

#0285

Sponsor:

**Council
Member
Cabrera**

Co-Sponsors:

**Council
Members
Owens
Hackett
Willauer
Darby**

WHEREAS, the effects of global climate change have resulted in sustained patterns of higher temperatures and concentrated periods of extremely high temperatures during the summer months in the City; and

WHEREAS, the impact of these higher temperatures disproportionately affects the health and welfare of tenants who are over the age of 62 or who have extenuating health and physical conditions and live in rental housing units in high- and mid-rise buildings in the City; and

WHEREAS, Sec. 34-236(a)(10) requires that “every supplied facility, piece of equipment or utility” in a structure be maintained and in proper working order; and

WHEREAS, the City is committed to protecting the health, welfare, and safety of all, but particularly, its most vulnerable residents. Every high- or mid-rise rental housing unit should provide cooling facilities which are properly installed and maintained in sound condition and capable of providing adequate cooling, appropriate for the climate, to assure a comfortable and healthy living environment; and

WHEREAS, every high- or mid-rise rental housing unit should provide back-up or emergency measures in case of a sustained outage or breakdown of the primary cooling facilities to provide adequate cooling, appropriate for the climate, to assure a comfortable and healthy living environment; and

WHEREAS, other jurisdictions, including our neighboring state of Maryland, have already enacted similar requirements; and

WHEREAS, the City recognizes the potential cost and time involved for landlords and owners to comply with such requirements, which may require retrofitting existing high- or

mid-rise building or the acquisition of appropriate back-up or emergency equipment and systems; and

WHEREAS, in light of the foregoing, City Council may deem it necessary and appropriate to amend the Wilmington City Code in the future to require landlords and owners to provide cooling and air-conditioning in mid-rise and high-rise buildings that are occupied primarily by senior citizen residents over the age of 62, particularly if landlords and owners do not voluntarily undertake such action within one year.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILMINGTON that the City Council urges landlords and owners to voluntarily take immediate steps to provide cooling and air-conditioning in mid-rise and high-rise buildings that are occupied primarily by senior citizen residents over the age of 62, such that each year from June 1 to September 30, except as otherwise necessary for purposes of reasonable maintenance and repair, the temperature in the unit is not greater than 80 degrees Fahrenheit at three feet above the floor level in each habitable space in the unit.

BE IT FURTHER RESOLVED that the City Council urges landlords and owners to voluntarily take immediate steps to obtain or provide back-up or emergency measures to provide cooling and air-conditioning in mid-rise and high-rise buildings that are occupied primarily by senior citizen residents over the age of 62, such that each year from June 1 to September 30, in case of an outage or breakdown of the primary cooling facilities lasting more than seventy-two (72) hours, the temperature in the unit is not greater than 80 degrees Fahrenheit at three feet above the floor level in each habitable space in the unit.

BE IT FURTHER RESOLVED that, if landlords and owners do not voluntarily undertake such action within one year, City Council may deem it necessary and appropriate to amend the Wilmington City Code to require landlords and owners to provide cooling and air-

conditioning in mid-rise and high-rise buildings that are occupied primarily by senior citizen residents over the age of 62.

Passed by City Council,

ATTEST: _____
City Clerk

SYNOPSIS: This Resolution urges landlords and owners to voluntarily provide air-conditioning or cooling facilities, including back-up or emergency measures, to tenants in senior citizen high- and mid-rise buildings within one year.

FISCAL IMPACT: De minimus.