



AFFORDABLE HOUSING ADVISORY COMMITTEE

Regular Meeting

May 15, 2024

Office of Human Services & Community Partnerships – Auditorium
615 Paul Russell Road
10:00 a.m.

Agenda

- I. Call to Order
- II. Roll Call
- III. Approval of May 15, 2024, Agenda
- IV. Approval of April 29, 2024, Minutes (**TAB 1**)
- V. Public Comment on Un-agendaed Items
- VI. Old Business
 - Follow-up: Recommendations to revise the green building and energy saving requirements in the Local Housing Assistance Plan (**TAB 2**)
- VII. New Business
- VIII. Adjournment

Leon County
Affordable Housing Advisory Committee
April 29, 2024
Meeting Minutes

MEMBERS PRESENT: Ian Waldick
Lawrence Tobe
Oral Payne
Rachel Stevens
Madelon Horwich
Trina Searcy
Sean Morgan

MEMBERS ABSENT: Commissioner Nick Maddox
Bruce Strouble

STAFF PRESENT: Jelani Marks, Housing Services Manager
May Swartz, Assistant County Attorney
Chelisa Kirkland, Affordable Housing Coordinator

PUBLIC PRESENT: Matthew Wyman, Florida Housing Coalition

Item # I. Call to Order

The meeting was called to order 9:42 a.m. by Chair Trina Searcy.

Item # II. Roll Call

Mr. Marks proceeded with roll call. Quorum was confirmed.

Item #III. Approval of April 29 Agenda

Mr. Waldick moved to approve the agenda, seconded by Ms. Stevens. The motion passed unanimously.

Oral Payne arrived at 9:44 a.m. Attendance revised.

Item #IV. Elect New Chair

Ms. Searcy nominated Mr. Tobe to assume the role of chairperson, seconded by Ms. Horwich. The nomination passed unanimously.

Item # V. Approval of February 7, 2024, Minutes

Mr. Waldick moved to approve the minutes, seconded by Mr. Payne. The motion passed unanimously.

Item # VI. Adjournment

Mr. Marks summarized the Home Expo that was held on April 13, 2024, and stated that the event was a success. Mr. Marks also welcomed Assistant County Attorney May Swartz back from maternity leave.

There being no further business to come before the Committee, Mr. Tobe moved to adjourn at 9:48 a.m.

ATTEST:

Minutes approved on May 15, 2024

Lawrence Tobe, Chairperson, Affordable Housing Advisory Committee



Leon County Affordable Housing Advisory Committee

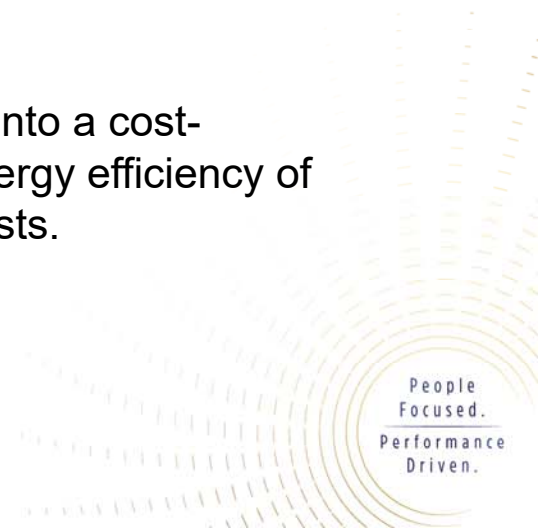
Green Building and Energy Saving Requirements in the SHIP Local Housing Assistance Plan

People Focused. Performance Driven.



Energy Audit Requirement

- Homeowners receiving Home Rehabilitation or Emergency Repair services must obtain a Home Energy Audit from their electric service provider whenever a Heating, Ventilation and Cooling unit is being considered for replacement .
- The findings of the audit will be used to incorporate repairs into a cost-effective scope of work that are intended to increase the energy efficiency of the home and possibly lead to lower heating and cooling costs.





Green Building Requirements

The County and/or sponsors will, when economically feasible, employ the following Green Building requirements on Home Rehabilitation, Home Replacement, Emergency Repairs & Disaster Resilience, Homeownership Development or Rental Development:

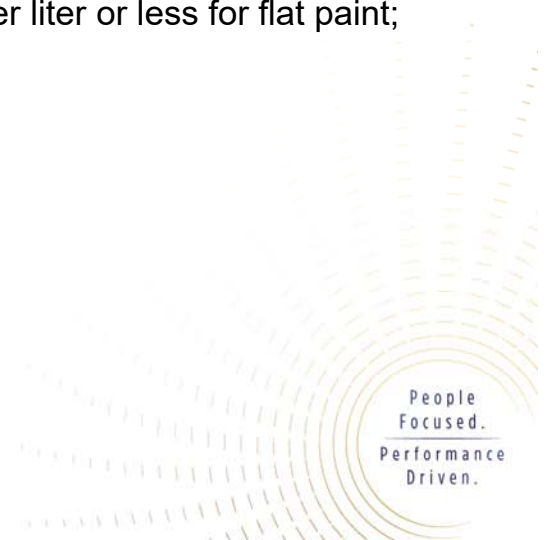
- Low-flow water fixtures in bathrooms—WaterSense labeled products or the following specifications:
 - Toilets: 1.4 gallons/flush or less;
 - Faucets: 1.5 gallons/minute or less;
 - Showerheads: 2.0 gallons/minute or less;
- Energy Star certified exhaust/ventilation fans in all bathrooms;
- Energy Star certified water heater minimum efficiency specifications;





Green Building Requirements

- Energy Star certified lighting and ceiling fans with lighting;
- Energy Star certified Air Conditioning unit(s) with minimum SEER of 14. Packaged units are in studios and one-bedroom units with a minimum of 11.7 EER;
- Low or No-VOC paint for all interior walls (Low-VOC means 50 grams per liter or less for flat paint; 50 grams per liter or less for non-flat paint);
- Energy Star certified refrigerator;
- Energy Star certified dishwasher, if provided;
- Energy Star certified washing machine, if provided in units.





Energy Efficiency in Affordable Housing

CHALLENGES AND OPPORTUNITIES



Educate

Engage

Empower

My background

- ▶ LEED AP (Leadership in Energy and Environmental Design)
- ▶ Neighborhood Reach 2010-2015
- ▶ SEED



Neighborhood
REACH
An **e+** Community Program

SORRY We Missed You!

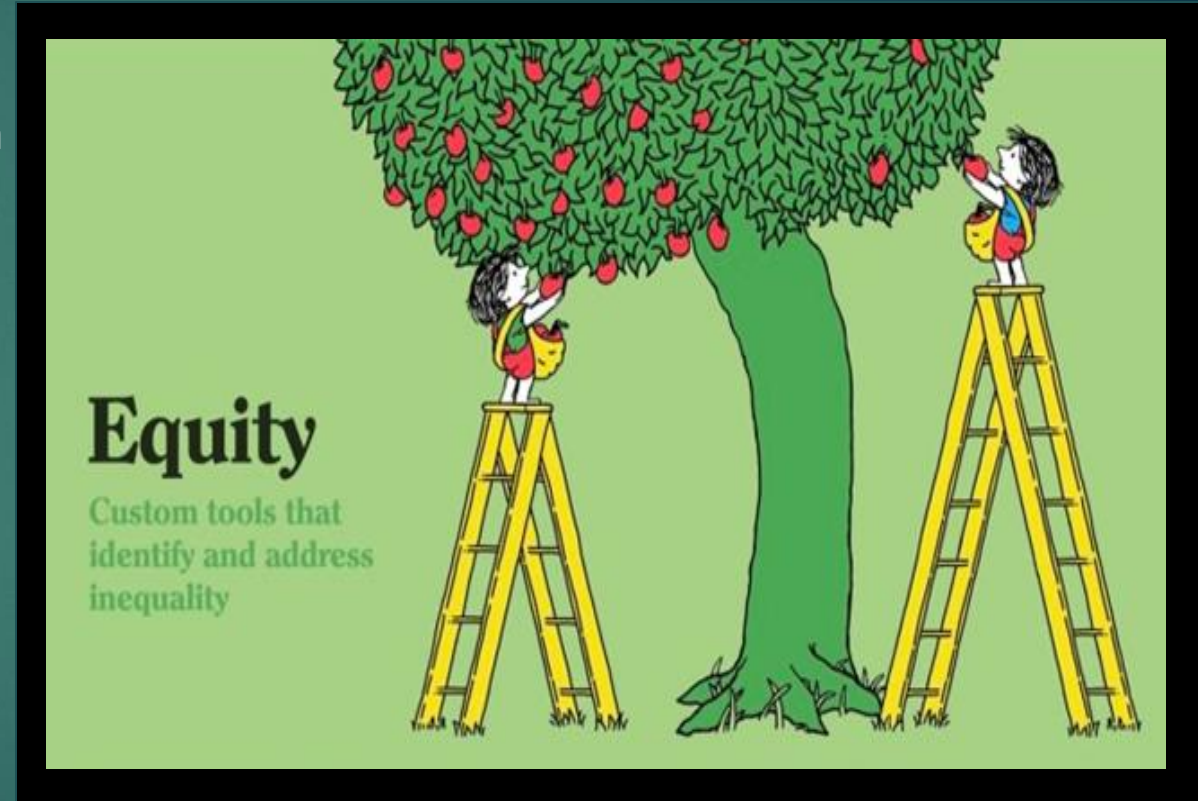
The Neighborhood REACH energy efficiency team stopped by your house today to provide you with free energy efficiency improvements that can help you save on your electricity bills.

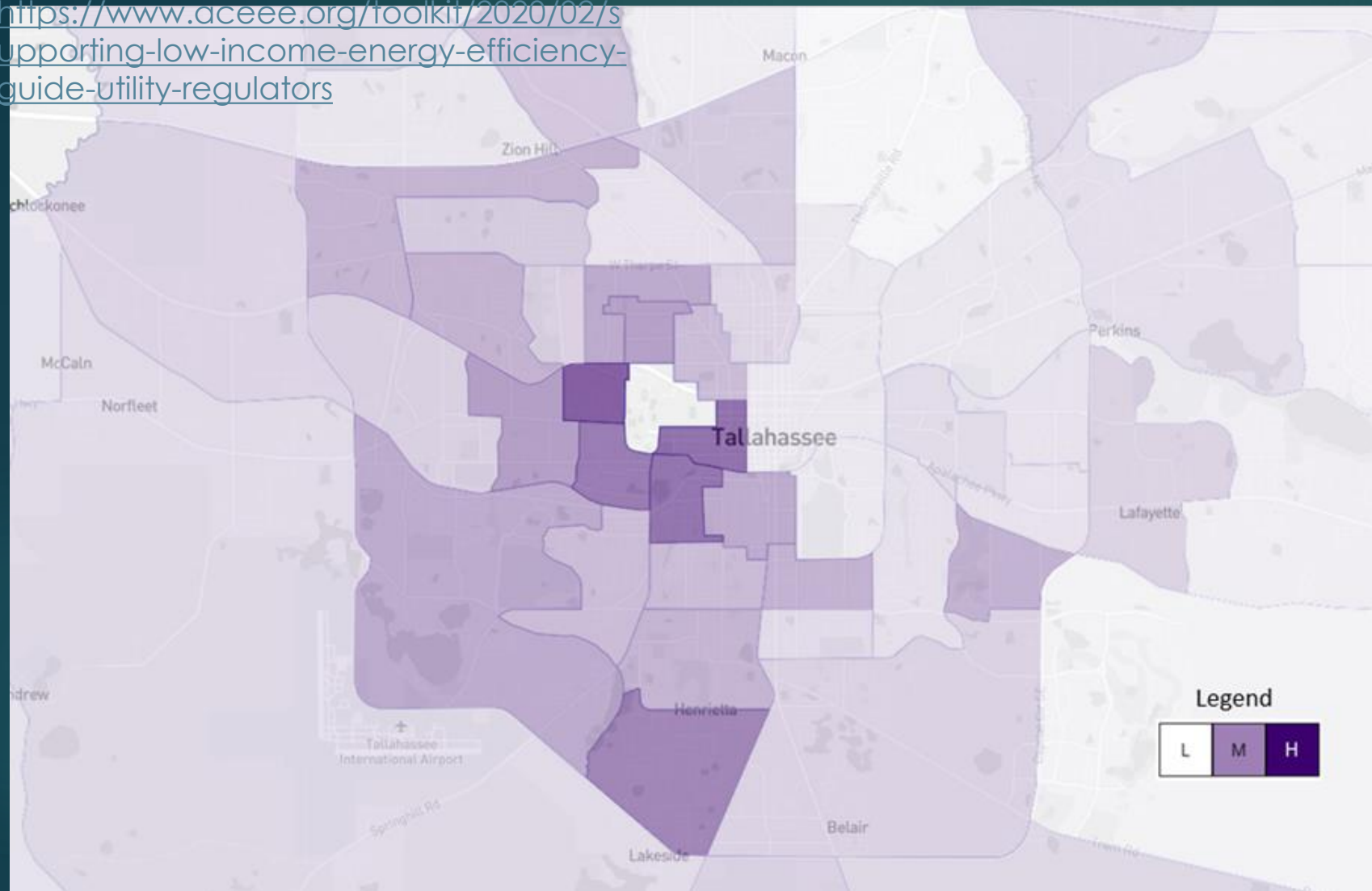
We would like another opportunity to provide you with these free energy efficiency improvements from the City of Tallahassee Utilities.

Incorporating Equity into Tallahassee's and Leon County's Plans

Language in the Resolution:

1. "The City will give priority to ensuring that the most vulnerable residents share in the benefits of the Clean Energy transition."
2. "The City will create structured mechanisms to include low-income and historically marginalized residents in the decision-making process."
3. "The City will seek to partner with community-based organizations to measure energy cost-burden and adopt policies that reduce the cost-burden for low-income customers."





Map shows average energy burden (electric and gas combined) by Census tract.

- Darker the color, higher the energy burden
- Energy Burden in this context is defined as the percent of median yearly income that households pay for electricity and gas bills.



Solar Energy Equity Deployment

TALLAHASSEE

#IHEARTTALLY

VISITTALLAHASSEE.COM

reTHINK
ENERGY

Solar Energy Equity Deployment



Greater Bond



Greater Frenchtown



Griffin Heights



Community Engagement

The S.E.E.D. neighborhood Leaders have been a source of information and advocacy in the communities they serve. To reach residents in the target neighborhoods, it is important for neighborhood leader to lead the continued engagement efforts with residents.

Neighborhood Leaders:

- Conducted home assessments of residents that have expressed interest during previous engagement opportunities.
- Educate residents on existing options for weatherization and home repair assistance.
- Identify potential homes that are solar ready and have expressed interest in solar installation.



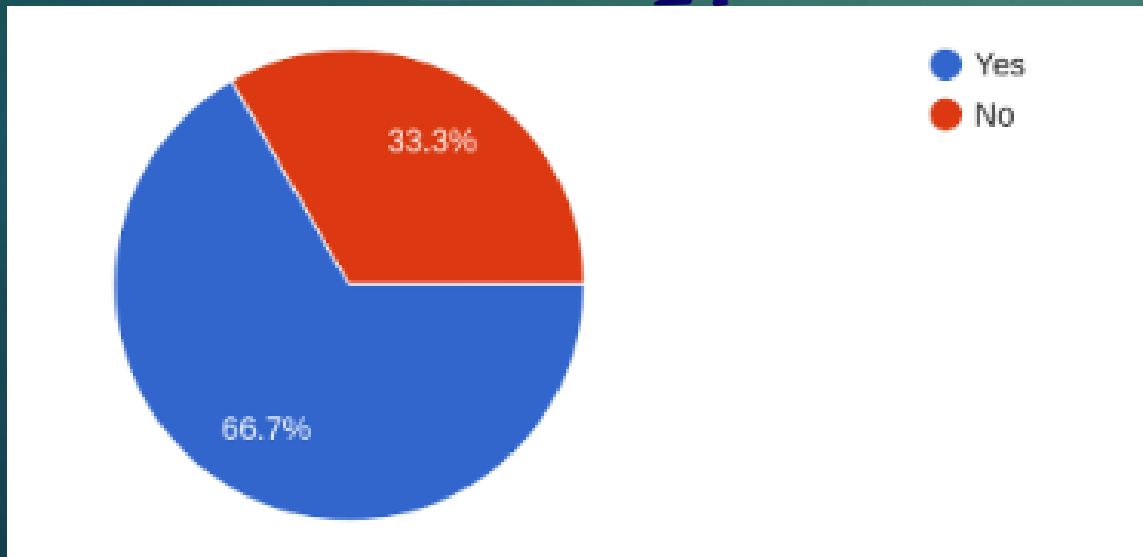
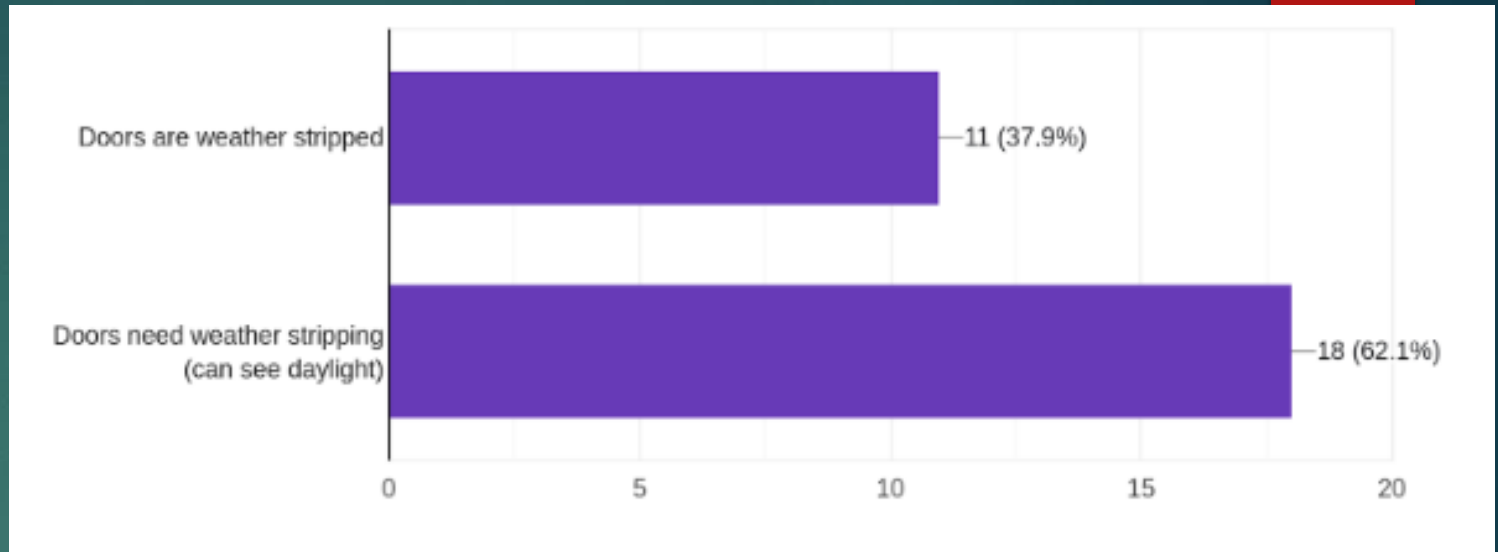
During the home assessment process some common issues were noted by the field team in some of the participants' homes. There were several factors that led to these issues: age of the homes, long-term rentership, heirs property, financial constraints, and the age of residents

Common issues included:

- Structural damages
- Aging roof/damages
- Sagging interior floors
- Aging plumbing/leaks and clogs
- Rotting wood



- Is there weather stripping? Can you see daylight through the frame?



- Is there insulation in the attic?



Conclusion From Collected Data

- Homes assessed were an average of 63 years old, with only four of the homes newer than 50 years old and most between 55 and 75 years old.
- Nearly 50% of homes assessed were long-term renter occupied. Additional outreach to landlords/owners is needed.
- More than 50% of our participants' homes scored an 8 or higher for solar readiness.
- Weatherization issues we identified.
 - Poor or lack of insulation in the attic or crawl space.
 - Weather stripping needed around exterior doors.



Energy Efficiency Measures

- ▶ What you know: (in the plan)
- ▶ Energy Audits
- ▶ Low-Flow Water Fixtures
- ▶ Energy Star
 - ▶ Fans
 - ▶ Water heaters
 - ▶ HVAC
 - ▶ Refrigerator
 - ▶ Dishwasher
 - ▶ Washing Machines
- ▶ Low/ No VOC paint

Efficiency Measures

▶ A Word About Energy Audits



Blower Door Diagnostic Tool

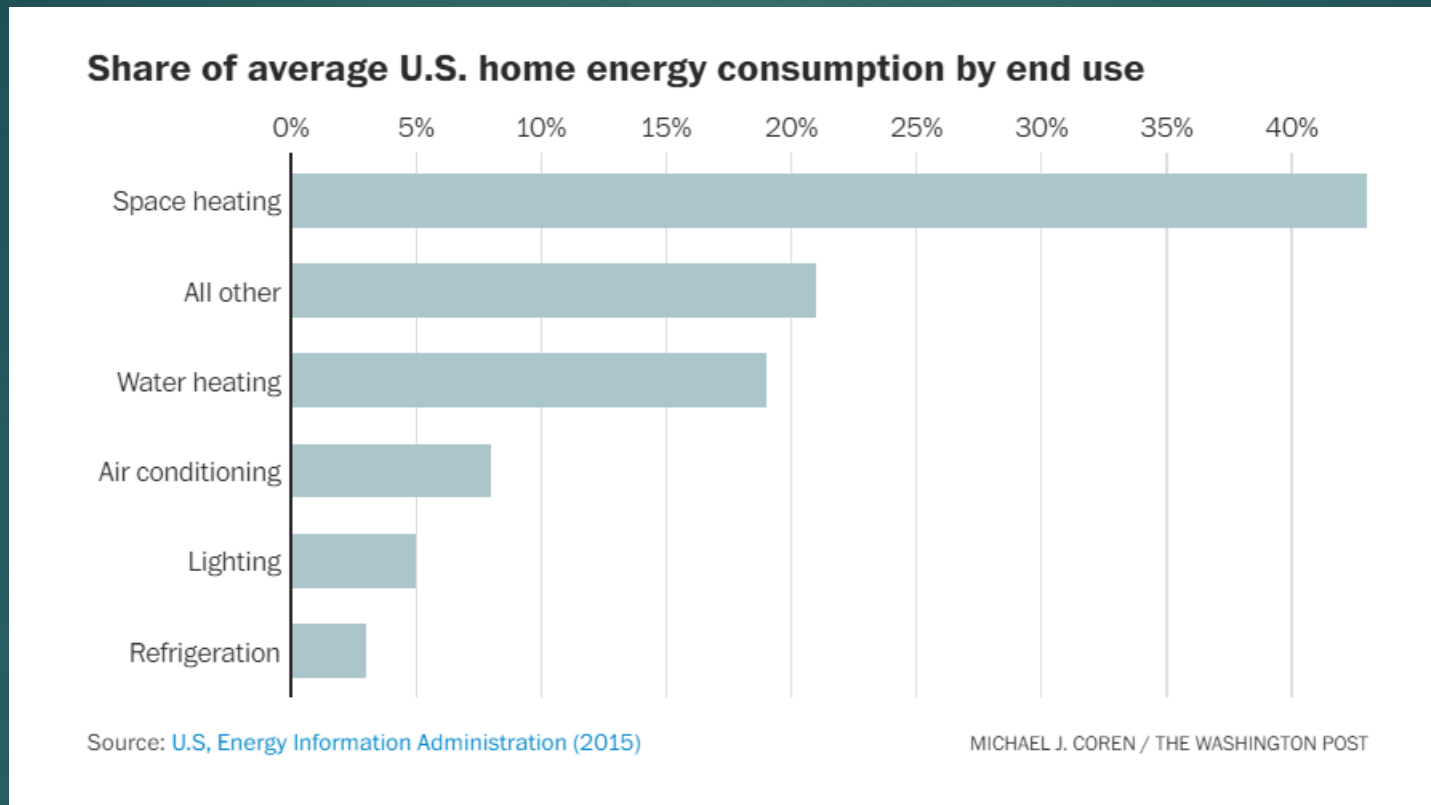
Testing the airtightness of a home can help to ensure that air sealing work is effective. Often, energy efficiency incentive programs such as EPA Energy Star Program, require a blower door test to confirm tightness of a house.

If you have cold drafts in your home, you will benefit from identifying the source of those air leaks using a blower door test

- Air pressure gauge (Manometer)
- Adjustable frame to fit in any doorway
- Fan
- Flexible fabric

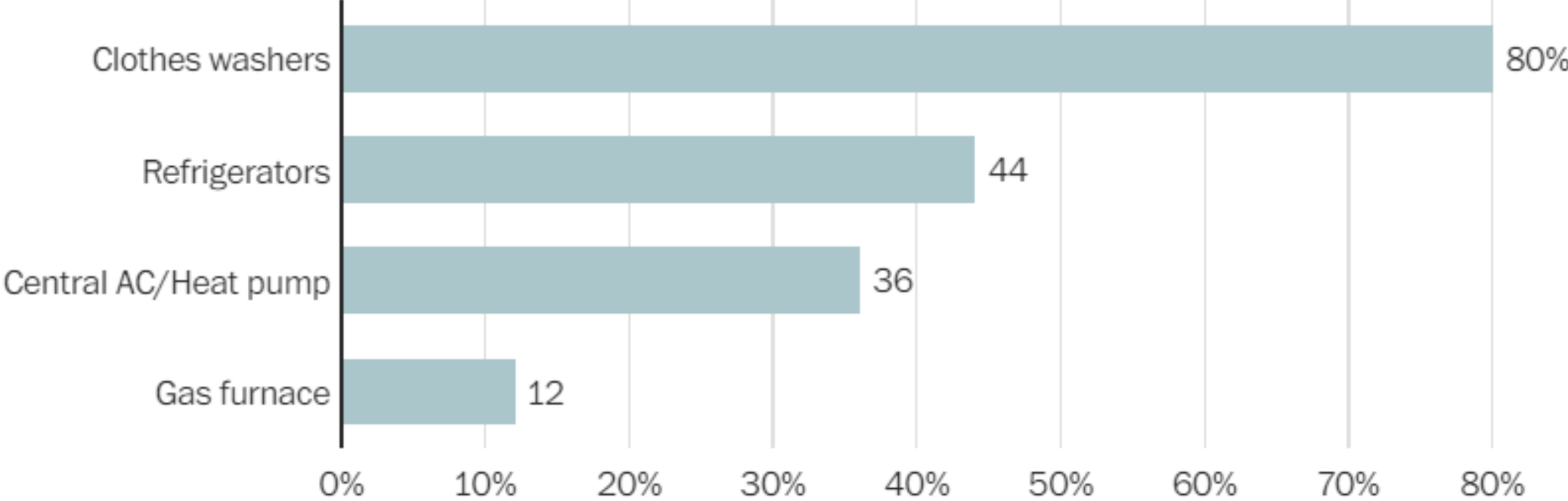
The diagram shows a red blower door diagnostic tool. It consists of a large white fan at the bottom, a flexible fabric frame that fits around a doorway, and an air pressure gauge (manometer) at the top. A small digital display is also visible on the right side of the tool.

Energy Consumption in US homes



- ▶ Source: Washington Post, 1/24/23, 'We still use appliances like it's 1970. There's a better way.'
- ▶ <https://www.washingtonpost.com/climate-environment/2023/01/24/home-appliance-myths-energy-saving-tips/>

Energy efficiency gains for major new appliances since 1990



gains 1990 through 2014-18

Other Measures: Keeping Heat out and Cool Air in (or vice-versa)

- ▶ Insulation
 - ▶ Duct Insulation and Repair
- ▶ Sealing doors, windows, other leaking
 - ▶ Blower Door Test
- ▶ Smart thermostats – or at least programmable thermostats
- ▶ HVAC System
 - ▶ SEER Rating (15 is the minimum these days; 16 is efficient and has incentives)
 - ▶ SEER2 (Min is 14.3)
 - ▶ SEER2 of 16.2+ saves 11.76% more per year than a 14.3-SEER2 AC
- ▶ Info about tax Credits:
https://www.energystar.gov/about/federal_tax_credits



Other Measures: Keeping Heat out and Cool Air in (or vice-versa)

- ▶ Let's talk about Windows
 - ▶ When to replace?
 - ▶ Storm Windows
 - ▶ Solar screening
 - ▶ Shades



Other Measures

- ▶ LED Lighting
- ▶ Hot Water Heaters
 - ▶ Pipe insulation
 - ▶ Timeclock
- ▶ Smart Power Strips
 - ▶ Vampire Power/ Ghost Power (10% of electricity!)
- ▶ Stove-tops – High Efficiency Induction



The Green and Resilient Retrofit Program (GRRP)

- ▶ Direct loans and grants
- ▶ Fund projects that:
 - ▶ improve energy or water efficiency,
 - ▶ enhance indoor air quality or sustainability,
 - ▶ implement the use of zero-emission electricity generation, low-emission building materials or processes, energy storage, or building electrification strategies, or
 - ▶ address climate resilience, of eligible HUD-assisted multifamily properties
- ▶ <https://www.hud.gov/GRRP>
- ▶ Office Hours: Wednesdays from 3:00-3:30 PM EST (no registration necessary):
<https://zoom.us/j/99199273258>
- ▶ State-Based Home Efficiency Contractor Training Grants ?



The Green and Resilient Retrofit Program (GRRP)

- ▶ Elements cohort: gap funding to properties during recapitalization:
 - ▶ utility efficiency, renewable energy, carbon emission reduction, climate resilience measures.
 - ▶ up to \$750k per property or \$40k per unit for construction and transaction costs
- ▶ Leading Edge cohort: funding to owners with ambitious plans involving carbon reduction, renewable energy generation, use of low-carbon building materials, and resilience goals through achieving an advanced green certification.
 - ▶ up to \$10 million per property or \$60k per unit for construction and transaction costs associated with achieving the qualifying green certification.
- ▶ Comprehensive cohort: funding to properties with a high need for investment in utility efficiency and climate resilience
 - ▶ up to \$20 million per property or \$80k per unit to cover: Added cost of greener / resilient alternative to a rehab component; 50% of award reserved for cost of high impact utility efficiency, carbon reduction, renewable energy generation, and climate resilience (for example, solar or wind power); Transaction costs to complete retrofit (up to 30%)



Questions

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