



Energy Efficiency in Affordable Housing

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The Issue

- On a per-square-foot basis, existing rental homes consume **15% more energy** and have **30% higher energy costs** than other homes, with older properties often having the highest energy use and costs (La Jeunesse 2016; EIA 2018).



Proposed Solution

- **Grant program to landlords of low-income tenants to carry out weatherization and energy efficiency upgrades**



Desired Outcomes

- **Lower utility bills for low-income residents in rental housing.**
- **Place a moratorium on rent increases for participating landlords for a specified amount of time.**
- **Lower carbon emissions & help offset the county's carbon footprint based on decreased utility bills.**



Program Target

- **Rental units located within unincorporated areas of Alachua County**
- **Building tenants whose annual income is at 80% AMI or below.**
- **Building tenants who are responsible for paying their utility usage**



Suggested Requirements

Award recipients must maintain pre-award rent levels:

AWARD AMOUNT	YEARS TO REMAIN AFFORDABLE
Up to \$5000	3 years
\$5001 to \$10,000	6 years
\$10,001 to \$15,000	9 years

If the property is sold before the end of the above duration, the grant must be paid back in full.



Suggested Requirements

- **Pre- and post- energy efficiency assessment and tracking of utility bills**
- **Utility bill review and resident education opportunity**



Proposed Allowed Upgrades

- **Building envelope**
- **Appliances**
- **Lighting**
- **HVAC**
- **Domestic hot water**
- **Low-flow water fixtures**



Calculating Carbon Emission Reductions

Calculate by neighborhood:

- 1. Find average utility bill.**
- 2. Determine average home and model what the energy use should be.**
- 3. Pick a reasonable target for the neighborhood.**
- 4. Perform needed upgrades.**
- 5. When neighborhood reaches target, claim saved energy as carbon offset.**



Next Steps

- **Solicitation of Interest**
 - to run the program, including a data tracking component and energy models
- **Open to nonprofit organizations, partnerships encouraged**
- **Identify three pilot areas**

