

City of Minneapolis Healthy Housing Policy

The City of Minneapolis Healthy Housing Policy was developed by the Minneapolis Health Department and the Minneapolis Department of Community Planning and Economic Development (CPED) with the assistance of affordable housing developers. Its development was funded by the Minnesota Department of Health's Statewide Health Improvement Program (SHIP).

The primary intent of the City of Minneapolis Healthy Housing Policy is to ensure that properties are sited, designed and built or rehabilitated to include amenities that support, protect and promote health.

Priorities addressed by the policy:

- Accessible living, aging in place and safety
- Design for active living
- Improved access to healthy food
- Improved indoor air quality
- Non-smoking living environments
- Radon mitigation

Residents of affordable housing developments funded with City of Minneapolis resources will have accessible, age-appropriate and safe living environments, increased access to opportunities for physical activities and to healthy foods, improved indoor air quality, and reduced exposure to tobacco smoke and radon. Lead free housing is also a healthy housing priority. Lead is addressed by the federal Lead-Based Paint Poisoning Prevention Act, as amended, and the Residential Lead-Based Paint Hazard Reduction Act of 1992.

The City of Minneapolis Healthy Housing policy will apply to all sources of affordable housing financing programs provided through Minneapolis Community Planning and Economic Development (CPED). The policy builds on existing programs in order to enhance current practices without adding complexity to the current funding application process.

POLICY

The policy is structured in two parts. Part one is based on the Minnesota Overlay to the Enterprise Green Communities Criteria. Part two includes additional requirements to allow for the inclusion of active living health goals that are not fully identified by the Green Communities Criteria. Both parts must be addressed to fulfill the policy.

The City of Minneapolis Healthy Housing Policy priorities will be achieved through the implementation of the Minnesota Overlay to the Enterprise Green Communities Criteria and an increased focus on design for active living in all City-funded housing projects.

Part One: Green Communities Criteria

The Green Communities Criteria are a framework for comprehensive green building practices which are achievable for all affordable housing development types (new construction, substantial and moderate rehab; single family, and low to high-rise multifamily). The Green Communities Criteria are cost-effective and proven green development approaches that deliver significant health, economic and environmental benefits; technically sound and rigorous performance standards that are comparable to other national and regional green residential programs and are measurable and verifiable.

Building on the **Minnesota Overlay to the Enterprise Green Communities Criteria** standards required by Minnesota Housing ensures compatibility with existing funding requirements. The criteria emphasize specific health outcomes in line with City goals. It is anticipated that the City of Minneapolis Healthy Housing Policy will strongly encourage following the Minnesota Overlay to the Enterprise Green Communities Criteria standards as developed by Minnesota Housing and that changes will be incorporated each year. Some housing programs will either require compliance or will award additional points for compliance.

The Minnesota Overlay to the Enterprise Green Communities Criteria currently requires meeting both mandatory and optional points to meet the requirements for funding as follows:

Minnesota Overlay to the Enterprise Green Communities Criteria Mandatory and Optional Criteria Table

Construction Type	Required Mandatory Criteria	Required Optional Criteria (points)	Certification
MF New Construction	Yes	Yes (35)	Encouraged, not required
MF Substantial Rehab	Yes 3,4	Yes (15) 6	Encouraged, not required
MF Moderate Rehab	Yes 1,3,4	Yes (15) 6	Encouraged, not required
SF New Construction	Yes	No 7	Encouraged, not required
SF Acquisition/Rehab	Yes 2,3,4,5	No	Encouraged, not required

MN OVERLAY AND GUIDE TO THE 2011 ENTERPRISE GREEN COMMUNITIES CRITERIA™ 04/2014

Key to Table Footnotes:

1. MF Moderate Rehab, only the following minimum criteria of the EGCC and MN Overlay & Guide are required:

- a. 1.1a Green Development Plan: Integration Meeting(s)
- b. 1.1b Green Development Plan: Criteria Documentation
- c. 3.1 Environmental Remediation
- d. 4.1 Water-Conserving Fixtures
- e. 5.1c Building Performance Standard: Rehab 3 Stories or less
- f. 5.1d Building Performance Standard: Rehab 4 Stories or more
- g. 5.5a Efficient Lighting: Interior Units
- h. 5.5b Efficient Lighting: Common Areas and Emergency Lighting
- i. 5.5c Efficient Lighting: Exterior
- j. 7.6b Ventilation
- k. 7.8 Combustion Equipment: IF natural draft equipment is present in individual dwelling units
- l. 7.11 Radon Mitigation
- m. 7.15 Lead-Safe Work Practices
- n. 8.1 Building Maintenance Manual
- o. 8.2 Resident Manual
- p. 8.3 Resident and Property Manager Orientation

2. SF Acquisition/ Moderate Rehab (under the Impact Fund) only the following minimum "Mandatory" and required "Optional" criteria of the EGCC and MN Overlay & Guide are required:

- a. 1.1a Green Development Plan: Integration Meeting(s)
- b. 1.1b Green Development Plan: Criteria Documentation
- c. 3.1 Environmental Remediation

- d. 4.1 Water-Conserving Fixtures
- e. 5.1c Building Performance Standard: Rehab 3 Stories or less
- f. 5.5a Efficient Lighting: Interior Units
- g. 5.5c Efficient Lighting: Exterior
- h. 7.8 Combustion Equipment
- i. 7.11 Radon Mitigation
- j. 7.15 Lead-Safe Work Practices
- k. 8.2 Resident Manual
- l. 8.3 Resident and Property Manager Orientation

3. Any additional improvements made at the time of construction are required to comply with the corresponding "Mandatory" criteria, except when the criteria specifically denote "New Construction only". For example, compliance is required for new finishes, replacement of equipment, building components, mechanical systems, electrical systems, assembly of components, and other if replacement is in the project's scope of work.

Examples:

Criteria 5.3 will apply if heating or cooling equipment will be replaced as part of the project.

Criteria 6.1, which require Low / No VOC paints and primers, will apply if interior painting is part of the project.

4. Existing equipment, plumbing fixtures, and/or appliances that remain (not improved) are exempt from the requirement listed in (d) of footnotes 1 and 2. Typically exempt items have an Effective Useful Life (EUL) of at least 7 years. Existing plumbing fixtures that remain shall be included as part of A Water Efficiency Improvement Plan per Overlay Criteria 4.1.

5. For SF Acquisition/ Rehab under the NSP and RLP programs, refer to the applicable program procedural manual for rehab requirements.

6. In addition to the "Mandatory" Criteria, fifteen (15) "Optional" points are required. Thirty (30) "Optional" points are strongly encouraged.

7. Although not required (35) "Optional" points are strongly encouraged. To effectively identify and encourage sustainability, a technical assistance (TA) meeting shall be conducted with the Owner, Builder (if selected), Minnesota Housing Staff Architect, and Minnesota Green Communities staff via teleconference or via face-to-face meeting if identified by Minnesota Housing as useful for the project. This TA meeting shall take place after selection/ award of funding, yet prior to finalized bidding and construction to affectively incorporate strategies, where applicable.

The City of Minneapolis will require or encourage certification through Enterprise for all projects. Certification is currently a strongly encouraged optional path for Minnesota Housing funding. Certification is already required for Minneapolis Green Homes North funding.

The City of Minneapolis Healthy Housing priorities will be advanced by both mandatory and optional Green Communities Criteria. Encouraging all City of Minneapolis funded affordable housing development to meet the mandatory criteria will significantly contribute to the City of Minneapolis Healthy Housing Policy priorities. Additionally, the selection of optional criteria to meet healthy housing priorities is strongly encouraged. While not officially required by this policy, most affordable housing developments can and will include five to ten points, and in many developments even fifteen or more points, from the healthy housing optional criteria.

Compliance will be demonstrated at the time of application for funding by submitting a copy of the Green Communities Criteria intent to comply form "Intended Methods Worksheet of the Certification Workbook" and showing inclusion of the healthy housing criteria in required optional criteria points for Multifamily Housing Development. For Single Family Housing Development, compliance will be demonstrated at the time of application for funding by submitting a copy of the Green Communities Criteria intent to comply form "Intended Methods Worksheet of the Certification Workbook" or a complete "Green Communities Criteria Checklist" and showing inclusion of the healthy housing optional criteria. At closing, a letter from Enterprise stating that the development will meet the Green Communities Criteria if built as submitted may be required. All development projects are strongly encouraged to pursue Enterprise certification and to provide the City of Minneapolis confirmation of Enterprise certification when projects are ready for occupancy. The methods of compliance may change as green practices evolve. The Director of Housing Policy and Development may authorize changes to the methods of compliance to most effectively promote the Healthy Housing Policy and to reflect changes in Minnesota Housing Finance Agency standards identified by in the Minnesota Overlay to the Enterprise Green Communities Criteria.

The Minnesota Overlay to the Enterprise Green Communities Mandatory Criteria and Optional Criteria that are healthy housing priorities are listed below.

Green Communities Criteria - Healthy Housing Mandatory Criteria

MANDATORY CRITERIA		HEALTHY HOUSING PRIORITY
1	Integrated Design Process	
1.1a	Green Development Plan Integrative Design Meetings	Accessible Living, Aging in Place, Safety
1.1b	Green Development Plan Documentation	Accessible Living, Aging in Place, Safety
2	Location and Neighborhood Fabric	
2.1	Sensitive Site Protection	Active Living
2.2	Connections to Existing Development Infrastructure	Active Living
2.3	Compact Development – 10 units per acre or 75%	Active Living
2.5	Proximity to Services - ¼ - ½ mile walk	Active Living
6	Materials Beneficial to the Environment	
6.1	Low/No VOC Paints and Primers	Indoor Air Quality
6.2	Low/No VOC Adhesives and Sealants	Indoor Air Quality
7	Healthy Living Environment	
7.1	Composite Wood Products Emit Low/No Formaldehyde	Indoor Air Quality
7.2	Environmentally Preferable Flooring	Indoor Air Quality
7.4a	Exhaust Fans: Bathroom – New Construction / Rehab	Indoor Air Quality
7.5a	Exhaust Fans: Kitchen – New Construction / Rehab	Indoor Air Quality
7.6a	Ventilation– New Construction / Rehab	Indoor Air Quality
7.7	Clothes Dryer Exhaust	Indoor Air Quality
7.8	Combustion Equipment	Indoor Air Quality
7.9a	Mold Prevention – Water Heaters	Indoor Air Quality
7.9b	Mold Prevention – Surfaces	Indoor Air Quality
7.9c	Mold Prevention – Tub and Shower Enclosures	Indoor Air Quality
7.10	Vapor Barrier Strategies– New Construction / Rehab	Radon Mitigation
7.11	Radon Mitigation	Radon Mitigation
7.13	Garage Isolation	Radon Mitigation
7.14	Integrated Pest Management	Indoor Air Quality
7.15	Lead Safe Work Practices - Rehab	Lead Free

Green Communities Criteria – Healthy Housing Optional Criteria

OPTIONAL CRITERIA		POINTS	HEALTHY HOUSING PRIORITY
1	Integrated Design Process		
1.2a	Universal Design – Accessible New Construction	2	Accessible Living, Aging in Place, Safety
1.2b	Universal Design – Accessible Rehab (Level 1)	2	Accessible Living, Aging in Place, Safety
	Universal Design – Accessible Rehab (Level 2)	3	Accessible Living, Aging in Place, Safety
2	Location and Neighborhood Fabric		
2.4	Compact Development – 15 units per acre or 75%	5	Active Living
2.7	Preservation of Access to Open Space -20%	1	Active Living
	Preservation of Access to Open Space – 30% +	2	Active Living
2.8	Access to Public Transportation – ½ mile walk	5	Active Living
2.12	Access to Fresh Local Foods – Gardens	6	Access to Healthy Food
	Access to Fresh Local Foods - CSA	6	Access to Healthy Food
	Access to Fresh Local Foods – Farmers Market	6	Access to Healthy Food
7	Healthy Living Environment		

7.3	Environmentally Preferable Flooring	4	Active Living
7.4b	Exhaust Fans: Bathroom – Moderate Rehab	6	Indoor Air Quality
7.5b	Exhaust Fans– Moderate Rehab	6	Indoor Air Quality
7.6b	Ventilation – Moderate Rehab	5	Indoor Air Quality
7.16	Smoke Free Building	9	Smoke Free Living

For the full list of Minnesota Overlay to the Enterprise Green Communities Criteria see the link in the resources section of this policy.

Part Two: Active Living Design

To increase focus on active living in all City of Minneapolis funded housing projects, opportunities to build physical activity in to the design of projects will be encouraged.

The Hennepin County **Active Living Design Checklist (January 2012)**, design and programming may be utilized to promote active lifestyles. Specifically, the guidelines on Internal Building Features and Building Operation may be implemented to promote active living. Developments that incorporate active living in the building design to encourage use of stairs, walking, exercise, getting fresh air outdoors, and access alternative forms of transportation are highly encouraged.

Compliance will be demonstrated at the time of the funding application by submitting a narrative outlining how the intent of the Active Living Design Checklist is met by the project design or by providing a completed Active Living Design Checklist.

Additionally, the requirements of the Minneapolis Bike Parking Regulations Guide and ordinance are encouraged to be extended, where feasible, to include all multifamily funded projects of two units or more including substantial and moderate renovation. Compliance will be demonstrated at the time of funding by meeting current requirements for new construction.

CITY OF MINNEAPOLIS AFFORDABLE HOUSING FINANCING PROGRAMS

Multifamily Housing Development

The Multifamily Housing section of CPED administers financing programs to develop and preserve affordable housing throughout Minneapolis. These programs support mixed-income multifamily rental housing and ownership housing projects with 10 or more units.

- Affordable Housing Trust Fund Program funds are used to provide gap financing (the difference between conventional financing and project costs) for affordable and mixed-income rental housing production and preservation projects.
- Emergency Solutions Grant Program funds may be used to renovate or rehabilitate emergency shelters for people experiencing homelessness and to convert buildings for use as emergency shelters.
- High Density Corridor Housing Program funds are used by CPED for public acquisition of sites for multifamily housing development on or near community, commercial and transit corridors, as defined in the Minneapolis Plan.
- Housing Revenue Bonds and Tax-exempt Mortgage Notes may be used to finance the acquisition and rehabilitation or new construction of owner-occupied or renter-occupied residential

units. Multifamily Housing Revenue Bonds are used for affordable and mixed-income rental housing for families and seniors. The Entitlement Housing Revenue Bonds comes with an automatic 4% tax credit allocation.

- Low Income Housing Tax Credits provide a reduction in owners and investors tax liability for new construction, rehabilitation or acquisition of existing buildings that offer affordable housing.
- Tax Increment Financing (TIF) is used to assist the development of new rental and ownership housing projects.

Single Family Housing Development

The Single Family Housing section of CPED strengthens neighborhoods and facilitates the elimination of blighting influences in Minneapolis through the acquisition and redevelopment of substandard, vacant, boarded, obsolete or non-conforming structures of less than 10 units.

- The Homeownership Works program (HOW) is a federally funded program that allows the City of Minneapolis to contract with approved non-profit developers who buy and renovate/construct single family housing units and sell to households with incomes at, or below 80% of the area median income.
- The Green Homes North program is a loan and subsidy pool for approved private and non-profit developers to build 100 green homes over the next five years in North Minneapolis for home buyers.

The Director of Housing Policy and Development may authorize the exemption of a program or development from the Healthy Housing Policy when compliance would exceed cost reasonableness standards as identified within each program.

RESOURCES

Enterprise Green Communities Criteria

www.enterprisecommunity.com/solutions-and-innovation/enterprise-green-communities/criteria

Minnesota Overlay to the Green Communities Criteria (2014)

<http://www.mnhousing.gov/wcs/Satellite?c=Page&cid=1358905261142&pagename=External%2FPage%2FEXTStandardLayout>

Certification Documents

<http://www.mngreencommunities.org/publications/download/CertWorkbook.xlsx>

<http://www.enterprisecommunity.com/solutions-and-innovation/enterprise-green-communities/certification/get-certified>

Minnesota Green Communities

www.mngreencommunities.org

Green Operations & Maintenance

These materials provide information for teaching various audiences how to integrate green and healthy practices into current operations and maintenance practices.

Property owners

Property managers

Site supervisors

Resident service coordinators

Others involved in building operations

www.enterprisecommunity.com/solutions-and-innovation/enterprise-green-communities/resources/operations-and-maintenance-toolkit

Resident Engagement

Support healthy living

Lower utility and maintenance costs

Maximize the environmental benefits of green affordable housing

www.enterprisecommunity.com/solutions-and-innovation/enterprise-green-communities/resources/resident-engagement-results

National Center for Healthy Housing

www.nchh.org

Hennepin County Active Living Resources

<http://www.hennepin.us/your-government/projects-initiatives/active-living>

Hennepin County Active Living Design Checklist

<http://www.hennepin.us/~media/hennepinus/your-government/overview/Documents/active-living-design-checklist.pdf>

Active Design Guidelines: Promoting Physical Activity and Health in Design © 2010, City of New York

http://www.nyc.gov/html/ddc/html/design/active_design.shtml

Live Smoke Free – Minnesota

Provides information and resources to help property owners and managers develop and implement smoke-free policies.

www.mnsmokefreehousing.org