

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 November 12, 2024.

- Section II: Background section has been updated with relevant context.
- Section III: Section has been updated to provide an overview of the outcomes of the pilot program.
- Section IV(A): “Program Goals”
 - Subsection 1: Program goal has been updated to specify that renters are the priority focus of the program, and to remove reference to COVID-19, as the program is no longer funded through the American Rescue Plan Act (ARPA).
- Section IV(B): “Use of Funds”
 - Section has been updated to remove language referring to Department of Treasury requirements, as the program is no longer funded through ARPA.
- Section IV(C): “Eligibility Requirements”
 - Subsection 1: “Unit Eligibility Requirements”
 - Subsection a: Section has been edited to include Alachua County residents within the Gainesville city limits
 - Subsection b sets limits on the number of units (8) which can receive ACEEP upgrades at a time, as defined by the number of ACEEP-related liens held by a given property owner. It otherwise lifts limits on the number of units a building can have, per Board motion in September 2023.
 - Subsection g(ii) specifies that rental licenses are only required if applicable.
 - Subsection i clarifies that the intended “unit” (as opposed to “property”) must be a rental and cannot be homesteaded. This corrects for instances in which multi-unit buildings have other, non-participating units which are owner-occupied.
 - Subsection j allows for properties in flood zones to participate in the program so long as those properties carry flood insurance.
 - Subsection (2)
 - Subsection (c)(iii)(8): Clarifies the name of the Section 8 program to be “Section 8 Housing Choice Voucher Program”
 - Section (c)(iv): Section has been deleted, as Alachua County is not a U.S. territory and does not contain a reservation.
- Section IV(D): “Eligible Upgrades” section has been expanded to include:
 - Subsection 1 sliding doors are included, under the same conditions as window replacement (a “clear leak in the building envelope”).
 - Subsection 2: “Appliance Upgrades”

- Subsection d: Ovens and stoves have been added as a replaceable item due to new science showing the negative health impacts of inefficient natural gas stoves. Stove and oven replacement have the same natural gas-to-electric qualifications currently associated with water heaters, with the preference for a move to electric.
 - Subsection e: Dishwashers have been included as an added or replaceable item due to new science showing that ENERGY STAR-certified dishwashers can be more energy and water efficient than hand-washing dishes.
 - Subsection 5(b) has been expanded to allow faucet fixture replacement in instances where it is not possible to install a new energy-efficient aerator.
- Section IV(E): “Affordability Commitment”
 - Subsection 1
 - The term “mortgage document on the residents” has been replaced with “deed restriction on the property.”
 - Included reference the CPI Calculator available on the Bureau of Labor Statistics website related to calculating the affordability commitment.
 - Subsection 2
 - Language in section moved from “Full Program Updates” section of previous work plan, as this is no longer a new update to the program. Describes rules around rental increases and the reasonability justification methodology approved by the Board in September 2023.
 - Deleted language regarding annual rate increases, as the CPI calculator on the Bureau of Labor Statistics website makes this language obsolete.
- Section IV(F): “Program Process”
 - Subsections 1 & 2: Edited to allow landlords of Section 8 tenants to provide vouchers as proof of tenant eligibility (rather than exclusively relying on tenant to produce documentation. Allows tenants in this situation to proceed without submitting an application.
 - Subsections 4 & 5: Mortgage language changed to “deed restriction” language.
- Section IV(G): “Additional Program Requirements”
 - Previous Subsection 1: “Determining an Affordable Rental Rate”
 - Key elements of this section has been moved to Section IV(E) “Affordability Commitment.” Background material detailing decision making has been removed.
 - Subsection 1 (Formerly Subsection 2): “Miscellaneous Program Fees”
 - “Mortgage” language replaced with “deed restriction” language throughout.
 - Reference to Department of Treasury and ARPA removed throughout.
 - Subsection 2 (Formerly Subsection 3): “Manufactured Homes”
 - Subsection a: “Background” information removed, replaced with “Definition” section.

- Subsection b: “Age of Homes” removes references to SHIP, as that program is mortgage-based and no longer the model program for ACEEP
 - Subsection f: “Approved Upgrades” section removed because it is redundant with Section IV(D): “Eligible Upgrades.”
 - Subsection 3 (Formerly Subsection 4):
 - Title “Water Heaters” changed to “Electric Versus Natural Gas: Water Heaters & Ovens”
 - Subsections a & b: Background explanations largely removed and shortened. Language added to include ovens and stoves.
 - Subsection 5:
 - Title changed from “Small Businesses in Qualified Census Tracts” to “Small Business Participation”
 - Subsection a: “Background” information removed, replaced with “Definition” section. Definition of a small business now references the County’s Small Business Enterprise program for qualifying information.
 - Subsection b: Added to clarify small business program goals.
 - Subsection c(iv): New requirement added that units participating in the program must be made available on the rental market within 3 months of upgrades being completed.
- Section IV(1)(2): Department of Treasury requirements removed, as the program is no longer ARPA funded.