

# EFFICIENCY CITIES NETWORK

March 2, 2010

3pm Eastern

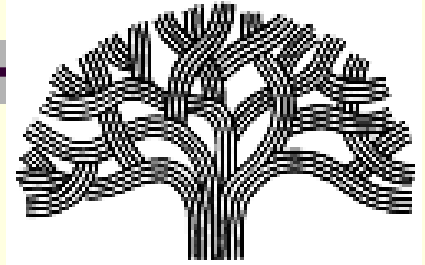
Pre-Retrofit Repairs

**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

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# Program Overview

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- 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

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

# Residential Grant Programs

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- Access Improvement
- Seismic Safety Incentive
- Minor Home Repair
- Lead Safe Homes

# 1-4 Unit Development Programs

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



# Program Innovations

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- 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

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- 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

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- 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

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- 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

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- 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

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- 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

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# Substantial Rehabilitation

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# 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



City of Portland Bureau of  
**Planning and Sustainability**  
Sam Adams, Mayor | Susan Anderson, Director



Multnomah County, Oregon  
**multco.us**



SHOREBANK ENTERPRISE CASCADIA



Portland General Electric







# Financing: GreenStreet Lending

Customer and business loans available  
[www.greenstreetloan.com](http://www.greenstreetloan.com)

**GreenStreet Lending**  
announcement | loan program details | get started | interactive tutorial | trade ally resources

**Change the Way You Use Energy with GreenStreet Lending.**

Are you looking to manage rising energy costs and protect the environment? Umpqua Bank and Energy Trust of Oregon are ready to help. Umpqua Bank's GreenStreet Lending and Energy Trust's cash incentives can help you invest in energy-saving improvements and solar power for your home or business.





## References

# Energy Trust of Oregon Weatherization Specification Manual

[http://energytrust.org/library/forms/HES\\_WX\\_WeatherizationSpecifications.pdf](http://energytrust.org/library/forms/HES_WX_WeatherizationSpecifications.pdf)



# References

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Training Coordinator

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## **Clean Energy Works Portland**

[cleanenergyworksportland.com](http://cleanenergyworksportland.com)

## **GreenStreet Lending**

[www.greenstreetloan.com](http://www.greenstreetloan.com)

## **Building Performance Institute**

[www.bpi.org](http://www.bpi.org)

# Contact Information

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