March 2, 2010
3pm Eastern
Pre-Retrofit Repairs

Moderator:
James Irwin, Center on Wisconsin Strategy (COWS)
Agenda

- Welcome and intro (5 min)
- Presenters (45 min)
  - Raynette Trent and John Fitzhugh, City of Oakland
  - Jan Stenlund and Vincent Montgomery, Social Development Commission, Milwaukee
  - Marshall Johnson and Matthew Iacovone, Conservation Services Group, Portland
- Questions and discussion (40 min)
- Close
City of Oakland
Community and Economic Development Agency
Housing and Community Development
Residential Lending and Rehabilitation

Housing Rehabilitation Programs
Substantial Rehabilitation
Program Overview

- The City of Oakland administers a variety of no- and low-interest loan and grant programs for home repairs.
- Funds can be used for:
  - Emergency repairs
  - Correction of major code violations
  - Upgrading mechanical and electrical systems
  - Making properties accessible for persons with physical disabilities
  - Residential weatherization and energy retrofits
  - Seismic upgrades
  - Residential facade and exterior improvements
Rehabilitation Loan Programs

- Home Maintenance and Improvement
- Emergency Home Repair
- Central City East Homeownership Rehabilitation
- Neighborhood Housing and Revitalization
- Energy Retrofit
Residential Grant Programs

- Access Improvement
- Seismic Safety Incentive
- Minor Home Repair
- Lead Safe Homes
1-4 Unit Development Programs

- Laney College/Rotary Club Partnership
- Underutilized Vacant Parcel Development
- Bank-owned Vacant/Blighted/Abandoned Property Development
Program Innovations

- **Seismic Safety Incentive Program**
  - Grants matching funds for the completion of seismic retrofit repairs to minimize damages resulting from future seismic events.

- **Energy Retrofit Loan Program**
  - Provides loans for baseline energy upgrades and major systems replacement to improve energy efficiency and reduce energy use and costs for low- and moderate-income owners.

- **Neighborhood Housing Revitalization Program**
  - Loans to rehabilitate vacant and blighted residential 1-4 unit properties in need of extensive rehabilitation to correct documented code violations
Program Innovations

- Laney College/Rotary Club Partnership
  - City/Community College/Non-Profit collaboration to design and build sustainable single family dwellings on underutilized, City-owned, vacant parcels

- Underutilized Vacant Parcel Development
  - City/Non-Profit collaboration to build sustainable single family dwellings

- Bank-owned Vacant Property Development
  - City acceptance of donated bank-owned property for sustainable development and subsequent sale.
Energy Retrofit Loan Program

- Loans to owner-occupied low-and moderate-income households to provide weatherization services, including baseline energy efficiency upgrades.
- 0% interest deferred loan
- $6,500 minimum - $30,000 maximum
- Can be combined with City’s other loan and grant programs for residential rehabilitation
Energy Retrofit Contractor Pre-screening

- Home Performance
- Alameda County Wage Standards
- Local Hire
- Supporting Local Green Jobs Training Programs
- Local and Small Local Business Enterprise Policy and Disadvantaged Business Enterprise Policy
Green Jobs Training Programs

- Growth Sector – workforce development intermediary
- Laney College
- Cypress Mandela, Inc.
- Rising Sun Energy Center
- Men of Valor
- RTTC
- Oakland Green Jobs Corp
Alameda County Wage Subsidy

- Applies to certain eligible new hires, but cannot displace existing employee
- Reimbursement of 80% of employee’s wages and certain related employment costs
- Eligible job seekers:
  - CalWORKS recipients
  - Families with income below 200% of poverty
  - Non-custodial parents with income below 200% of poverty
- For more information, contact Growth Sector
Substantial Rehabilitation
Substantial Rehabilitation
Home Energy Solutions & Common Hazards
Home Energy Solutions

Cash incentives
Trade Ally Network
Leads
Cooperative marketing
Training & education
Equipment discounts
Technical support
Quality control
Less than known hazards

Gray areas:

- Asbestos
  http://www.epa.gov/asbestos/
- Lead
  http://www.epa.gov/lead/
- Radon and soil gases
  http://www.epa.gov/radon/
Better known hazards

- Knob & Tube Wiring
- Non-IC rated fixtures
- Moisture management
  - Bulk water, dry-rot, ventilation related, etc.
- Indoor Air Quality
  - M-word
  - Exhaust ducting
  - Air sealing priorities, pressure differential testing
  - Human Contact Zones (cover fibrous insulation)
- Combustion Safety Zones (Carbon Monoxide)
  - Required testing with depressurization limits
  - Prescriptive UL-rated CO detector required for Air and Duct Sealing
Common code compliance issues

- Attic/crawlspace ventilation (NFVA)
- Exhaust ducting
  - Bathroom, kitchen, dryer
- Non-IC rated fixtures
- Fire-rated materials, when required
- Use of *foam plastics*, aka spray foam insulation
- Building tightness
  - Mechanical ventilation
  - Minimum ventilation levels
Building Performance Institute

- No depressurization
- Safety first
Program design examples

- Prepare the customer
  Home Energy Review
- Code requirements
- GreenStreet financing
  Knob & tube, asbestos qualify
- Pilot pre-screening
Pilots: Clean Energy Works Portland
Financing: GreenStreet Lending

Customer and business loans available
www.greenstreetloan.com
References

Energy Trust of Oregon
Weatherization Specification Manual

References

Marshall Johnson
Trade Ally Manager
marshall.johnson@csgroup.com

Matthew Iacovone
Training Coordinator
matthew.iacovone@csgroup.com

Clean Energy Works
Portland
cleanenergyworksportland.com

GreenStreet Lending
www.greenstreetloan.com

Building Performance Institute
www.bpi.org
Contact Information

ECN:
ADMINISTRATOR: ecn@efficiencycities.us
LISTSERV: ecnmembers@efficiencycities.us
WEBSITE: www.efficiencycities.us