

Rental Housing Standards

Presentation for National Energy
Efficiency Conference

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November 2017



What is the problem for renters?

- **more renters**
- **climate change**
- **pricing signals**
- **essential service**
- **limited adaptation capacity**
- **dwelling characteristics**



Why is adaptation capacity for renters limited?

- **low income**
- **housing affordability**
- **doubtful cost recovery**
- **legal constraints**
- **perverse outcomes**



Why don't landlords help?



- rational barriers - “split incentive”
- irrational barriers - property control
- voluntary schemes fail
- disclosure effect limited

Why regulated minimum rental housing standards?

- market failure
- minimum standards
- focus on best returns
- adequate lead time
- risk mitigation



A cautionary note

- **standard versus cost**



- **gaming and rents**

