



cityhealth

AN INITIATIVE OF

the de Beaumont Foundation + Kaiser Permanente

Our 2.0 Policy Package



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Affordable
Housing Trusts



Complete Streets



Earned Sick Leave



Eco-Friendly
Purchasing



Flavored Tobacco
Restrictions



Greenspace



Healthy Food
Purchasing



Healthy Rental
Housing



Legal Support for
Renters



High-Quality,
Accessible Pre-K



Safer Alcohol
Sales



Smoke-Free
Indoor Air

Healthy Rental Housing



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- **Rental registry and inspection**
- **Evidence based, practical, effective**



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- **Health Benefits**

- Physical: protection from lead paint, asthma triggers, lung disease, pests, falls, etc.
- Mental: reduced stress, depression, increased substance use, increased ED visits, domestic violence, criminal activity, poor school performance, etc.
- Benefits marginalized communities

- **City Benefits**

- Reduced home fires, first responder costs, services
- Reduced violations, complaints over time
- Increased property values, higher quality housing stock



Medal Criteria: Healthy Rental Housing

HEALTHY RENTAL HOUSING MEDAL CRITERIA



1. City has a policy that requires annual rental registration of buildings with three or more units for all property types. Certain exemptions may be allowed including, but not limited to, when the unit is vacant, a family member is living there but not on the deed, units where rent is not collected, and if the owner occupies one of the units.	✓	✓	✓
2. City policy requires routine, periodic inspections conducted at least every 10 years.	✗	✓	✗
3. City policy requires inspection of the property exterior.	✗	✓	✗
4. City policy requires advanced notice of inspection to go to the landlord or the tenant.	✗	✓	✓
5. City policy requires routine, periodic inspections to be conducted at least every five years.	✗	✗	✓
6. City policy requires inspection of property exteriors and interiors when there is an exterior violation.	✗	✗	✓
7. City policy requires landlords to pay registration or inspection fees.	✗	✗	✓
8. City policy requires an evaluation or reporting requirement.	✗	✗	✓



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- **Inspection frequency**

- Lottery or random sampling
- Tiering system
- Single unit vs multiunit



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- **Landlords**

- Cooperative vs traditional enforcement
- Repair funds, trainings
- Insurance discounts for home upgrades

- **Cost**

- Current registration and inspection fees in Louisville are at national average
- Registration fee as inspection fund
- Daily fees for unaddressed violations
- Long term savings





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