

Ann Arbor Green Rental Housing Checklist

Planning

Planning Options	Points	Requirement
Completed Energy Assessment	10	An energy assessment has been completed that is inclusive of the unit.
Energy Improvement Plan	10	Submit a plan detailing planned improvements.
Total Possible Planning Points	20	

Sustainability, Health, and Education

Sustainability, Health, and Education Options	Points	Requirement
Bike Parking	2	One space is available per five units. Alternative, occupants are allowed to lock bike in an exterior location of the unit.
Curbside Compost Bins Provided Where Available	2	At least one compost bin is available in each location where trash and recycling are present.
Energy Efficient Windows	4	Windows are Energy Star rated or have a low-coated window film applied.
Free or Discounted Bus Passes	2	Each occupant has access to a free or discounted bus pass provided by the Owner.
Free Wi-Fi Provided	2	Wi-Fi that meets minimum broadband requirements (100 Mbps download and 20 Mbps upload) is provided.
Furnished Unit	2	The unit is available as fully furnished.
Habitable Spaces Have Access to Natural Daylight	2	Every habitable room shall have at least one window, sliding glass door, skylight, or other acceptable light transmitting media facing directly to the outdoors
Lawn Maintenance Is Provided with Electric-Powered Equipment	4	All equipment used in the routine maintenance of the lawn care shall be all-electric equipment or done using manual equipment.
Occupants Participate In a Renter Sustainability Session	10	At least 50% of occupants must attend and/or view a recording of the event.
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.
On-Site or Nearby Garden	2	A garden, either one that can be used in the occupant's space or a community option, is available to occupants on-site or within $\frac{1}{4}$ mile.
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 occupants from doing so.
Participate in Pollinator-Aware Yard Care	2	Register the building's address as a Pollinator-Aware Yard Care program participant with the City of Ann Arbor.

Property Accepts Affordable Housing Options and/or Has an Eviction Diversion Program	2	The property accepts housing vouchers designed to assist low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing and/or connects occupants at risk of eviction with legal assistance.
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.
Space Cooling is Provided	2	A permanent technology that provides cooling to the habitable space is present.
Thermostat is Programmable	2	A thermostat that has the ability to adjust the times the heating or air-conditioning is running and the temperature it is set to according to a pre-set schedule is present.
Thermostat is Energy Star Certified Smart Thermostat	2	A Wi-Fi enabled thermostat that adjusts heating and cooling temperature settings for optimal performance and can be controlled from anywhere with an internet connection is present.
Windows can be Opened	2	Every habitable room shall have 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.
Total Possible Sustainability, Health, and Education Points	50	

Renewable Energy and Electrification		
Renewable Energy and Electrification Options	Points	Requirement
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.
Electricity is the Primary Type of Energy Used for Space Heating	15	Any type of primary heating that uses electricity to provide heating. Examples include baseboard heat, an electric furnace, a heat pump (air source or geothermal), or a hybrid electric and a gas backup system.
Electricity is the Primary Type of Energy Used for Water Heating	4	Any type of water heater that uses electricity to heat water. Examples include electric tank water heaters, electric on-demand water heaters, and heat pump water heaters.
Electric Clothes Dryers	3	Any type of clothes dryer that uses electricity to dry clothes. Examples include electric resistance and heat pump dryers.
Oven and Range are Electric	5	An oven and range that heats food using electricity. Examples include electric resistance coils and induction.

Energy Efficiency

Insulation and Air Sealing Options	Points	Requirement
Air Sealing	9	A blower door test showing an CFM50 roughly equal to the square footage of the household
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 should be insulated to R-30 or greater.
Ducts Sealed and Insulated	9	Ducts are sealed to 10% leakage or less and insulated with R-8 insulation or greater.
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.
Walls are Insulated	9	All exterior walls have R-13 or greater insulation.
Total Possible Insulation and Air Sealing Points	45	

Heating, Cooling, and Water Heating Options	Points	Requirement
Heating & cooling system (select only 1)		
Medium-Efficiency Heat Pump with Gas Backup Heat	15	An air-source heat pump with a minimum rating of SEER 16 and HSPF 9.5, with gas furnace backup.
High-Efficiency Heat Pump with Gas Backup Heat	30	An air-source heat pump with a minimum rating of SEER 20 and HSPF 11, with gas furnace backup.
Low-Efficiency Heat Pump with Electric Resistance Heat	10	An air-source heat pump with a minimum rating of SEER 16 and HSPF 9.2, with electric resistance backup heat.
Medium-Efficiency Heat Pump with Gas Backup Heat	20	An air-source heat pump with a minimum rating of SEER 16 and HSPF 9.5, with electric resistance backup heat.
High-Efficiency Heat Pump with Electric Resistance Backup Heat	30	An air-source heat pump with a minimum rating of SEER 20 and HSPF 11, with electric resistance backup heat.
Geothermal (Ground Source) Heat Pump	30	A geothermal heat pumps system with HSPF 13 or higher.
Water heating system		
Heat Pump Water Heater	15	A water heater that uses heat pump technology. They are also commonly referred to as hybrid electric water Heaters
Total Possible Heating, Cooling and Water Heating Points	45	

Appliance Options	Points	Requirement
Dishwasher is Energy Star rated	1	Dishwasher has Energy Start rating.
Heat Pump Clothes Dryer	1	Clothes dryer that uses heat pump technology. Can stack with Energy Star rating if heat pump dryer has Energy Star rating.

Induction Cooktop and Range	1	An oven and range that heats food using induction.
On-Site Clothes Dryer is Energy Star Rated	1	Clothes dryer has Energy Star rating. Can stack with heat pump clothes dryer.
Refrigerator is Energy Star Rated	1	Refrigerator has Energy Star rating.
Total Appliances Points	5	

Total Possible Energy Efficiency Points	95
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Water Efficiency

Water Efficiency Options	Points	Requirement
Dishwasher	2	A dishwasher is available in the unit.
Grass and Landscaping are Not Watered	2	No sprinkler system is installed and there is no operating procedure for watering the grass and landscaping.
Leak Detectors	2	Leak detector(s) are installed in the unit. Either a whole-system unit that monitors the entire water delivery system or a system of floor detectors.
Low Flow Showerheads	2	All showerheads in the unit must meet EPA's WaterSense standard rating of 2.0 Gallons Per Minute (GPM).
Low Flow Sink Aerators	2	All bathroom sinks in the unit must meet EPA's WaterSense standard rating of 1.5 Gallons Per Minute (GPM).
Low Flow Toilets	2	All toilets in the unit must meet EPA's WaterSense standard rating of 1.6 Gallons Per Flush (GPF).
On-site Clothes Washer is Energy Star Certified	2	If there is a clothes washer on-site, whether in the unit or a communal one, it is Energy Star rated.
Rain Garden or Bioswale on the Property	2	A rain garden or bioswale is on the property that is certified by Washtenaw County Water Resources or other certifying entity.
Water-efficient Landscaping	2	The common-use areas intended or made available for the use of building occupants shall meet all the outdoor water efficiency criteria of the EPA WaterSense Specifications (Section 4).
WaterSense Labeled Irrigation System	2	If an irrigation system is present, both the spray sprinkler bodies and the irrigation controller must be WaterSense labeled.
Total Possible Water Points	20	

Total Possible Points	220
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Points Achieved	
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Unlisted Innovative Measures

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