



Alachua County Energy Efficiency Program

Program Update and Proposed Final Program



Agenda

Pilot Program Results

- **Program Overview**
- **Pilot Results**
- **Update on ACEEE Energy Equity for Renters technical assistance grant**

Full Program Proposal

- **Description of Major and Minor Changes**
- **Staff Recommendation**



Telling the ACEEP Story

To learn more, visit:
rebuildingtogethertherncf.org



<https://app.frame.io/presentations/203fc5b6-24ee-468d-82e1-f6adc174ab38>



What does this program do?

- Pays for up to \$15,000 in energy efficiency upgrades
- Funding goes to rental units only
- Currently only the unincorporated areas of Alachua County and the smaller municipalities are eligible



Pilot Project Logistics

- **Work with local non-profit Rebuilding Together North Central Florida, and their DBA Community Weatherization Coalition**
- **Opened for applications in April 2023**
- **Started as American Rescue Plan Act (ARPA) funding (Federal). Now Revenue Recovery dollars (County)**



Pilot Project Goals

Pilot Program Specific Goals

- Test program work plan and subrecipient agreement
- Fifteen (15) units with energy efficiency improvements
- Determine whether program is reaching Alachua County residents with an equity lens
 - Priority pilot locations in the SWAG community, unincorporated East Gainesville, and one smaller municipality

Program Broad Goals

- Reduce energy insecurity in Alachua County
- Promote affordable housing
- Build climate resiliency and energy independence



Eligible Upgrades

- HVAC replacement
- Programmable thermostat installation
- Repair and seal of duct systems
- Insulation installation
- Water heater replacement
- Weather stripping; caulking for doors and windows
- Window replacement, in some circumstances
- Appliance upgrades to ENERGY STAR-certified equipment (e.g. refrigerator, freezer, washer, dryer, A/C window units)
- LED lighting fixture replacements
- Toilet replacement with WaterSense model
- CWC Tune-Up included (up to 16 LEDs, shower heads, faucet aerators, & pipe insulation for water heaters & A/C lines, draft stoppers, and educational material)



Tenant Eligibility

This is an affordable housing initiative aimed at low-income renters. Renters may qualify for the program through one of the following methods:

- Renter lives in a pre-qualified location
- Renter earns 50% or less of area median income (AMI)
- Renter participates in certain federal programs **such as Section 8**
- Renter receiving services from a government of a tribe or U.S. territory



Qualifying Units

- Landlord is willing
- Tenant pays utilities
- Structure meets health and safety requirements
- Unit is in a Qualified Census Tract or tenant household otherwise qualifies per program guidelines
- Unit is in Alachua County's unincorporated areas or smaller municipalities
- Option for small business landlords to participate with empty units, so long as first tenant in the unit holds a Section 8 housing voucher



Affordability Commitment

Rent must not be raised more than inflation (CPI) each year for a term corresponding with award amount.

Award Amount	Term of Affordability Commitment
Up to \$5000	3 years
\$5001 to \$10,000	5 years
\$10,001 to \$15,000	7 years

Landlords who withdraw early from the program will be required to repay award amount, plus a 10% administrative fee



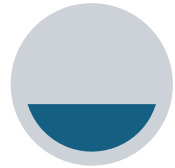
ACEEP Website

For more information on the program, you can visit

<https://alachuacounty.us/Depts/Sustainability/Pages/ACEEP.aspx>

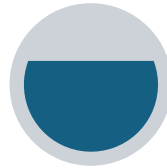


Program Progress



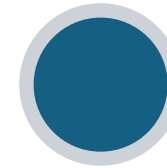
65 Completed Tune-Ups

- 6 units are on hold due to health and safety concerns
- 3 units are on hold due to program pre-requisites
- 15 units are on hold due to lack of response from landlord and/or tenant
- 5 units are ineligible due to program timing requirements



42 Units Eligible for ACEEP Participation

- 17 units are in the process of receiving estimates
- 10 units are completing paperwork
- 7 units are currently under contract to complete work



7 Units Have Completed Upgrades

- 5 units with new Insulation
- 7 units with a central HVAC system
- 3 units now have a clothes dryer
- 2 units now have a clothes washer
- 2 units received a refrigerator
- 4 units installed a new toilet
- 3 units had new windows installed



Heat Map of Locations Served

[MAP PENDING]



Prioritized Pilot Locations

- Southwest Advocacy Group (SWAG): 27 units (+2 revisits)
- Unincorporated East Gainesville: 19 units
- Smaller municipalities
 - Hawthorne: 5 units
 - Archer: 1 unit
 - Newberry: 2 units
 - Alachua: 3 units



Commitment to Equity

- **65 households, 162 residents**
- **34% of households had children**
- **48% of households identified as elderly or disabled**
- **9% of households identified as housing a veteran**
- **43% of households identified as Female head of household**
- **24% of household members self-identified as white, 63% as Black, with the remaining 9% identifying as Latinx, Native, or**



Installed Upgrades

All **65 units** received a pre-assessment tune-up which includes pipe insulation, lightbulb replacement, and tenant energy-use education

Number of households that have received upgrades:

- 7** Advanced power strip
- 5** New attic or floor insulation
- 6** Sealed gaps
- 3** Appliance recycling
- 5** Faucet aerators
- 7** Central HVAC
- 1** Duct sealing
- 3** ENERGY-STAR Clothes dryer
- 2** ENERGY-STAR Clothes washer
- 2** ENERGY-STAR Refrigerator
- 4** WaterSense Toilet
- 3** Upgraded LED fixture
- 3** Window replacement



Installed Upgrades – GHG Impact


Overall Program Data

Dates	Model	Energy Saved	Emission Reductions	Utility Bill Savings
Since Program Start	Conservative Outlook	103086.4989 kWh	53.15552702 tCO2e	\$10,138.56
	Moderate Outlook	106115.4639 kWh	54.71738268 tCO2e	\$10,436.46
	Optimistic Outlook	110566.4209 kWh	57.01247436 tCO2e	\$10,874.21
Annually	Conservative Outlook	115370.4018 kWh	59.4895993 tCO2e	\$11,346.68
	Moderate Outlook	123823.9822 kWh	63.84860389 tCO2e	\$12,178.09
	Optimistic Outlook	132277.5626 kWh	68.20760848 tCO2e	\$13,009.50
After 7 Years	Conservative Outlook	910679.3116 kWh	469.5827221 tCO2e	\$89,565.31
	Moderate Outlook	972883.3394 kWh	501.6576099 tCO2e	\$95,683.08
	Optimistic Outlook	1036509.359 kWh	534.4657337 tCO2e	\$101,940.70


Per Unit Data


Dates	Model	Energy Saved	Emission Reductions	Utility Bill Savings
Since Program Start	Conservative Outlook	2095.766478 kWh	1.080661123 tCO2e	\$206.12
	Moderate Outlook	2600.593983 kWh	1.340970401 tCO2e	\$255.77
	Optimistic Outlook	3342.42015 kWh	1.72348568 tCO2e	\$328.73
Annually	Conservative Outlook	2865.533593 kWh	1.477583874 tCO2e	\$281.83
	Moderate Outlook	4073.187936 kWh	2.100298815 tCO2e	\$400.60
	Optimistic Outlook	5280.84228 kWh	2.723013756 tCO2e	\$519.37
After 7 Years	Conservative Outlook	20058.73515 kWh	10.34308712 tCO2e	\$1,972.78
	Moderate Outlook	28512.31555 kWh	14.7020917 tCO2e	\$2,804.19
	Optimistic Outlook	36965.89596 kWh	19.06109629 tCO2e	\$3,635.60

14.7 tCO2e is equivalent to:

1,650 gallons of gasoline consumed 

5.1 tons of waste recycled instead of landfilled 

16,201 pounds of coal burned 

Reductions from 17.2 acres of US forests in one year 

Utility Providers

GRU: 53 units

FP&L: 5 units

Duke: 1 units

Clay: 1 units

Municipality: 4 units



ACEEE Energy Equity for Renters

Results from Technical Assistance Grant



Introduction to



- ACEEE is a national non-profit research organization focused on policy development around reducing energy waste.
- ACEEE is non-partisan and collaborates with business, governments, academia, philanthropy, and environmental justice groups
- Previous grant recipients include Bay Area Regional Energy Network, the city of Cambridge, MA, Duluth, MN, Portland, OR, and Tacoma, WA



Awarded to 10 local governments and community-based organizations nationally



Provides technical assistance to:

- **Guide quantitative and qualitative research**
- **Support community and stakeholder engagement processes**
- **Identify new or expanded opportunities for reducing rental home energy use**
- **Provide guidance that supports equitable implementation of rental energy efficiency policies and programs**



Outreach Conducted

- **With ACEEE's assistance, we developed:**
 - **Survey for Alachua County renters: 162 returned**
 - **Survey for Alachua County landlords: 38 returned**
 - **Precedent study to understand best practices of energy efficiency and rental improvement programs across the nation**
 - **Relationships with other municipalities to share learning and troubleshoot**





Survey Results - Renters

30%

- Renters who struggled to pay energy bills in 3 out of the past 12 months.

35%

- More than one-third (35%) of renters indicated they borrowed money from friends

26%

- Renters kept their home at an uncomfortable or unhealthy temperature to pay for their energy bills.

38%

- Renters also reported that they have had a utility disconnected for nonpayment at some point in their past.



Survey Results - Renters

Renters of single-family homes frequently face issues such as mold, overheating, lack of adequate cooling, and pest problems, indicating that these homes are often poorly weatherized and ventilated.



Survey Results - Landlords

Over half of landlords expressed interest in energy efficiency programs, particularly a 0% interest loan or grant of up to \$15,000 with a 7-year affordability requirement.

Interest was highest in the ACEEP's offered upgrades (54%), flood zone exclusions (44%), and assisted contractor arrangements (40%).



Survey Results - Conclusions

Survey results show that many renters, especially low-and middle-income, are struggling with rising energy bills, debt, and utility shutoffs.

Meanwhile, most landlords are considering rent increases, adding to renters' financial pressures.



Focus Group Results

- **Landlords were overall supportive due to:**

- Overall simplicity of the process
- Challenges: Increasing costs of maintaining their properties, difficulty finding good contractors
- Benefits: tenants' increased financial security from utility bill savings reducing turnover and enabling them to pay rent consistently and on time.

- **Supported changes**

- Expansion into City of Gainesville; recommended 25% of program funds to city rentals
- Addition of exterior door replacement

- **Property investors network primarily via word of mouth.**

While landlords may be slow to trust information found in marketing campaigns, interest in the program will be more likely to increase as more property owners share their positive experiences with the program.



Precedent Study

**Proposed Full Program*

Program	Location	Cap on Units	Max. Award	Term (Years)	Forgivable Loan	Affordability Commitment	Includes Housing Voucher Recipients
ACEEP*	Alachua Co, FL	8	\$15,000	5,10, or 15	Y	HUD FMR	Incentivized
VEEP	Charlottesville, VA	NA	\$10,000	5	Y	HUD FMR	Y
SLF	Pittsburg, PA	10	\$100,000	10 or 15	Y	HUD FMR	Y
RHEP	Des Moines, IA	NA	\$30,000	5, 7, or 10	75%	HUD FMR	NA
MWAP	Tennessee	NA	\$25,000	1 or 3	N	Rent Freeze	NA
RRA	Denton, TX	NA	\$24,500	5	Y	HUD FMR	NA
RHIP	Greensboro, NC	7	\$20,000	20 years	N	NA	NA
RIF	Philadelphia, PA	NA	\$100,000	10 years	Y	HUD FMR	Incentivized



Full Program Proposal

Aachua County Energy Efficiency Program



Major Update: Eligible Upgrades

- The list of eligible upgrades has been expanded to include:
 - Exterior doors, with same conditions as windows
 - ENERGY STAR ovens and stoves, with same gas/electric conditions as water heaters.
 - ENERGY STAR dishwashers
 - Faucet fixture replacement in instances where an aerator cannot be installed

88%

of respondents to the ACEEE renter survey reported some kind of breathing-related illness, including asthma, COPD, bronchitis, and nasal allergies.



Major Update: Expansion to Gainesville

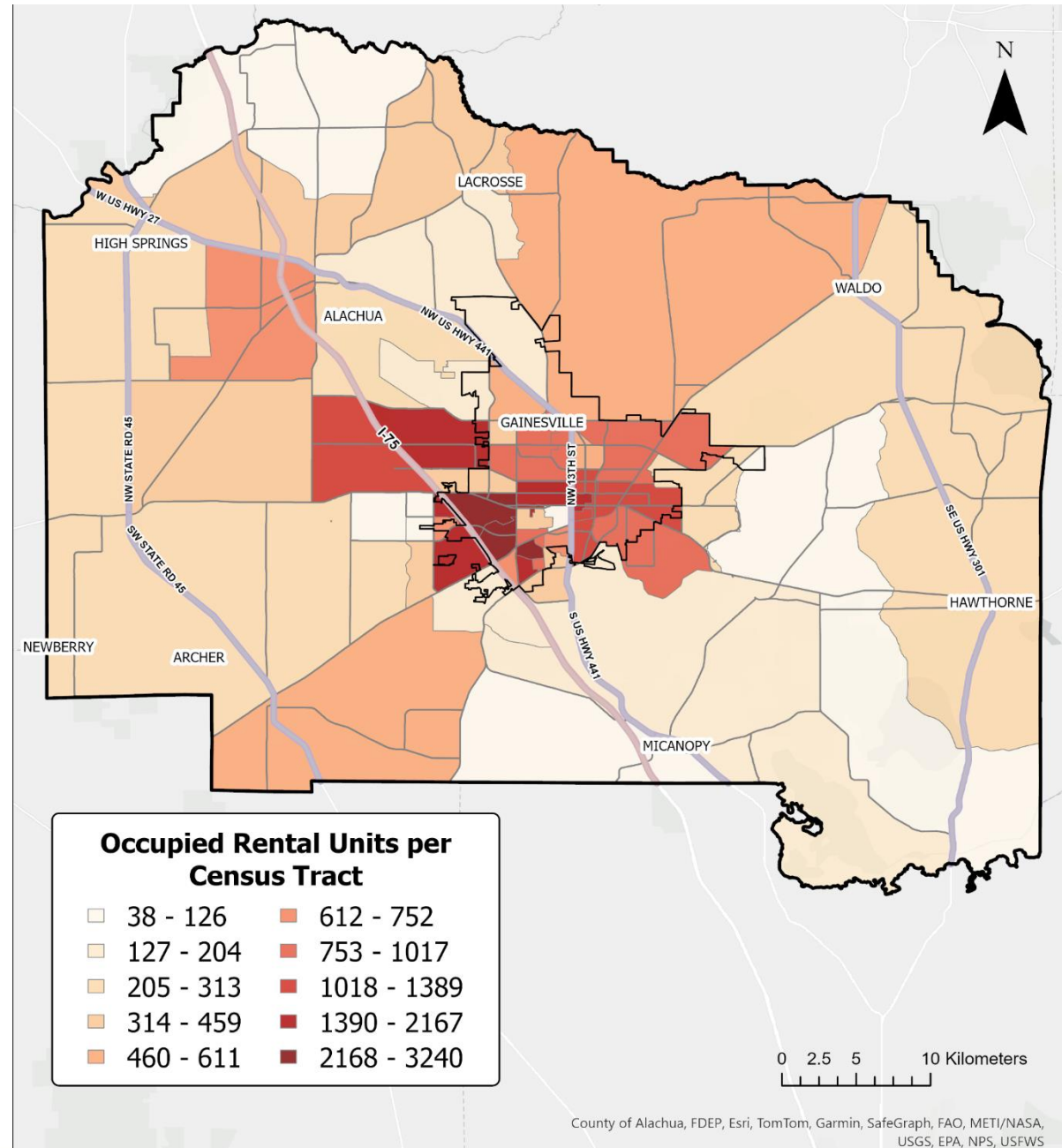
GRU's LEEP^{Plus} program is no longer open to tenants, leaving Gainesville renters with no comparable energy efficiency program



Gainesville Renter Population

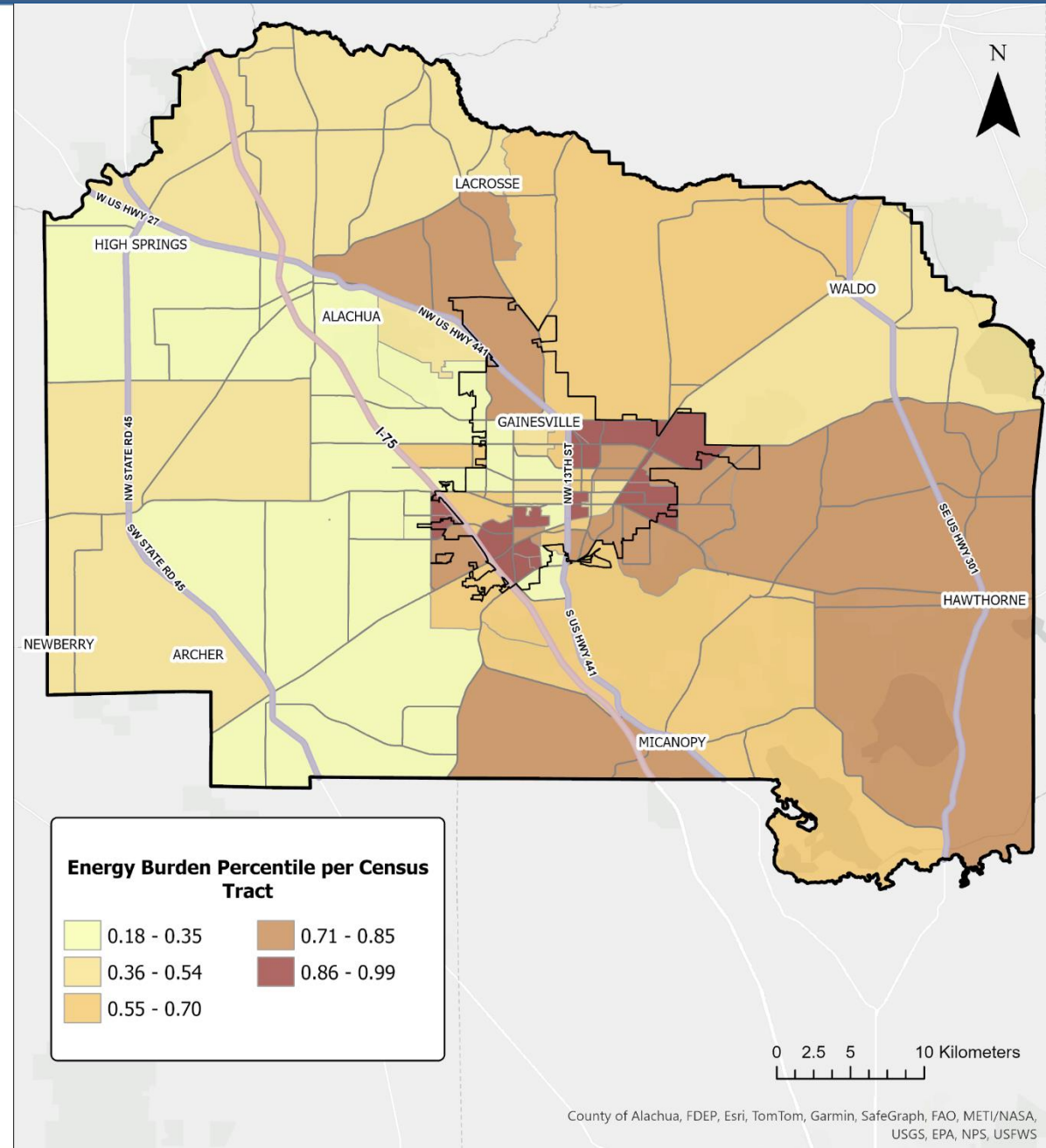
- **Gainesville:** Approximately 34,000 renter-occupied units
- **Alachua County (excluding Gainesville):** Approximately 15,000 renter-occupied units

Data from 2022: ACS 5-Year Estimate Data Profiles





Gainesville Energy Burdened Neighborhoods





Strong Interest in Gainesville

81%

Of respondents to the ACEEE renter survey had zip codes within the City of Gainesville

77%

Of units owned by ACEEE landlord respondents were within the City of Gainesville



Focus Group Results

"It being outside city limits only hinders the program. I think there's a lot of properties within city limits that would only benefit from this."

"If it was in the city, I would do windows for my two homes in the city, because that's an expense."

"...a lot of people who can benefit from that program live in the city, and a lot of homes and apartment complexes that people are living in that need to afford their bill, live in the city."



Major Update: Unit Eligibility

- **Caps enrollment at 8 units at any one time for any one landlord**
 - Enrollment is defined as units with an ACEEP-related lien, allowing additional participation
 - Many similar programs cap the units; where a cap is not listed the maximum award is the cap.
- **Units must be rented and not owner-occupied, and any homestead exemptions in non-sale years must reflect this.**
- **Support for more units to become affordable; percent of eligible tenants for building**
 - Tennessee program requires 50% of tenants to be eligible for the program if all are living in a building consisting of 1 to 4 units; 66% of building tenants must be eligible for residents living in buildings with 5 or more units.
- **Allows all small business owners, not just those in Qualified Census Tracts, to participate**
 - Retains requirement that first tenant must have a Section 8 housing voucher
 - Requires that empty unit be brought to market within 3 months of program participation



Minor Updates

- **No longer requires reporting to the U.S. Treasury (funding mechanism has shifted)**
- **Clarifies “deed restriction” paperwork, rather than forgivable mortgages (funding mechanism has shifted)**
- **Clarifies that rental licenses are only required if applicable**
- **Clarifies details for multi-unit properties when one unit is owner-occupied**
- **Removes U.S. territory and native tribe eligibility criteria as not applicable for Alachua County**
- **Directs landlords to Bureau of Labor Statistics CPI calculator for calculating inflation**
- **Allows landlords to verify tenant eligibility in cases with Section 8 vouchers**
- **Removes references to SHIP program, which is mortgage-based and no longer a model for ACEEP**
- **Additional edits for clarity and to remove redundancy, as outlined in the Summary of Changes document**



Staff Recommendations

- **Approve Full Program Work Plan**