

Captioning Transcript of Public Works Committee Meeting - October 4, 2022

"Chair George"

good afternoon and welcome to the public works committee. This meeting is being held pursuant to KRS dot 806 in accordance with Council rule 5A.

I'm Nicole. George Committee Chair and I'm joined today by Committee Members. Bill Hollander, Anthony Piagentini, Madonna Flood.

And Brent Ackerson we are also joined today by a Council Member Donna Purvis

Today we have 1 special item and 1 piece of legislation item. Number 3 is being held at the request of the sponsor.

To start we have item number 1, 2, 2 dash.

133 9 solid waste container policy.

We've also been joined by committee, Vice Chair Stuart Benson

At our last committee we heard from solid waste about the need to update our cart policy. We heard about the condition of our carts.

The need for more public understanding around resident responsibility and the need to inspire.

Better care for cards to reduce damage and theft. We heard about plans for an audit and for business outreach.

And plans for replacement of cards over 10 years old.

Unfortunately, we had limited time with committee, but solid waste stepped up and delivered a presentation in a very short period of time. And we've invited them back today to answer questions since our questions were cut short. So I see, we've been joined today.

Pete flood with solid waste, Pete, share your position within the agency and feel free to fill in any gaps that I missed in terms of the recap.

"Pete Flood"

Thank you, um, my name is Pete platinum with the Department of public works at waste management services. I think you summed up, uh, what we're trying to do here.

Uh, which is, uh, fix a problem that's been ongoing for a number of years.

And 1, that's not going to get better without some kind of an action.

To handle that, so I really want to just open it up to any kind of questions. Uh, our team is here to be able to answer those as best. We can.

"Chair George"

Excellent, I will start because I know 1 of the bigger questions is how replacement will work and particularly for residents with low income. And I know in the PowerPoint you presented, it mentioned a few exceptions. And so I want to hear a little bit more about.

And I understand it's maybe not been fully formalized, but what you're thinking in the way of exceptions what that would look like, and how folks would apply for those.

"Pete Flood"

So, um, we did, uh, forward our policy on with the, um.

With the presentation, I believe at our original meeting, however, uh, some of those exceptions are really the, the low income is the biggest 1 and, um.

You know, the, um, any anybody that has a low income.

A low-income request, or they need a cart, and they, they meet any criteria of low income from any other agency that would be okay with us. And we would take that as verification that they are low income. We're not actually doing a low income. Check on them, we're accepting what they have. Part of that is more or less that, um. You know, when they when they make the request, which they would make through a portal. They would, um, insert and, uh, I guess forward to any of those number of documents through there, and it would go through our internal approval process and we would give that out as, as an approval. Some of the other exceptions. It's been a minute since I looked at the policy, so.

"Chair George"

so, in terms of low income what i heard was if you Meet a certain threshold from another agency. I'm assuming that state or local you would then be eligible for the car, so there's no necessarily there's no. Threshold around a that you're going to be vetting it has to do with. How they demonstrate that from some other,

"Pete Flood"

any other, any other local, uh, state or federal agency. Okay. 1 of the other exceptions is if the cart is damaged due to our own cruise negligence, not negligent but because the cart is worn. Sometimes the, the grippers on these on these trucks will grab it. And if it's particularly if it's extremely cold, the plastic is brittle. And it will snap. Uh, and, you know, that's 1 of the things that is, is our issue that we will replace the card. Sometimes, uh, also the, um, when the arm goes up to lift it and drop the, the content into the top of the truck, uh, the cart will slip out. And go into the back of the Hopper, we cannot get it out of that truck, uh, in a safe manner. So that cart would also be replaced at our cost. Um. something another thing is that, um, a container is damaged, or it is, um. Unreal terrible uh or have to be removed due to a criminal investigation. Sometimes they have to take those. We need to replace those cards for people. And then if a person moves into another property, they move from another property and that container is gone. When they arrive, that would also be eligible as a replacement card at no cost.

"Chair George"

Okay, thank you. Councilman Hollander,

"Committee Member Hollander"

thank you. Um. Have a question about the business rules and how many cards businesses I've had can't have under the proposed roles under the existing roles. And I don't think that's really changing, but what might be changing is enforcement.

There are a lot of businesses out there. I don't know where the cards came from.

That have more than 4 carts and.

I assume, I guess I just really asked for a little explanation as to why we sort of have the 4 cart rule. I think I understand, but I think it's important that businesses understand why the rule is out there.

And, and, you know, as we kind of wean people away from having 6, 8, 9 carts.

How do we do that? And, because there is an expense involved in getting your own dumpster. I understand that. Um.

On the other hand, there's some pretty significant expense in picking up 9 different guards from an individual business. So if you could just talk a little bit about businesses.

"Pete Flood"

Well, the ordinance was set many years ago and, uh, it was set at a threshold at which.

The powers to be at that time, felt that you moved from.

A, a business that could be on a curbside type collection program into generating a lot more waste and you would need to go to the, uh, the larger dumps for capacity dumpster route, which metro does not provide.

Uh, the reason, you know, there are, I will say this, there's a lot of different occupants. He's out there. There's a lot of different types of businesses. Sometimes it's, it's more than 1 business and a building.

You know, they could have a, a, you know, a lease or whatever. So, a lot of that is going to have to be considered on a case-by-case basis.

However, um.

I think a lot of these businesses receive these over the years because we didn't track the carts very well and also,

because we wanted to expand recycling to people that.

Couldn't recycle otherwise so, uh, some of them got excess carts that, that they really shouldn't have gotten some of the other issues that we come across.

There isn't a room for a dumpster at a business and because they needed to have some kind of a service we added additional containers. So going forward, we're not talking about going through and taking away all those carts.

Uh, however, when we do come across a change in ownership or a change of focus of the business in some sort, and it is causing us a problem with our collection,

we need to reevaluate those on a case-by-case basis to see if that is something that we can continue to accommodate or we have to step back and say, all right, you're going to have to get a private waste collector.

"Committee Member Hollander"

I may staying on the subject of businesses. I don't know how well we communicate with businesses what the rules are.

I know we do a great job of communication in general, but I don't know if all businesses know what, you know, what the ordinance does say what they're supposed to do. I recently came across a situation where a business had closed.

And I guess they're supposed to notify us that they closed. They had.

I don't know, it was more than 4. I'll put it that way. It was closer to 9, I think, and then we're just laying there and they'd been there for months and so they became quite an eyesore and people were throwing, you know, it was a mess.

Do when they shut down the call the city and say we're no longer in business when we please come and get your cards. Um, so I think there was a lot of education here.

I will say if I can't just make 1 comment.

i don't know if my cart is from two thousand and three or not probably is I think what what you're doing in terms of trying to maintain this very old inventory is quite impressive frankly. I mean, my, the cart, the thing that picks up the cart.

Broke on mine, and so I got 1 of those yellow stickers that said are orange stickers that said, put it out and we'll come and fix it.

And to be quite blunt, I was a little bit skeptical that somebody would actually come and fix it, but they did, they came. And I know those aren't metro employees I guess right? Is that a vendor that does that kind of work for us?

"Pete Flood"

We do contract that

"Committee Member Hollander"

it was very efficient, and it works fine and we're continuing to use this very old cart. So.

The other piece is and I'll just say I won't be here on the budget committee next year, but I'm glad you are raising this issue about the inventory of cards at the end of the year because it has been a continuing problem.

Where in the urban service district, if you need a cart at the end of the year.

One's not available, because we don't budget enough money for cards and that's inexplicable to people when they call and say my cards gone. Can I get a new 1? And you say not until the next fiscal year and that's on us. I mean, that's on.

And I'm talking about the council in terms of funding that's available for new cart. So thank you for being here.

"Pete Flood"

Thank you

"Chair George"

I have a question about the component around the business portal, so if I'm looking back through my notes from last time, my understanding is if you have a cart that goes missing, or you need to, you know.

You have a cart maybe that was damaged beyond repair. You're going to purchase a new cart through the portal, correct?

"Pete Flood"

That is correct.

"Chair George"

So I'm wondering what happens in instances where there's no digital.

Accessibility, somebody doesn't have the ability to go into the portal. What do they do in that instance?

"Pete Flood"

well the the portal has an important role to play here in our inventory once we get the set because it's it's an inventory tracking system so whether that person puts it in or someone puts it in for them is is something that you know we work with our i t department and there's more familiar with the portal than we are we do have donna here i think she's Tool.

She's from technology, she can probably answer more questions about the portal.

and what they do when somebody doesn't have necessarily that access We also have metro 311 here that that could also answer questions.

"Chair George"

So people can still call 311 and then I'm interested in. How is their, how will their payment be collected?

Well, that go ahead.

"Pete Flood"

I do not believe that they would be able to call metro 301 to obtain it. so donna are you still

"Donna Lampke"

I am here i don't can you hear me

"Chair George"

Yes, um, yeah,

"Donna Lampke"

so 1 of the things that we're trying to do, uh, with this process is to, uh, hopefully relieve some of the pressure that currently exists for a Metro,

311 and transfer this procedure into our business portal now, to answer the question regarding, um, what would or could be done. could be done When someone does not have access to technology, though, I, I feel like that.

That's probably going to be a very small percentage. They can utilize their smartphone or they can utilize a computer in order to access this portal.

But let's just say that they someone doesn't have access at that particular point. We would recommend that they call solid waste management.

Have someone there actually enter the information and they can pay over the phone.

Does that answer your question?

"Chair George"

It does and I appreciate that. I mean, I would definitely I mean, I hear you that. It's a small percentage, but I think it's an important percentage and no doubt that it's out there, so

"Donna Lampke"

oh, yeah.

"Chair George"

I would just encourage you guys to come up with procedures for that.

Those instances where.

You know, either the person doesn't have access or.

Um, has doesn't have the ability to be in the digital space to.

"Donna Lampke"

And when you stop and and consider, it's really no different than the situation that we have within, uh, construction and view.

planning and design colds and regulations

All of our most of their business actually flows through this portal and when we 1st turn this on, it was a very large concern that we would not have, um,

be able to accommodate the people that cannot are.

Do not have access to some sort of technology and I think that over the last, what, 3 and a half years we've seen that. Yes, it is some, but it's certainly not enough to.

Um, ignore the 8,020 rule that, you know, exists if you can get it to work for 80% of the people. We can accommodate the other, 20 be at a phone call or when. We. 1st started.

We actually put a kiosk in, um, to, uh, I don't know if you're all familiar, but the 404 building. four hundred and four building

On the 1st floor, so that anyone who didn't have a computer, or didn't

understand, or know they could go in and actually use that kiosk. And if they needed help, then we had customer service representatives. Um.

That would actually help them, but that's we haven't had that probably in a couple of years now.

"Chair George"

Thank you Donna it for the record. Will you state your name and what your role is with Metro?

"Donna Lampke"

Absolutely. Well, my name is Donna Lampke

I work for CIT, I'm an enterprise analyst specifically for Accela

"Chair George"

Excellent, thank you.

"Pete Flood"

Council Woman George, if I could add just 1 thing 1 of the other important parts about this portal, is that it allows us to utilize our care and responsibility form,

which is 1 of the things that we're going to have to do to get people to understand their responsibilities. And taking care of these carts, so it would allow us to automatically send out this form and for them to complete it.

Sign it and send it back in just like a DocuSign document. So that's really an important part of trying to get control of the cart situation overall because people just leave them out all the time.

"Chair George"

Yes, and I certainly appreciate it.

Where the system is moving and the way of acknowledging and getting others to acknowledge more community member responsibility for that. So, I think that's important. I just recognize that we all have neighbors who maybe aren't going to be in that position to.

Use DocuSign, so figuring out what happens in in the interim. Okay. I don't see anyone else in the queue. I know we've been joined by Committee Member Dorsey

If there are no more questions, I would just really thank you guys for coming over and being willing to present and then also come back for questions. Um.

Yeah, very good Thank you for coming.

"Pete Flood"

Thank you for having us.

"Chair George"

Next on the agenda, we have item number 2 Dash, 102 Dash, 22 an ordinance, amending the Louisville, Jefferson County, Metro government, code of ordinances, chapter, 119 regarding the registration of rental housing to include and assign the director of Louisville, Metro code and regulations or designee further administration. And enforcement duties regarding the registry of rental housing units, they have a motion to end table. they have a motion to end table

Most endorsing, we have a 2nd.

pushing back Committee Member Dorsey seconded by Committee Member Hollander

At our last committee meeting, we heard from Director Kirchdorfer with Codes and Regs about the estimated costs, and the estimated number of units that would fall under proactive inspection.

we heard some concerns from codes and rags primarily around administrative tracking needs

that included things like the permits for construction reduction of fees and the annual reporting that's required

We also heard about generally the need to address the fee structure and the inequity between single family versus multifamily and we said we would research what other cities are doing.

1 of the assumptions that continues to be raised is that.

If you have no property maintenance reports, that means you're a good actor.

And that there's a need to better understand the value of proactive inspections. And so, for that reason, today we have, I see someone from legal Metro, public, health and wellness as well as.

Folks from city health, which is a nonprofit devoted to policy that inspires better health in cities. And so with that, I would invite our speakers to to jump in. I believe we have a presentation.

That is in the system Rebecca, would you like to start? Yes, I'll start.

"Rebecca Hollenbach"

Thank you. Councilwoman, George. My name's Rebecca Hollenbach.

I'm an executive administrator in the center for health equity, which is part of the Department of public health and wellness and my team works on policy work.

And I just wanted to introduce our main speaker today public health and wellness has had a relationship with city health for several years. They're a national organization that does a lot of best practice research.

That helps us kind of understand what is the link between policies that may seem unrelated to health and how they impact health and so they put forward.

Sample policies that will have a positive impact on health and so we have worked with them for the past several years with their 1.0 policy package.

Um, over time, Louisville actually was able to score gold, multiple years in a row for passing health, supportive policies. Um, they've recently rolled out a new policy package.

And so Louisville may not score gold this year, but it's something that we can work towards. And so I'm going to turn it over to Kate who will share more about this particular policy?

Thanks, Kate.

"Kate Conquest"

So much for Rebecca, I do have some slides I'll share my screen and talk a little bit about. I'll just give a brief background on city health, but Rebecca, you summarize that very well.

Um, and then I'll spend most of the time talking about why we support, um, proactive rental inspection policies like this 1 and then, at the end, I can field any questions and then anything that I can't answer, I can obviously bring back to our subject matter expert partners and and bring back to you so.

Um, I will share my screen and.

I'm assuming that somebody will shout at me if you can't see anything so I will go ahead and.

Get started, so, just for a very brief background. Like Rebecca said, we work with upstream, um, prevention oriented policies that will improve health long term. These are the 12 that we work on for our new 2.0 policy package. policy package

All our policies are evidence based they are largely under city authority and have a track record of bipartisan support and we work with cities.

Um, both as the annual assessment, where we give out those gold silver bronze metals that Rebecca mentioned.

Um, but we also work directly with cities to help get policies over the finish line.

So 1 of our policies is healthy rental housing, which is really just our message tested way of saying, rental registration and proactive rental inspection.

We chose these as 1 of our housing policies, um, because they do have a really strong evidence base of improving health. They're really practical policies small and large cities alike.

Can and do pursue policies like this, and they really are effective in, um, getting violations that go usually go and addressed our address under, um, systems like this.

A little bit about why we, as a health initiative, um, are invested in proactive rental inspection policies.

You know, health and housing are so inextricably linked. It's hard to to talk about 1 without the other. Um, both in terms of short and long term. Health, and then also, in terms of physical and mental health.

So, the proactive rental inspection policies can identify these issues and kind of prevent them from even starting. So they can identify things like lead paint.

They can identify as the triggers tests and plumbing issues, unsafe housing that might put elderly people at risk of following things like that can all be captured.

By policies like this, um, there's also such a strong tie between mental health and housing, so.

Um, unsafe and unstable housing is related to stress all these stress related illnesses that can manifest physically. So, things like COPD and high blood pressure can be associated with that.

Um,

unstable housing is also associated with depression substance use the subsequent treatment costs for substance use as well increased emergency department visits criminal activity being the victims of criminal activity as well school performance for kids

also, child protection is often those calls are often triggered by unsafe housing, so all of these things are just also connected.

Um, to the safety and stability of the housing that's provided.

I'll also say that these proactive rental inspection policies benefit the communities that need them the most.

So these low, low income, and people of color are more likely to be renters and they're more likely to rent from poor quality buildings.

These are also the same people who are less likely to report these issues in a complaint base system. So, whether that's because they don't speak English, they can't understand your there's not fluid enough in the bureaucracy, or they are fear retribution from landlord.

So whatever, the reason often these communities don't provide those complaints. And so then in their health is being impacted in the long term.

As well, as benefitting tenants, though, these really do benefit, um, the cities as well. So, cities with policies have less home fires, less buildings, collapsing, things like that, which obviously protect the tenants, but it also reduces 1st, responder costs for cities.

Social service costs for providing ambulance rides, emergency department, visits all those things I just mentioned above, um, can be reduced long term.

Cities with policies also have fewer violations and complaints over time because things are being addressed.

Proactively and not, um, they're not relying on waiting for people to complain. All of this just means that the housing quality is going to go up in your city. You'll have better housing, safer housing for the tenants and increase appraisals and property values. Um.

As well, I want to talk, I'll talk a little bit about the like, Rebecca said, we award cities, gold, silver, bronze medals for each policy. Um, I don't I'm not here to get you like, you don't have to be going for gold in order to.

Have me here or whatever um, not here just to advocate for that, but.

I think this graph kind of gives a good example of what, um, what are important policies, um, elements of, of the strongest policies. So, that includes like a baseline registration knowing what's in your city.

Routine periodic inspections that make sure that every unit is captured within a timeframe. We understand obviously resource wise that he can't do every unit every year.

Um, but the strongest policies will ensure that every unit gets inspected ideally, within 5 to 10 years.

We also the strongest policy is also kind of are explicit about what is being inspected. So, is it in exterior inspection if there's an exterior violation does that then trigger an interior inspection? Things like that?

Um, are also really beneficial also, evaluation and reporting cause you can't manage, which you don't measure. And so I'm sure you've heard before.

So, there's some background about why we support these policies. Um, I, Rebecca, and I, and then our partners on this policy or enterprise advisors who are experts in this field.

We met with a couple of council members last week, and we've got some really good questions from them in similar questions to other cities.

Um, that are pursuing this policy as well. So I will talk a little bit address a couple of those questions that came up. And then I also have a lot of follow up information from that call last week to send your way.

So, definitely more to come.

The 1st thing we talked about last week was, um, the inspection frequency and talking about how cities decide, like, what and how to decide which units are inspected when, um, a lot of cities are looking at a lottery or a random sampling system,

which is included in this bill, our only flag there, we would just encourage to make sure that there is language that guarantees that every unit is inspected within again. Ideally, it's 5 to 10 years just to make sure that that nothing falls through the cracks in the lottery system.

Doesn't.

And, um, accidentally miss a unit for for many years at a time.

Other cities, like Santa Anna California use a tearing system, meaning that, like, the highest tier has the most rigorous or frequent inspections, and they will sort landlords based on, like, a history of past violations into that tier.

And so again, all units are inspected within a time frame, but the most resources are going toward the buildings that likely need the most attention.

Other cities, um, do things like single unit dwellings maybe every 10 years, and then multi unit dwellings every 5, things like that just to kind of reduce the.

Resources, um, going toward inspections.

We also talked about I, I heard last week and definitely agree that we don't want this to be an overlay punitive system. This is not about punishing landlords. Um, we want to maintain those relationships of course. Um, and so, um.

These policies I would say, they do kind of, even the playing field there are landlords that are playing by the rules and doing it. Right. And everyone should be held to the same standards and there may be landlords that don't even know that they have a violation going on and would want to fix it but they just don't know. And this would capture that.

A few cities are also kind of experimenting with a more collaborative enforcement process. Um, so rather than just giving people a violation, and then giving them a timeline.

And then dipping out, and then not not supporting them cities like Greensboro, North Carolina have started a more collaborative approach where the inspectors are really well versed in what resources are available to the landlords. It's a collaborative process to get that fixed.

Seattle does trainings for their landlords where they explicitly give them a checklist of, like, what this is what the inspection is going to look at. So it's not a surprise to anybody. Everyone knows what's coming. Cities are also often have repair funds and those are often targeted for smaller scale landlords as well. So when alerts that might have.

Fewer units, and therefore, if you were in less income, um, there's, you know, financial resources available for them as well. And again, the inspector should all be aware of this. And so this cooperative enforcement process can kind of be a team effort.

We also had a question last week about whether there were any insurance incentives. Um.

For passing inspection, and while there are not really insurance incentives for passing a city inspection, there are, um, discounts. For things like home upgrades and refer repairs and things like that, that you can keep in mind.

Cost, obviously we talked about costs last week and I hear you, that's definitely a concern with any program like this.

Um, it's a big good question about how to, um, make this work.

A few examples of how cities are addressing this include Portland, Oregon, where their registration fee. All of that money is, is the fund that funds the inspection program. And so that's kind of a way to reduce the budget impact. Um, so kind of pays for itself.

Boston Massachusetts does daily fees for, as long as a violation goes unaddressed.

So, there is an incentive for landlords to get things addressed, which obviously protects people's health long term, which is what we want, but it is a revenue maker in the meantime. So I understand.

I, I hear you, there's a tension between wanting to generate revenue and not wanting to be overly punitive on landlords and that that definitely exists everywhere. Um, certain cities will define a serious violation versus the less serious violation.

And their timeline and feed is differentiated that way.

Cities also use community development, block grants to fund these programs. Um, Los Angeles has an escrow program for repair financing.

So, things like this are always that cities can try to offset that cost because I know that the price tag can be startling.

But there are ways to offset it. I would also say again, back to the health benefits there really are long term savings in terms of protecting people's health and reducing the need for emergency department, visits ambulances, things like that.

And then finally, I would say the absence of these policies means that there probably are violations going on and people's health being harmed right now. Um, that's not being addressed. And so.

Putting money toward protecting people in that way is always a good investment.

So, I will stop sharing that's my email. Please any questions any interest please.

Let me know, like I said, I have a lot of follow up information from our call last week that I will send your way. And thank you so much for inviting me today.

"Chair George"

Thank you Kate, I do have questions and I see Councilman Piagentini in the queue

"Committee Member Piagentini"

Uh, yes, thank you. Madam chairman. So, um, I, I do have a couple of questions.

Um, 1st of all, it would be I always like to know.

Who were speaking with and we, I understand.

City health is a sort of a combo, uh, organization. I'm very familiar with Kaiser. Permanente.

In their work, particularly East Coast, but also the West Coast.

The de Beaumont foundation, I was doing my best to Google them and who funds the Beaumont foundation.

Looks like, they had huge funding 160Million dollars worth of funding in 2012 and 2013, and then sort of funding trickles in annually after that. Can you give us some visibility into who backs and who backs financially Beaumont foundation.

"Kate Conquest"

Yes, it's a family foundation. Um, Pete to Beaumont is the, the founder and his fortune came from.

Brookstone, I think, man, I should know this Brookstone yes. Uh, the specials specialty stores so it's a, it's a long, long standing, um, Foundation founded by him and then he put his fortune toward public health.

"Committee Member Piagentini"

Okay, um, I took a look at so 1st of all, I'm a little confused about why we need to go further work.

Correct me if I'm wrong, I'm checking your Web site. We're already listed as a gold city.

By city health, correct?

"Kate Conquest"

Yeah. So, as Rebecca said, for the last 5 years, starting in 2017, we worked under a slightly different policy package. So there were only 9 of them. Um, and that was our 1.0 package, and we run those policies for 5 years at a time.

So, last year was the final year of that 1.0 policy package. And Louisville did earn gold in the final 2 years of that policy package. Starting this year. We have a new set that was the 12 that I put on the on the screen there. Um, and so this is the 1st.

um and so this is the first

Here that Louisville is being assessed under those 12.

"Committee Member Piagentini"

Okay, um, where I'm concerned, when I look at your current list, and again, to your point under the original criteria, not the new criteria.

The other cities that have achieved gold, Atlanta, Boston, Chicago, Dallas, Los Angeles, New York, San Antonio, San Francisco and Seattle. These are some of the worst cities in the country for housing affordability.

I mean, and some of them are not even close and then you mentioned Portland, Oregon, which just Googling housing affordability in Portland, Oregon.

Quote, this is as of March, 18, 2022, um, data shows Portland residents pay much more for housing than most the nation average costs 30.5% 35% above the national average.

you excited um.

Boston of the most expensive, real estate markets in the country, uh, although they do cite it as less expensive than New York or San Francisco. Um.

Do you have data that shows.

A study that shows as you, the correlation either existing or non existing of implementing these and other policies and what that does to housing affordability in the cities.

"Kate Conquest"

Yeah, I so I definitely hear you, um, about those, those cities um, I will say this policy productive rental inspection was not included in, uh, our 1st policy package. So, for those 5 years, we were not looking at policies like this.

So, those gold medal cities weren't being assessed on this, um.

I would also say that these policies are.

There are many different ways to approach housing. 1 of our other housing policies is affordable housing trust for exactly the reason that you're mentioning there. Everyone.

Knows that, you know, housing prices are skyrocketing everywhere. Um, and I hear your concern. I would say proactive rental inspections are really about maintaining the safety of the of the homes and not as much about.

The cost, um, but there are other ways, obviously other policies to pursue, um, that can get you to.

"Committee Member Piagentini"

Yeah, so affordability, thank you. I guess what I'm saying is.

When I look at how city health considers a good versus a, not as good city. Right? Top tier 2nd tier 3rd tier, use a gold silver bronze, but let's just call it tier 1 2 3.

The higher up on that tier, uh, means less affordability.

Right and so what I'm saying is.

I question whether or not, it's worthwhile to pursue.

Be in gold when that category.

Seems to be dominated by cities that are extremely expensive from a housing affordability point of view because the reality is whether we're talking random inspections or other housing policies.

They all in their totality. So I'm not saying 1 particular thing, I'm saying, the totality of this legislation, whether it's this at all the other things that we do related housing.

To say that any of them individually don't impact the cost of housing isn't isn't true. They all impact it 1 way or the other. And when you look at the totality of policy, which is what you're doing, right yours is not 1 policy.

It's a multitude of things, and I'm concerned that there's an alignment with very expensive housing and what you consider top tier cities. So, I'm curious as to what data you have that would prove that these policies don't contribute to the increase in cost. Because my quick view is that it looks like they're aligned. There's a correlation.

"Kate Conquest"

Yes, absolutely. I don't mean to say that, um, that this hasn't policy doesn't have anything to do with affordability. It's obviously all connected. Um, I just think there are multiple ways of addressing that. I, I share your concern, I hear you that the cities that get rewarded often are also very expensive. I think there's a lot of reasons for that. I think.

We try to be as comprehensive as possible. Um, but I don't think that we can.

Always necessarily capture everything. I will say, the policies that we work on outside of housing. I know it all connects to housing. Um, we work on a lot of, in a lot of different areas. It's not just a coastal expensive city activity here. Like.

Cities in the in the Midwest in the South score well with us in different ways.

I would also say just in general, um, even if you don't want to be gold or don't think that that this is, um, an overall goal is what you would like to pursue. We don't only work with cities that want to get to gold. Overall. We work with cities that want to pass these policies.

If you're interested in this, we have resources for you available. We can set you up with our partners. They can answer questions about cost much more eloquently than I can. So, I'm more than happy to facilitate that. But even if there's only 1 thing that you want to work with us on, or 1 question that you want to ask, that's fine.

And we're not contingent on you going for overall gold. So I hear you. I think you make really good points. And I think the cost of living and affordable housing is a problem everywhere and definitely top of mind.

"Committee Member Piagentini"

Again, and last thing, maybe a request more than expecting an answer here, because it's really a follow up thing. If you could forward it to a chairman. George. If you have my email address, you could send it directly to me.

But I think it would be helpful for everybody you made in your present 1st of all. I would love a copy of your presentation, but in the presentation, you make many claims.

That to your point, when you started, you said this is all, uh.

Sort of evidence based. Right. Could if you could provide the evidence to back up the claims that would be helpful because.

For example, I've had, and it's a matter of fact, I'm meeting with soon a group that has made a claim about how, and this is not what you're talking about, but I'm just.

Sliding a metaphor here about how suburban areas tend to be heavily subsidized by certain cities.

Well, they cited Toronto in that case, right? As their evidence. Well, Louisville tax and spend system is actually materially different from Toronto.

So when I dug deeper into, could that be applied to here? There there was a lack of ability to translate the study results. They had to what's happening here, so if you could share some of the study results that talk about, and I'm specifically interested in the random. Inspection issue, uh, I really like for example, you made a claim about. Certain marginalized communities are less likely to report. I really would be interested in seeing data that says. That a facility that has very little to no reporting actually does have problems that are unreported. Right versus a facility that has a lot of reports. Um, you know, so it just doesn't make sense to me. That, you know, there's this 1 group of properties. That have like, a disproportionate amount of underserved folks and therefore never get reported whereas there's other areas that do get reported. You know, wouldn't there be a certain amount of underrepresented populations or marginalized populations in those places that get reports too? Right. So, I would love to see that data. I'd really like to understand that better. From that your presentation was based on, and if you want to send the council majority and look forward to me, or if you have my email address, that'd be great. Thank you.

"Kate Conquest"

Yeah, of course absolutely. Um, I, in terms of the random random inspection, too, I will to be very clear. All of our policies have a strong evidence base. In terms of the criteria we focus that on making sure that it's practical for cities and we base that on what we see in other cities. Um, just to make that that distinction, but it's all the policy itself is rooted in evidence and I will send that your way. Absolutely.

"Chair George"

Thank you, Kate 1 of the questions that came up last time and I know we discussed this as well was about fee structures and what other cities do relate it to single family versus multi family. Do you want to share with the group? What other cities are doing and give us give us something to think about.

"Kate Conquest"

Yes, I'm so sorry can you repeat that you cut out? I don't know if other people in that. The virtual red, um, missed it, but can you repeat the question?

"Chair George"

So, the question is about fee structure. And how that, how other cities implement a fee structure that is equitable, specifically around single family units versus multi family.

"Kate Conquest"

Yes, I know we did talk about this last week and I know the enterprise who we talked with last week, has sent me a lot of follow up information

that I will send your way. Um, what I talked about today is just, you know, cities can kind of decide for themselves. What makes the most sense in terms of. In terms of fee structure I'm going to I'll send you examples as in addition to the ones that I shared today.

"Chair George"

Okay, I remember 1 of the pieces that was mentioned was Minnie cities, just have a fee based on unit. Yes, they charged by unit

"Kate Conquest"

yes.

"Chair George"

Okay. As opposed to by building

"Kate Conquest"

Yes

"Chair George"

Is are there any other questions for. City health or Rebecca. Okay. I guess last question, Kate, I'm interested in knowing this is. Along the lines of what Councilman Piagentini asked When we're looking at data, do we have data around the cost of an action? I mean. Particularly when it comes to having a depleted housing stock within a community so what those costs are, for instance, so we talk a lot about impacts to affordable housing. I'm interested to know what the counter to that is, which is impacts to depleted house in stock.

"Kate Conquest"

That's a great question. I will I'm going to send that back to enterprise for sure. And get back to you.

"Chair George"

"Excellent, well, if there aren't any more questions.

"Rebecca Hollenbach"

Council Woman George, I did want to add that. I know this is not necessarily directly related but Kate talked about how. Proactive inspection policies, often, help address, common, environmental or health issues, like lead asthma, et cetera. And so I'm sure that we could find data to talk about the cost of housing and asthma. We've also done a lot of research on the cost of. Led exposure to the community and so we have several briefs published on our Web site about that issue. And so the estimated cost, when you think about medical care. Education et cetera for a child who's lead poisoned was averaged at about 50,000 dollars per child in your community. So that's 1 example of a cost.

Obviously there are a lot more other issues that may be addressed by proactive inspections. inspections
I don't have the exact figures on those, but I'm sure we can help pull some research as well.

"Chair George"

Thank you councilman Piagentini

"Committee Member Piagentini"

Thank you. Follow up question on that. So, red paint issues a perfect example of it. I think why I.

Question random, and would advocate for targeted enforcement.

We know that a lead based paint was in the late 70 s, to be used in housing.

So, why would we do a random sample, as opposed to saying, okay, we are going to do a sampling of houses or multi family unit housing built before this time, period that hasn't that doesn't have a record of. Being remediate it, because you could do like, basic remediation stuff so say, hey, here's the inventory that we have that is built before that time period. We're going to.

Double check if they've been renovated or done, lead, based, paint, remediation and then target X percent of that group to check. If there's a lead basis. So that, to me, that would be seem very targeted and address the issue of lead based paint impacts on the public.

But why wouldn't we go about it that way versus just saying, hey, we're going to be 10% of the housing stock, and we're going to get a bunch of homes that are built in the 80 s that were randomly inspecting who don't have this issue. issue

"Chair George"

So, while Rebecca is, I guess, I just want to say, I think this is an, I think these are really good questions and I also think it's an excellent opportunity for us to broaden our understanding around different community experiences.

And I admit that prior to this work, some of the exposure I've had to. Quality housing or lack of quality housing has really opened my eyes and considering I thought, I knew a little bit given my child welfare background. I can tell you that what I have learned is that there really are different realities.

And there's lots of reasons why people don't report, which seems counterintuitive. Right?

It seems counterintuitive to some of the things that you've mentioned it seems counterintuitive to want to focus all of the support and funding toward who we've identified and where we know the problems to be.

And so I would say that, I think, as we again evolve in and understanding.

I hope that there will be lots of examples that we can illustrate that say.

It's concerning, and yet it's also reflective of having a community that often times is, you know, segregated, racially, socioeconomically all those things that you then create a different experience. That again is quite counterintuitive. Sometimes.

"Committee Member Piagentini"

Sure, and let me just say, that's why I sort of asked for the data. Right? So, if the data shows that and there's some evidence that. Okay. Good. Right. I'm not saying that. It may not. It may absolutely be. I just want to see the information, but but with that said, then again, I would still argue for, let's call it modified targeting. Right? In other words, you know, for example, if you're aware of a certain area that, um, and, you know, I know this to exist based on personal experience.

That there are certain areas and certain apartment, complex, certain housing areas that cater specifically to refugees or those, you know, then okay, right.

Again, we've talked to the manufacturer women about the differences, just between our districts and engagement. Right?

You know, what I would say is for all the multi family that's been built in my district largely we don't have nowhere near the kind of refugee and foreign populations that certainly you have. Um, so, you know, if. There's a light bulb out people are reporting it right in my area. Maybe not in yours and because of some of those issues. Well, good. Good. Okay, fine.

Then we'll still do again, some random, but random still targeted in a way that it's not just because my point of bringing this up is there's going to be cost. Right?

If we add inspections, if we add a registry, if we add activity that landlords have to do, and maybe marginal cost, right? It may be.

Percent or a dollar figure, or whatever. So I'm not saying it's going to be overwhelming or we're going to bankrupt the housing that nothing crazy like that. But.

So we want to add it in a way that's going to give us the best. Right?

So, if we're gonna add these inspections, the more we can tailor it to solve that problem and maybe the evidence and maybe some of these studies will say.

This is where you will find these problems, and maybe we target them in that way. So, and I also think we may address it in other ways. For example, you know, we.

In equity and inclusion, we pass the resolution having departments, provide more, uh.

More public services and information in other languages, particularly when they're well represented, or there's a certain density of those languages and populations in the city. Good. Right?

And maybe 1 of the ways we address it is outreach to some of those areas where we know there are pockets of, for example, we, some Somali immigrants right? And have information printed in their language and have a translator or somebody that speaks the language.

Natively help outreach to get some of that information. Right? So.

My point is, I'm just I'm still concerned about.

Adding too much too quickly.

Where which is going to add cost versus how much can we tailor and still solve the problem? Not saying these problems don't exist. So, anyway, just trying to balance it out but thank you very much for your time. Appreciate it.

"Chair George"

Okay, thank you. I do not see anyone else in the queue. I just I want to thank our partners for coming to present, share some perspectives on what's happening in other cities and also.

Will be providing research I will certainly send that out to all committee members when I receive it. If there are no other questions, we're going to stand adjourned. I need a motion to table.

Yes,

"Committee Member Dorsey"

Motion Dorsey

"Chair George"

Motion by Council Member Dorsey 2nd, by Councilman Piagentini, the ordinance has been tabled.

And you will stand adjourned, thank you.