on the property.

Learn more rainwater systems on the energy.gov website here:



<https://www.energy.gov/femp/rainwater-harvesting-systems-technology-review>

Leak Detectors in Dwelling

Water leak detector(s) are installed in the Dwelling or Dwelling Unit.

A leak detector can either be a whole-system unit that monitors the entire water delivery system or a system of floor detectors.

If using floor detectors, there must be one at each appliance that is connected to the water system, including, but not limited to all sinks, toilets, water heaters, and washing machines.

AquaHawk

The City of Ann Arbor's Water Department has an opt-in program called **AquaHawk** for tracking and alerting home owners of suspected leaks, and will count for claiming this item. Learn more about AquaHawk on the a2gov website here:



<https://www.a2gov.org/services/water-billing/water-consumption/>



To fulfill the "Leak Detector" option and get 2 points toward your GRH Portfolio:

Provide onsite leak detectors.

Learn more about leak detectors on the energy.gov website here:



<https://www.energy.gov/femp/water-efficient-technology-opportunity-distribution-system-leak-detection>



Low Flow Shower Heads

All showerheads in the Dwelling or Dwelling Unit must meet or exceed the Environmental Protection Agency's WaterSense standard rating.



Learn more about shower heads on the EPA website here:



<https://www.epa.gov/watersense/showerheads>

To fulfill the "Shower Heads" option and get 2 points toward your GRH Portfolio:

Provide low flow shower heads for all showers in the unit(s).

Find low flow shower heads on the EPA website here:



<https://lookforwatersense.epa.gov/Product-Search-Results-Showerhead.html>

Low Flow Sink Aerators

All bathroom sinks in the Dwelling or Dwelling Unit must meet or exceed the Environmental Protection Agency's WaterSense standard rating.

Already have Aerators?

Find tips on cleaning your aerators on the EPA website here:



https://www.michigan.gov/mileadsafe/-/media/Project/Websites/mileadsafe/Educational-resources/2019-6-27_Cleaning_Your_Aerators-English.pdf



To fulfill the "Sink Aerators" option and get 2 points toward your GRH Portfolio:

Provide onsite low flow sink aerators for all bathroom sinks in unit(s).

Learn more about sink aerators on the EPA website here here:



<https://www.epa.gov/watersense/bathroom-faucets>

Low Flow Toilets

All toilets in the Dwelling or Dwelling Unit must meet or exceed the Environmental Protection Agency's WaterSense standard.

Learn more
about toilets
on the EPA
website here:



<https://www.epa.gov/watersense/residential-toilets>



To fulfill the "Toilets" option
and get 2 points toward your
GRH Portfolio:

**Provide low flow toilets for all
toilets in unit(s).**

Find low flow
toilets on the
EPA website
here:



<https://lookforwatersense.epa.gov/Product-Search-Results-Toilets.html>

ENERGY STAR Rated On-Site Clothes Washer

All **clothes washers** in the Dwelling or Dwelling Unit must be **ENERGY STAR rated**.

In the case of a shared clothes washer(s), a Dwelling or Dwelling Unit gets credit if the clothes washer(s) allocated to it is/are ENERGY STAR rated.

Points stack with other items related to washers and dryers.



To fulfill the “ENERGY STAR Rated Clothes Washer” option and get 2 points toward your GRH Portfolio:

Provide an onsite ENERGY STAR rated clothes washer.

Learn more about ENERGY STAR Clothes washers on the ENERGY STAR website here:



https://www.energystar.gov/products/clothes_washers

Permeable Pavement

All **pavement** on the property on which the Dwelling or Dwelling Unit sits is **permeable**.

Permeable pavements include, but are not limited to, porous asphalt, pervious concrete, and permeable interlocking concrete pavement.



Learn more about
permeable
pavement on the
EPA website here:



<https://www.epa.gov/soakuptherain/soak-rain-permeable-pavement>

To fulfill the “Permeable Pavement” option and get 2 points toward your GRH Portfolio:

Ensure all pavement on the property is permeable.

Rain Garden or Bioswale on Property

The property on which the Dwelling or Dwelling Unit sits contains a **rain garden** or **bioswale** that is certified by the Washtenaw County Water Resources Commissioner or other certifying entity.



Learn more
about Rain
Gardens on the
a2gov website
here:



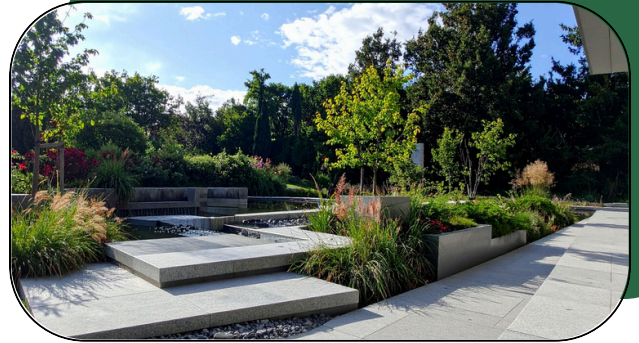
<https://www.a2gov.org/systems-planning/water-resources/stormwater/rain-gardens/>

To fulfill the “Rain Gardens or Bioswale” option and get 2 points toward your GRH Portfolio:

Provide an onsite Rain Gardens or Bioswale.

Water **Efficient** Landscaping

The common-use areas intended or made available for the use of the Occupant(s) must meet all the **outdoor water efficiency** criteria of the Environmental Protection Agency's WaterSense Specifications (Section 4).



Learn more about water efficient landscaping on the EPA website here:



<https://www.epa.gov/system/files/documents/2021-12/ws-outdoor-water-smart-landscapes.pdf>

To fulfill the “Water Efficient Landscaping” option and get **2 points** toward your GRH Portfolio:

Provide that the landscaping on the property is water efficient.

WaterSense Labeled Irrigation System

If an irrigation system is present, both the spray sprinkler bodies and the irrigation controlling must be **WaterSense labeled**.



Rain Barrels

Rain Barrels can help save money and water by capturing rain that comes off your roof for you to use with irrigation.

Learn more about Rain Barrels on the Washtenaw Conservation website here:



<https://washtenawcd.org/residents/sales/rain-barrel-sales/resources>

To fulfill the “Composting” option and get 2 points toward your GRH Portfolio:

Provide that any irrigation system on the property is **Water Sense labeled**.

Learn more about WaterSense irrigation on the EPA website here:



<https://www.epa.gov/watersense/watersense-labeled-controllers>

SECTION 6:

UNLISTED MEASURES

Measures to be Submitted..... p.122

Measures to be Submitted

A measure implemented in the Dwelling or Dwelling Unit, or on the property on which the Dwelling or Dwelling Unit sits, that is not listed above and has a direct energy efficiency, renewable energy, or sustainability impact may receive points toward a Dwelling or Dwelling Unit's Energy Efficiency Score.

Owners or Agents may request consideration of such a measure by the Director of the Office of Sustainability and Innovations. The Director retains sole discretion to approve or deny such requests and as to the number of points to allocate to an approved measure.

Measures submitted will be awarded points based on consideration and in accordance with the checklist methodology.

If you have an idea for an additional measure you would like to be considered, email
GreenRentalHousing@a2gov.org

Acknowledgements

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