

PROACTIVE HEALTHY HOUSING POLICY

PRESENTED BY CITY OF MILWAUKEE HEALTH DEPARTMENT

JULY 10, 2025



OBJECTIVES

1. **Health Impacts of Poor Housing Quality**
2. **What is a TRIP?**
3. **Potential Benefits**
4. **History of TRIPS in MKE**
5. **Legal Parameters**
6. **Examples**
7. **What could a TRIP look like here?**



HOUSING CONDITIONS IMPACTS OUR HEALTH



8 Elements of a Healthy Home



1

Keep It Dry



2

Keep It Clean



3

Keep It Safe



4

Keep It Well-Ventilated



5

Keep it Pest-Free



6

Keep It Contaminant-Free



7

Keep It Well-Maintained



8

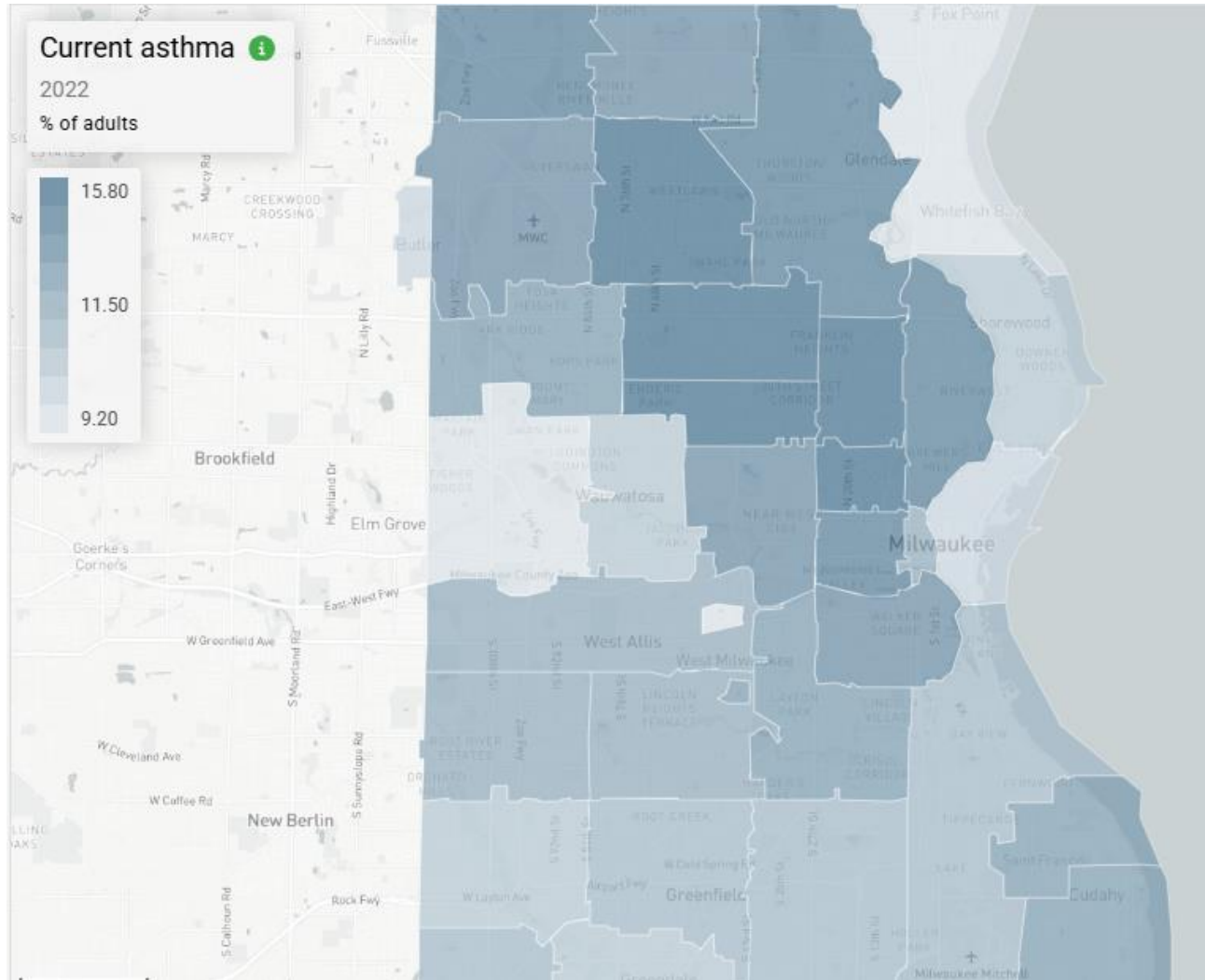
Keep it Energy Efficient

Check out the ECO Healthy Home Guide to learn more!



ASTHMA IN MILWAUKEE

IMPROVING HOUSING CONDITIONS CAN REDUCE TRIGGERS



- 11.7% of adults in Milwaukee County have asthma
- ~496 asthma ED visits per 100,000 which is more than double the rate of the state of Wisconsin

Source: Health Compass

LEAD POISONING

Based on 2018-2028 Data:

Characteristic	< 15µg/dL, N = 97,263	>= 15µg/dL, N = 557
Year Built		
After 1978	5,369 (5.5%)	5 (0.9%)
Before 1950	58,275 (60%)	496 (89%)
Between '50 & '78	33,619 (35%)	56 (10%)
Tenancy Status		
Renter	58,528 (60%)	397 (71%)
Owner Occupied	38,735 (40%)	160 (29%)

Data Sources: Wisconsin DHS-Healthy Homes and Lead Poisoning Surveillance System, City of Milwaukee Master Property Record (2022)

* excluded 10,128 records due to missing data

TARGETED RENTAL INSPECTION PROGRAM

- Inspections designed to prevent hazards before they occur.
- Performance based
 - No hazards, less inspections
 - Many hazards, more inspections
- Cyclical inspections within a defined area
- Tenant still has right of refusal if the unit is occupied



CITY OF OSHKOSH RENTAL INSPECTION CHECKLIST

EXTERIOR	YES	NO	COMMENTS
Is the address visible from the street?			
Is there any evidence of roof damage?			
Are there any broken windows or missing screens?			
Do foundation walls appear structurally sound?			
Do the stairways and hand/guardrails appear structurally sound?			
Furnace/ Boiler/ Water heater venting - Are there any visible signs of deterioration indicating unsafe conditions?			
INTERIOR			
Are smoke detectors installed and functioning properly?			
Are CO detectors installed and functioning properly ?			
Are there any gas leaks to appliances apparent?			
Are there any visible leaks in plumbing system?			
Is there hot water supplied to all required fixtures?			
Are any cross connection controls needed on plumbing fixtures?			
Are plumbing fixtures or piping properly installed and functional?			
Are there any electrical switches, receptacles missing cover plates?			
Is there any exposed electrical wiring that is not properly supported?			
Is there any open/ bare electrical wiring?			
Do all electrical fixtures and receptacles function properly?			
Do bathroom exhaust fans function?			
Do all the windows open properly?			
Are the exterior doors free of damage or deterioration?			
Do the exterior doors have working hardware and deadbolt locks?			
Are there any holes (excluding nail holes) in walls or ceilings?			
Do the stairways and hand/ guardrails appear structurally sound?			
Are there any signs of water leakage from the foundation walls or basement floor?			
Is there an accumulation of refuse, trash or other matter that may pose rodent infestation or fire risk?			
Are there any signs of rodent or pest infestation?			
Are there proper heating appliances able to maintain minimum 67 degree heat?			
Is the furnace properly vented?			
Is the water heater properly vented?			
Is the clothes dryer properly vented?			

NOTE: The above inspection was completed for the purpose of performing a rental inspection. This inspection performed is for a limited purpose and does not mean that there are no building code violations outside the scope of the inspection performed. The City of Oshkosh reserves the right to issue correction notices, citations, or take any other lawful action to remedy any code violation in the future, even though such condition may have existed at the time of the above inspection but was not identified or noted.

3 ELEMENTS OF TRIPS

- 1. Registry of rental properties**
- 2. Periodic, proactive inspections**
- 3. Enforcement for violations found**

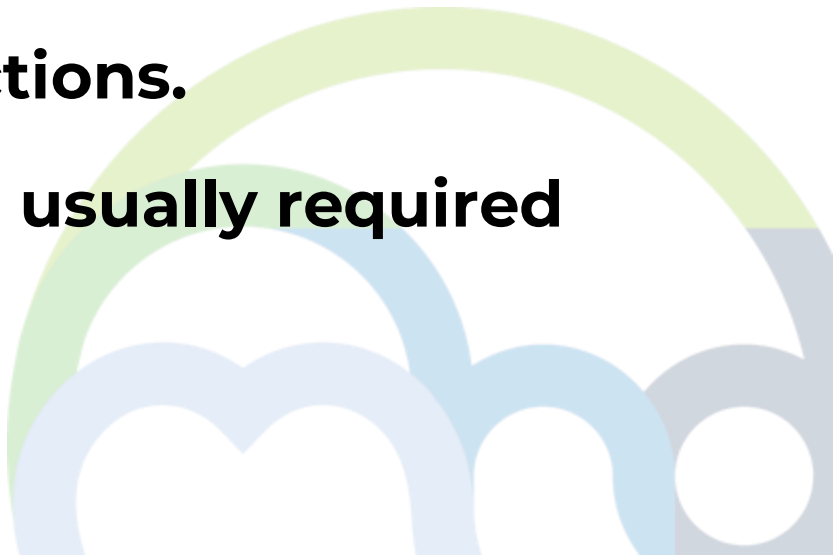


1. RENTAL REGISTRY

- **Necessity to implement a TRIP**
- **Used to make an inventory of all rental properties in the City**
- **Sometimes combined with safety certification**
- **Milwaukee has a property registration program for all non-owner-occupied residences and commercial buildings**



2. PROACTIVE/PERIODIC

- **TRIP inspection rates usually fall under one of two categories**
 1. **Cyclical, fixed periods of time**
 2. **Cyclical, but timeline can be accelerated if violations are found**
 - **Other rates include when a unit becomes vacant and self-certification after a number of “clean” inspections.**
 - **Prior notice of the inspection to the tenant is usually required**
- 

3. ENFORCEMENT

- **Rent escrow or rent withholding accounts**
 - **DNS currently has a program for occupants of a rental unit**
 - **Requires an application from the tenants and an overdue order for repairs on the property**
- **Mandatory registration to be able to evict***
- **Creating a database of residences with habitability violations that if not corrected are subject to fines on a fixed basis***

*These are not legal in WI currently except for rent escrow/withholding

POTENTIAL BENEFITS

- 1. Preempts dangerous living conditions**
- 2. Incentivizes landlords to maintain their properties**
- 3. Improves efficiency**
- 4. Reduces the likelihood that renters will be evicted or illegally punished for reporting hazards**
- 5. Preserves property values**



POTENTIAL ISSUES

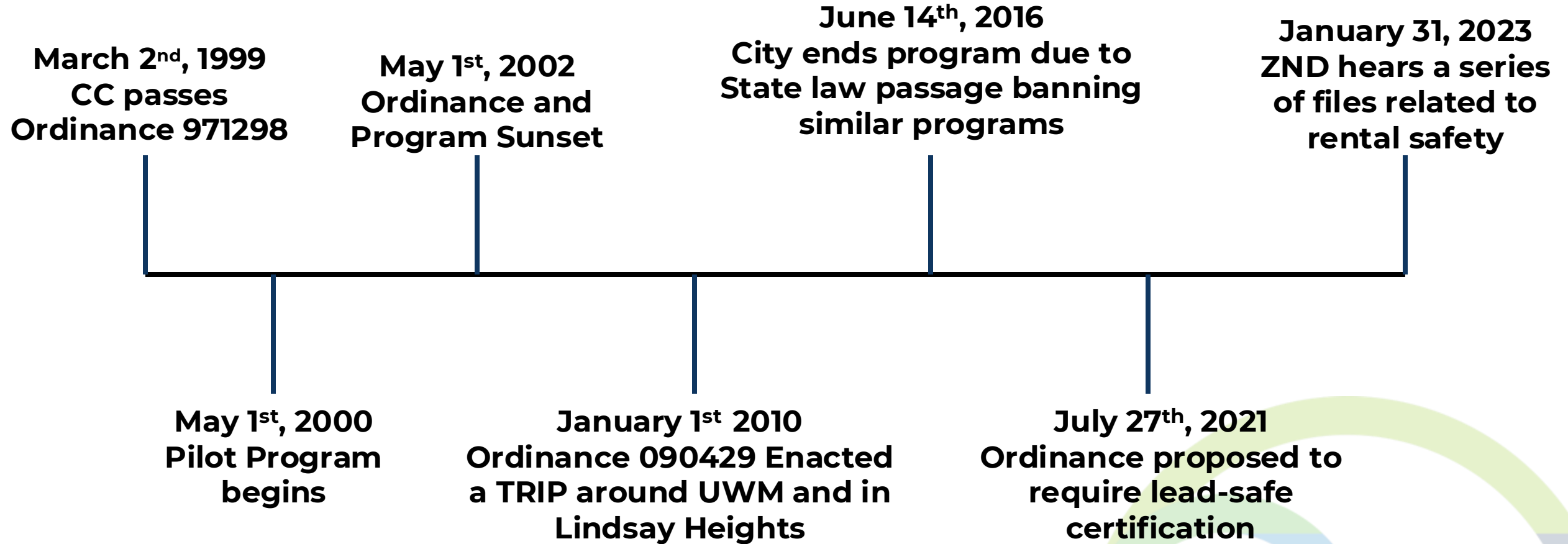
- **Uninhabitable or illegal units**
 - Units where tenants need to leave immediately
- **Tenant-side code violations**
 - Examples include hoarding and overcrowding
- **Rent increases**
 - Landlords try to pass the cost of the repairs onto the tenants



HISTORY OF TRIPS IN MKE



TIMELINE OF TRIP EFFORTS IN MKE



1999 TRIP PILOT PROGRAM

- **Focus was on lead paint-based hazards**
- **2 areas:**
 - **~ Lisbon Avenue**
 - **~16th Street Community Health Centers**
- **Required Lead-Free certificate after inspection and abatement**
- **Enforced with progressive fines and rent withholding**
- **HUD Evaluation**



2009 TRIP Program

- Focused on the east side near UWM and Lindsay Heights neighborhood
- Location reasoning based on
 - Higher average age of housing stock
 - Higher percentage of rental properties
 - Majority of all code/nuisance complaints came from rental properties



2009 TRIP Program

- **Required DNS to inspect apartments before renting - if no violations found, received a four-year certificate**
- **If violations were found, received a one-year certificate and then inspected again**
- **City charged \$85 (in 2009 dollars) per unit inspected in a building**
- **Self-funded with progressive fines**



2009 TRIP PROGRAM

END OF PROGRAM

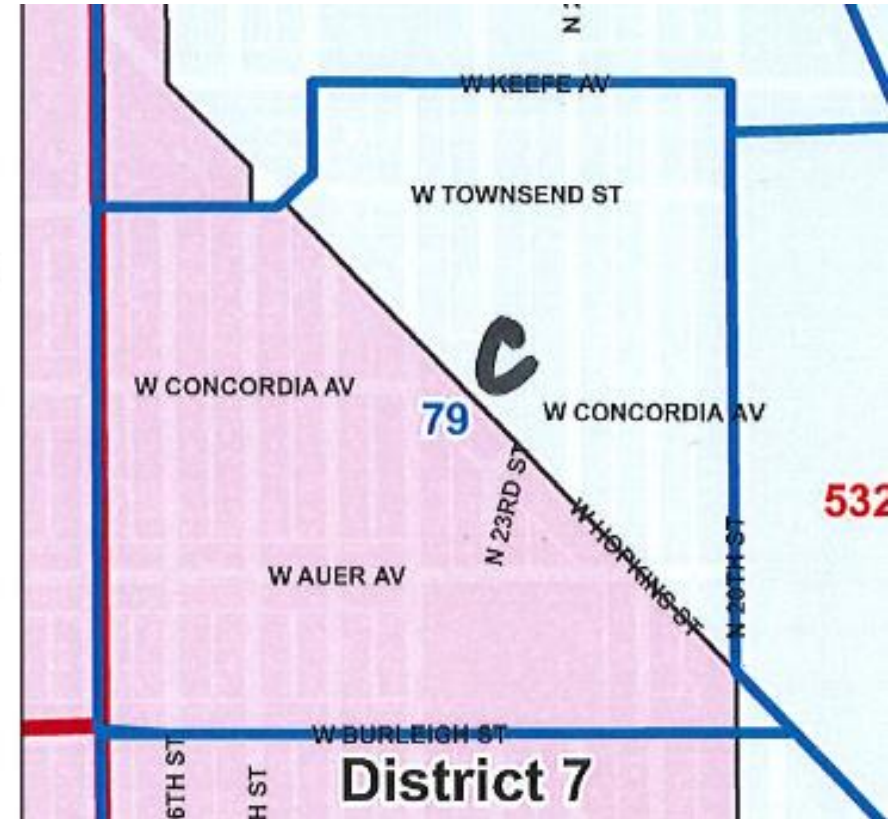
- **State passed Assembly Bill 568 in 2016; signed by then Governor Scott Walker on March 1st 2016**
- **In it, the State preempted municipalities from requiring inspections and certificates to rent properties**
- **Due to this, on June 14th 2016 the City passed Ordinance 160162, effectively ending the program**

2023 TRIP IDEA

PRESENTATION BY DNS: CC FILE 221294

53206 zip code


- **Noted challenges**
 - **Program funding**
 - **Technical Capacity (LMS)**
 - **Legality & Enforceability**
 - **Public engagement/notification**



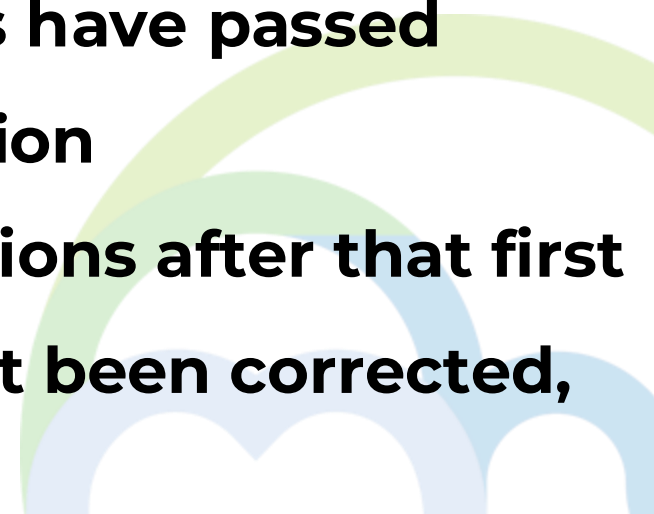
LEGAL LANDSCAPE



KEY LEGAL POINTS

- To implement targeted program:
 - Blight
 - Deteriorating home value
 - High rate of building code complaints/violations
 - High rate of conversion from owner to rental
 - Once inspected, cannot be inspected for a certain period unless there is a complaint
 - Must give owner 30 days to fix any issues found, unless imminent danger
 - Building must be at least 8 years old
- 

CURRENT LEGAL RESTRICTIONS

- **Largest restriction placed was on the dollar amount and circumstances of fines that the city can enact**
 - **Under the current statute, the maximum amount that the City can fine a landlord for an initial inspection is \$90**
 - **This \$90 fine is only after a habitability violation is found by the City during an inspection, and 30 days have passed without the landlord correcting the violation**
 - **Maximum the state allows for any inspections after that first initial inspection, and the violation has not been corrected, is \$150.**
- 

CURRENT LEGAL RESTRICTIONS

- **The state also limited the frequency of inspections**
- **Per state statute, once an inspection has been completed**
 - **If no habitability violations are found or are corrected within the 30 days, another inspection cannot take place for at minimum 5 years.**
 - **If violations are discovered and are not corrected within the 30-day time frame, the city can then inspect the property annually**



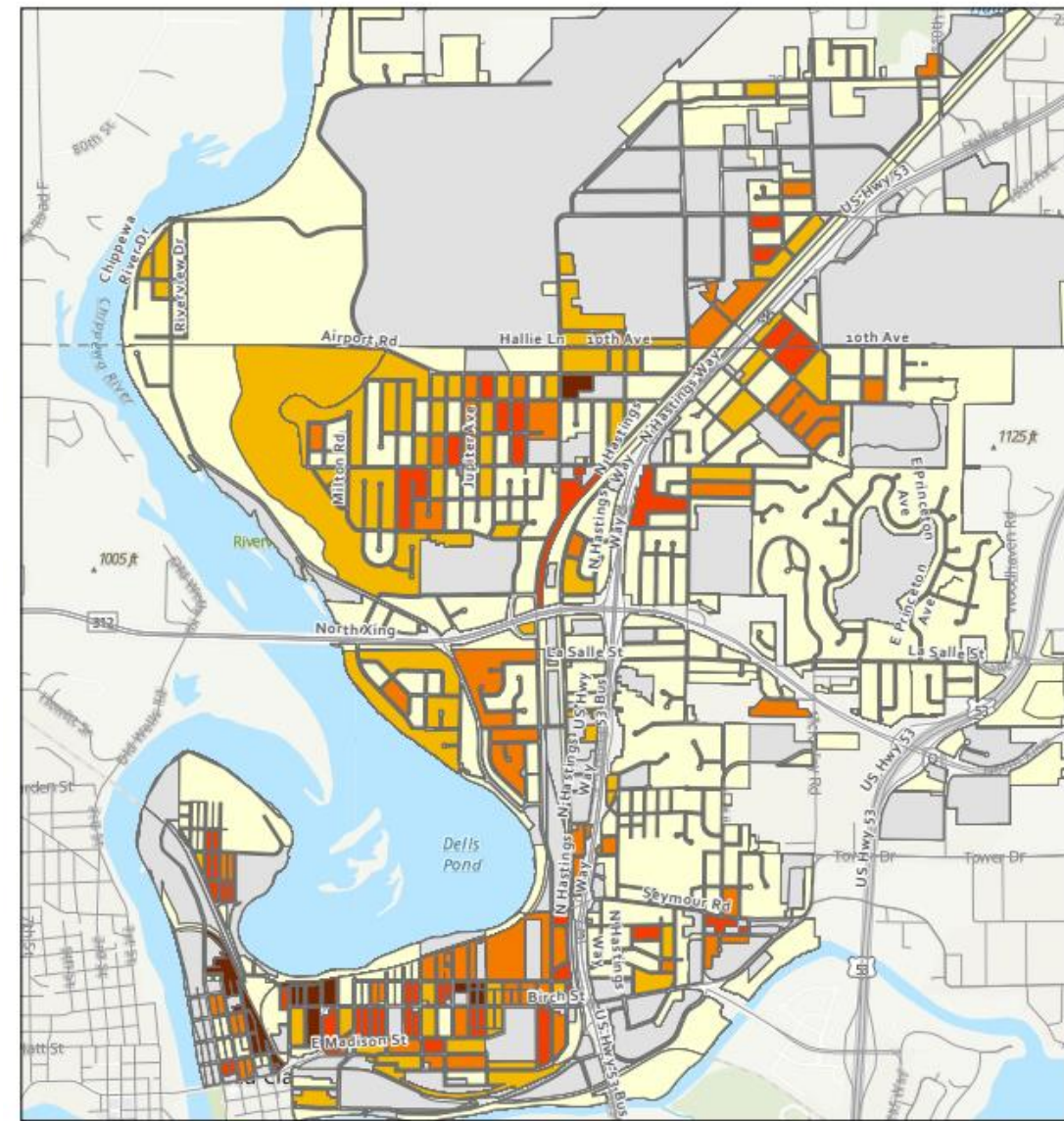
EXAMPLES FROM WI



Examples of Non-Targeted Programs in Wisconsin

Eau Claire

- Conducts an exterior survey of every dwelling, rental or not (similar to RON's surveys!)
- On a 5-year cycle, with one region/section per year
- Rental registry (complete a registration form and \$5 fee per property)
- Gives owner/tenants a minimum of 21 days notice



Eau Claire City-County
Health Department

2023 Housing Survey by Block
North East Section of Eau Claire, WI
October, 2023



Defects per Block

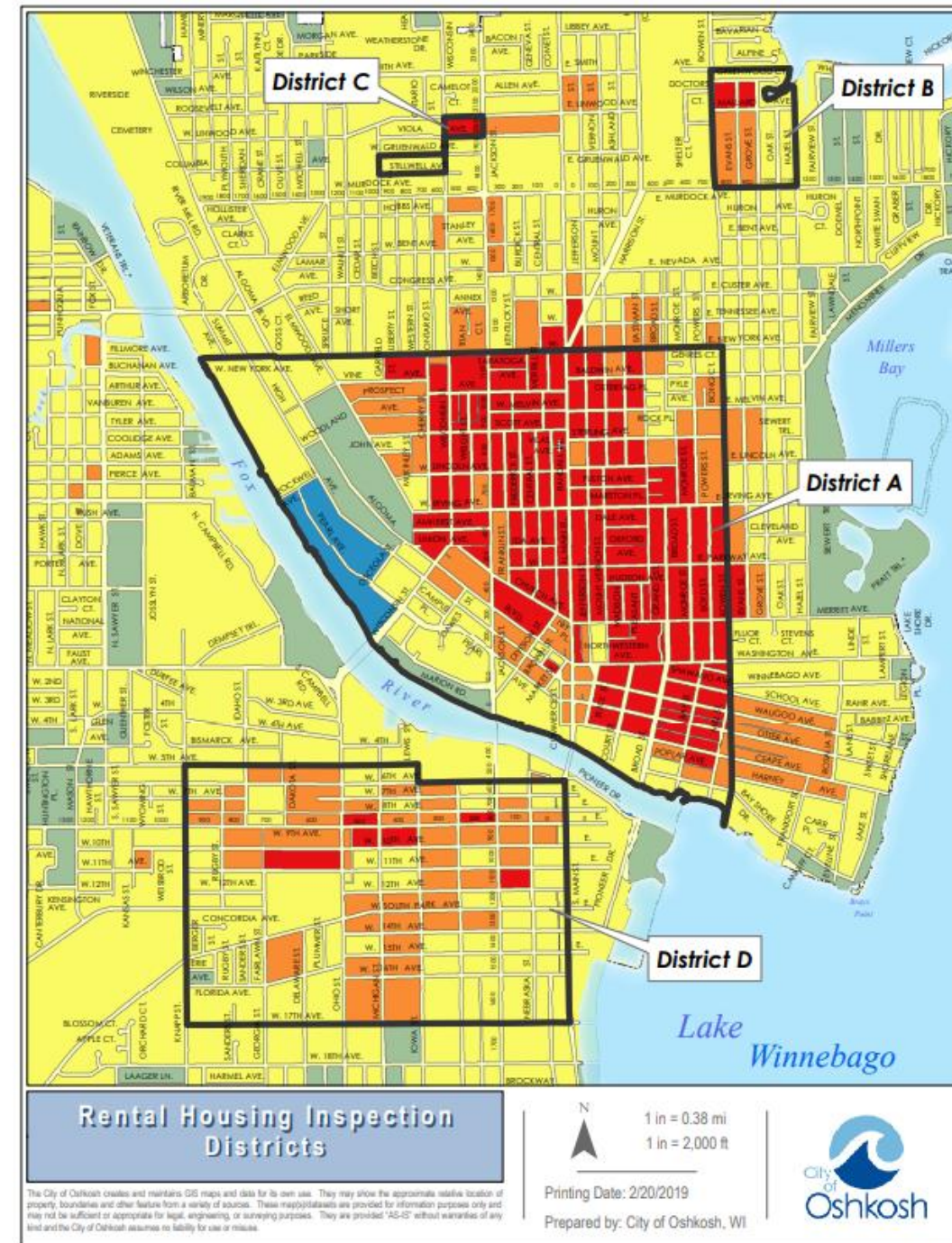
0
1
2
3 - 4
5-13
Non-Residential

Block = Census Block

Examples of Targeted Programs in Wisconsin

Oshkosh, Racine, and Wausau

- Targeted inspections
- Tenants outside the targeted areas can request an inspection
- Rental registry
- Racine and Oshkosh require residents to schedule, Wausau gives a minimum of 21 days notice



EXAMPLES FROM AROUND THE US



KANSAS CITY

- **The Healthy Homes Rental Inspection Program has been in effect since August 7th, 2018**
- **Requires landlords to register and obtain a Healthy Homes Rental Inspection Program Permit annually**
- **Started in areas where**
 - **Rentals were 30% or more of housing stock**
 - **Interest in a program was high**
 - **Deteriorating housing stock**

816-513-6464



HEALTHY
HOMES
Start here...

**HEALTHY HOMES
RENTAL INSPECTION
PROGRAM**

You have the right to a safe and healthy home environment.

To file a complaint, call 3-1-1, the Healthy Homes Rental Inspection Program at 816-513-6464, or walk into the office located at 2400 Troost Ave, Suite 3600



KANSAS CITY
Health Dept



Public Health

for more information visit:
KCMO.GOV/HealthyHomes

Are you experiencing any of the following issues in your rental unit?

- Water leak*
- Smoke alarm absent*
- Carbon monoxide alarm absent*
- Kitchen inoperable*
- Bathroom inoperable*
- Appliances not working*
- Windows and doors inoperable*
- Waste water and sewage*
- Water supply*
- Heating*
- Ventilation*
- Electrical safety*
- Common areas maintained*
- Pests and mice*
- Lighting*
- Moisture and humidity*
- Structural safety*
- Evidence of suspect mold*
- Chipped paint*

HEALTHY HOMES RENTAL INSPECTION PROGRAM

You have the right to a safe and healthy home environment.

Call our office today!
816-513-6464




KANSAS CITY
Health Dept



Public Health

KANSAS CITY

- **Bases number of annual inspections on a percentage of total units**
 - **If violation goes uncorrected for more than 3 re-inspections, program director can:**
 - **Issue a permit suspension**
 - **Require the property to be vacated; and/or**
 - **Institute ordinance violation proceedings through municipal court**
- 

KANSAS CITY

- **Director has the power to ask for judicial remedies in extreme circumstances (i.e. criminal proceedings)**
- **Created a Rental Housing Appeal Board for**
 - **Appeals of Director rulings**
 - **Conducting hearings into cases brought to it**
 - **Granting or revoking time given for correction**
 - **To advise on code/program revision**




Kansas City Missouri Health Department



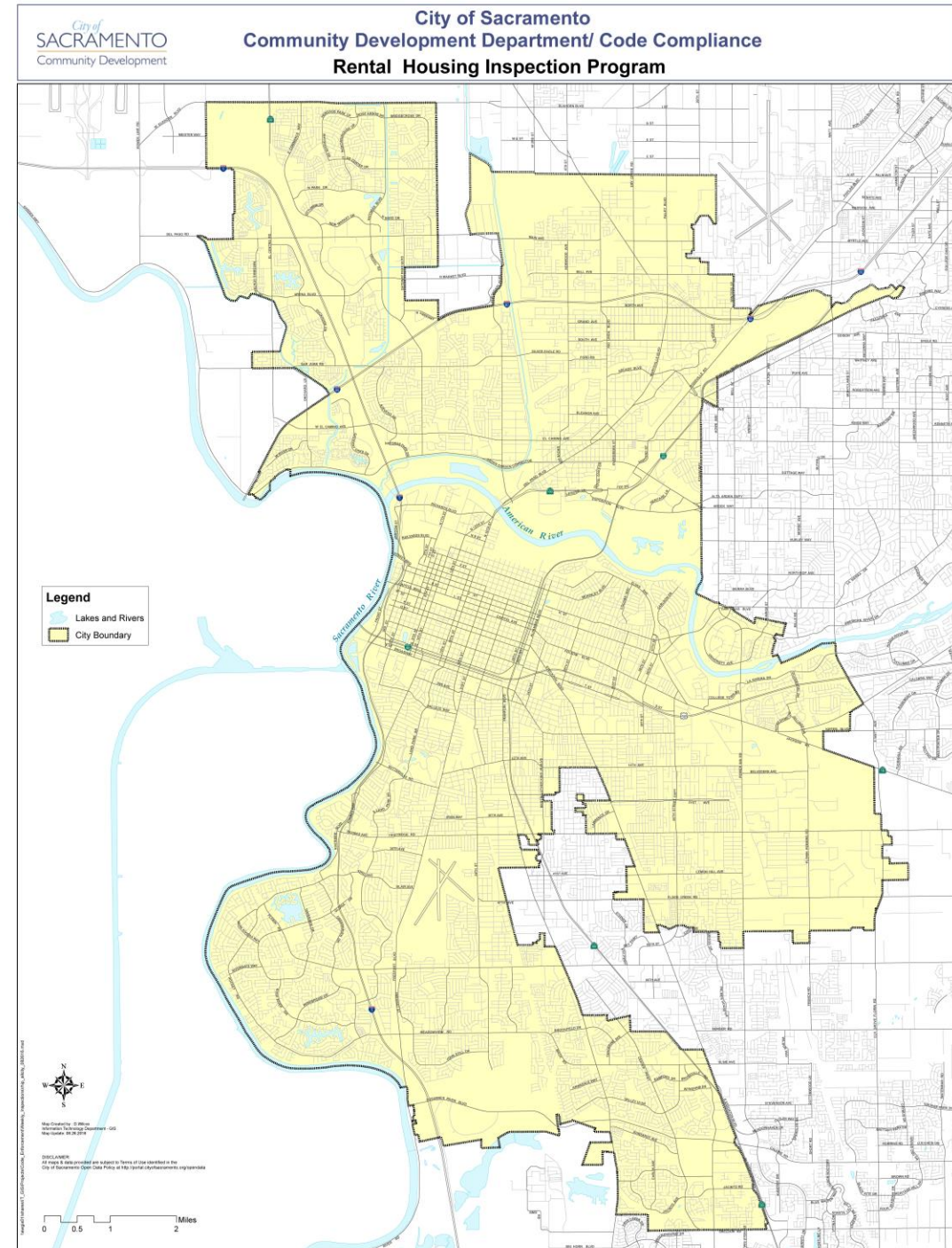
Healthy Homes Rental Inspection Program Rules & Regulations

SACRAMENTO

- **Operate a self-certification program**
 - **If no violations found or any found are corrected within 30 days, residence is placed in program**
 - **Owners are required to self-inspect annually**
 - **City will randomly inspect 10% of homes in the program each year to ensure compliance**
 - **List of addresses that are in compliance or have been inspected is available on the City website**
- 

SACRAMENTO

- **Units exempt from the program**
 - Owner-occupied units
 - Properties less than 5 years old
 - Units routinely inspected by another government agency
- **A local contact person living or residing within 35 miles is mandatory**
- **This person or the owner of the unit must be at any inspection**



TULSA

- **Voluntary incentive program for landlords**
- **Owners register, meet with the Tulsa Health Department, and undergo an initial inspection**
- **Once passed, owners receive a decal signifying their participation and certificate of inspection passage**



City of Tulsa

**GOLD STAR
LANDLORD**

TULSA

- **Other participation perks**
 - **Increased access to city staff**
 - **Prioritized applications to the City's emergency rental and utility assistance program**
 - **Possible financial incentives**
- **Program is funded through the Affordable Housing Trust Fund, which is a combination of public and private funds**

Vision2025

Economic Development and Capital Improvement for Tulsa County



**WHAT COULD A TRIP
LOOK LIKE IN MKE?**



MKE TRIP

- **Would have a defined focus and reach**
- **Limited in scope and geographical area**
- **Small scale program**
- **Initially would be further limited by inspector capacity**

POTENTIAL INPUTS

Code
Enforcement
Inspectors

Lead Risk
Assessors

Accela LMS

Property
Registration
Program

Landlord
Training
Program

Municipal
Court

City Attorney's
Office

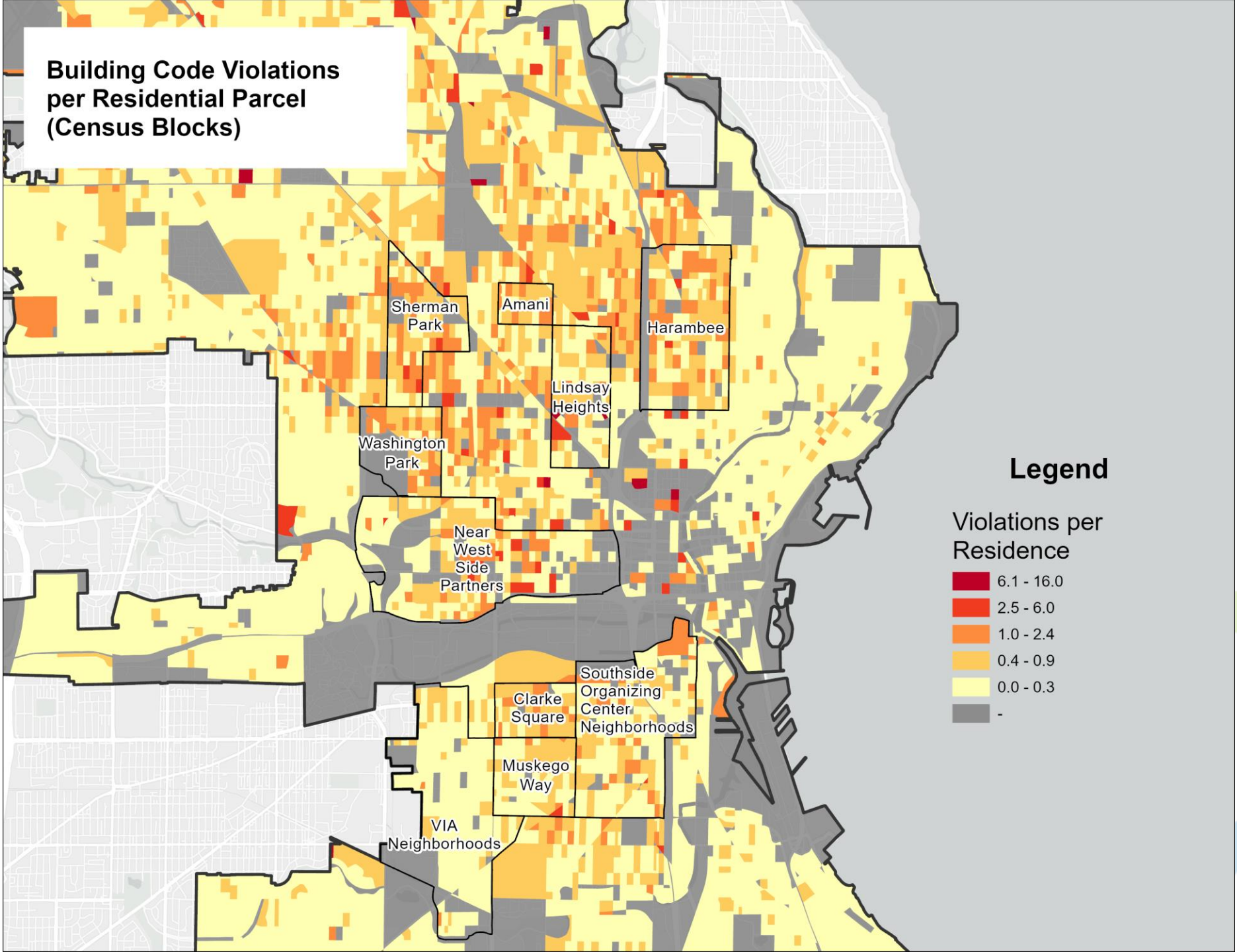
Common
Council &
Mayor

Contractors?

WHERE?

- Best value for the community would be in a neighborhood with a substantial number of both violations and rental properties
- Criteria:
 - evidence of blight,
 - high rates of building code complaints or violations,
 - deteriorating property values or
 - increases in single-family home conversions to rental units

Building Code Violations per Residential Parcel (Census Blocks)

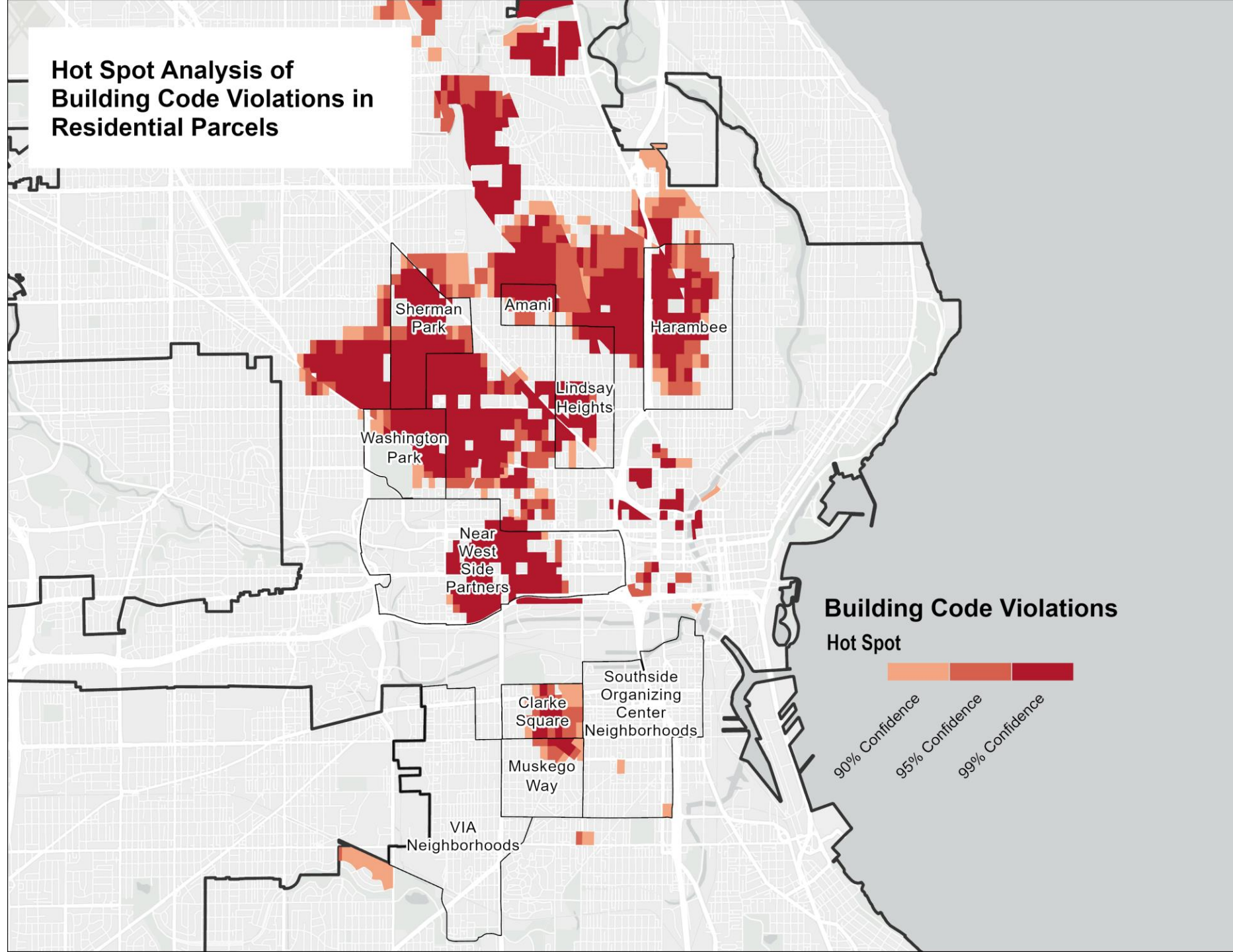


Legend

Violations per Residence

- 6.1 - 16.0
- 2.5 - 6.0
- 1.0 - 2.4
- 0.4 - 0.9
- 0.0 - 0.3
-

Hot Spot Analysis of Building Code Violations in Residential Parcels



Building Code Violations Hot Spot



POTENTIAL SOURCES OF FUNDING

- **A TRIP would need funds to supplement fee and fine revenues**
- **City Budget**
 - **City of Rochester used lead prevention funds**
 - **Racine uses Block Grant Funds**
- **Public or private grants from philanthropies or health care system interested in funding PRI as a form of primary prevention**

HELPFUL SUPPLEMENTS

- **Educational program**
 - **Both for the tenant and owner**
 - **Outlining the rights of each party**
 - **Rent withholding explanation**
- **Public awareness on how to find code violation records**
- **Financial assistance for relocation of tenants**
- **Rent control**



THINGS TO EXPLORE

- **Consult with DNS**
- **Secure budgetary resources**
- **Meet with City Attorney to explore legality and enforceability of this program**
- **Identify a target area**

QUESTIONS?

