



Agenda Item Summary

File #: 23-00306

Agenda Date: 6/27/2023

Agenda Item Name:

Alachua County Energy Efficiency and Weatherization for Affordable Housing Pilot Program: Contract Amendment

Presenter:

Betsy Riley, Sustainability Manager, 352-264-6908

Description:

Proposing two changes to the contract terms in order to ensure the successful completion of the pilot program: 1.) An extension of the pilot program until October 2023 (from the original end date of August 2023), and 2.) the expansion of eligible upgrades to include water heaters of appropriate size to meet the needs of the household as determined by energy tune-up specialists, rather than limiting water heater size to 15 gallons.

Recommended Action:

- 1: Extend the pilot program through September 30, 2023
- 2: Approve the First Amendment to the Agreement Between Alachua County And Rebuilding Together North Central Florida For Energy Efficiency And Weatherization Of Affordable Housing Grant Program Management Services No. 13489

Prior Board Motions:

June 22, 2021 - American Rescue Plan - State and Local Fiscal Revenue Recovery Funds
Fiscal Consideration: \$26,129,224.50 has been received from the U.S. Treasury. The County has \$3 million in American Rescue Plan (ARPA) funding budgeted for this program. Out of these funds, up to \$15,000 per building unit is available for eligible rental property owners within the unincorporated areas of Alachua County and smaller municipalities.

August 24, 2021 - Commissioner Alford directs staff as follows, which are reflected in the proposed pilot project submitted for approval:

- Time frames for affordability lien changed to 3 years for less than \$5,000, 5 years for \$5,000 to \$10,000, 7 years for \$10,000 to \$15,000
- Include landlords/property managers and have a workshop to educate them on the program and allow them to provide feedback. (Completed 9/27/2021)
- Authorize staff to recommend a pilot program that will include some of the small towns, something on the eastside, and one of the Southwest Advocacy Group Inc. (SWAG) neighborhoods.
- Include an administrative fee or penalty of at least 10% if the grant is paid back early.
- Identify data collection points in order to track outcomes for the renters in the program.

- Limit the pilot program to a maximum of \$500,000

March 1, 2022 - Commissioner Prizzia moves to adopt 50% of Area Mean Income (AMI) as the definition of low income. Motion carries 5-0.

March 1, 2022 - Commissioner Cornell moves to approve the Energy Efficiency and Affordable Housing Grant Pilot Program and direct staff to issue the Solicitation of Interest and bring back all ARPA program documentation and related budget amendments. Motion carries 5-0.

December 6, 2022 – Board approved work plan for the Energy Efficiency and Weatherization for Affordable Housing Grant Pilot Program and Contract #13489 with Rebuilding Together NCF. Motion carries 5-0.

May 23, 2023, item 23-00109, Board approved the Budget Adjustments to American Rescue Plan – State & Local Fiscal Recovery Funds – Revenue Recovery. The fiscal note clarifies that the remaining American Rescue Plan – State and Local Fiscal Recovery Funds (ARP – SLFRF) qualify as Revenue Recovery and thus are being reported as such use. The budget amendment transfers the remaining balance of all qualifying revenue recovery funds from the ARP – SLFRF Fund 234 to a sub fund of the General Fund, Fund 052. All remaining balances of projects identified and allocated by the Board will remain funded and in process out of Fund 052. This action makes NO changes to the plan approved by the Board of County Commissioners (BoCC or Board), just in the way we account for the funds.

Fiscal Note:

There is no anticipated fiscal impact with amendment, amount not to exceed stays at \$337,468.21 in account 052.00.0064.554.82.15 project ARP2021x012.

Strategic Guide:

Housing

Background:

In response to the COVID-19 Pandemic, the Federal government has provided the Alachua County Board of County Commissioners (ACBoCC) funding through the American Rescue Plan (ARPA) State and Local Fiscal Recovery Funds. Many disenfranchised and marginalized communities were disproportionately impacted in their ability to find and maintain affordable housing due to job loss and other income insecurities caused by COVID-19. Although all remaining ARPA-SLFRF funds were used for Revenue Recovery, the projects have stayed in-tact in Fund 052 – General Fund sub-fund. This project brings affordable housing relief to communities with limited financial resources by addressing the high costs of utilities on renters through energy efficiency improvements and weatherization. For these residents, affordability struggles are compounded by differing incentives between the renters who pay utilities and the landlords with the ability to make energy-saving improvements.