

# Summary of Changes

Included in this document is a list of changes between the Alachua County Energy Efficiency Pilot Program and its full version, which is being presented to the Alachua County Board of County Commissioners on September 26, 2023.

- Because this program is now being run through Revenue Recovery dollars, the end date of the program (formerly December 31, 2026) has been removed.
- Section IV(C)(1): “Unit Eligibility Requirements” section has been expanded to include the following:
  - a. “Property must be current on its:
    - i. Homeowners insurance
    - ii. Rental License
    - iii. Property taxes
  - b. Property cannot have a non-mortgage lien
  - c. Property must be being used as a rental and cannot be homesteaded
  - d. Property is not in a flood zone”
- Section IV(C)(2): “Resident Eligibility Requirements” has been expanded to include the bullet point:
  - “Tenant must make some income (ACEEP is not a zero-income program)
  - Section (c)(i) now includes the clarifying statement: “AMI is determined using the rate for Alachua County as a whole, and not individual Census tracts.”
- Section IV(D): “Eligible Upgrades” section has been expanded to include:
  - A clarification on potential rebates the program is eligible for
  - Section IV(D)(1): “Envelope Upgrades” section
    - Underfloor insulation has been added as an option for upgrades
    - Solar Film on windows has been added as an option for upgrades
    - A clarification in the “Window Replacement” item that window replacement is only for instances in which a window represents a clear leak in the building envelope.
    - A clarification in the “Window Replacement” item that window replacement is not available for manufactured homes.
  - Section IV(D)(5): “Domestic Hot Water Upgrades” section
    - Water Heater section has been updated to reflect amendment language, and to reference Section G(4) which goes into additional details of water heater selection procedure
  - Section IV(D)(6): “Other”

- Includes allowance for radon remediation, allowing the possibility of a MOU with UF College of Public Health & Health Professions (currently under discussion) or another partner
- Section IV(F): “Program Process” outlines the process and paper trail for the program
- Section IV(G): Full Program Updates
  - Section IV(G)(1): “Determining an Affordable Rental Rate”
    - Clarifies that inflation is defined as annual CPI inflation rate (not monthly or 12-month rate)
    - Includes a “reasonability” clause modeled on the Section 8 voucher program that allows landlords to adjust rent beyond inflation, so long as they can provide justification
    - Describes justification process
  - Section IV(G)(2): “Miscellaneous Program Fees” clarifies payment structures for mortgage filing fee, pre-assessment tune-ups, and sub-contractor diagnostic fees
  - Section IV(G)(3): “Manufactured Homes” includes provisions for including manufactured homes in the program
  - Section IV(G)(4): “Water Heaters” describes the procedure for determining whether an electric or gas water heater should be installed when appropriate
  - Section IV(G)(5): “Annual Qualified Census Tract (QCTs) Changes” describes the process for applicants when QCTs are updated annual by the U.S. Department of Housing and Urban Development
  - Section IV(G)(6): “Small Businesses in Qualified Census Tracts” describes conditions for small business owners in QCTs to join program in order to bring more affordable housing to market, including eligibility requirements and instructions on setting the initial rental rate
- Section V: Pilot to Full Program Transition provides description of process for those who applied for the program during the pilot, to transition them as possible to the full program.