

Why Affordable Green?



Update on Miami's First Affordable Green Home

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Florida Association of Local Housing Finance Authorities (FALHFA)

July 18, 2008

Orlando, Florida

Miami's First Affordable Green Home



Background

- ❑ Low-income families often bear heavy energy costs compared to their income
- ❑ Families below the poverty level spend up to 19% of their income on utilities
- ❑ In some US cities as many as 25% of low income family evictions are due to failure to pay utility bills

Mortgage Profile

- Total price = \$225,000
- City of Miami Grant = \$78,000
- Miami-Dade HFA = \$70,000
- SunTrust first mortgage = \$74,000
- Florida Housing Corporation = \$10,000

The Price of Green

- Purchase price \$225,000
- Construction costs \$180,000
- Green components \$12,850
- Land donated by the City of Miami
- 3bedroom, 2 bathroom, 2,047 square feet

The Green Team

- ❑ The Housing Finance Authority of Miami-Dade County
- ❑ The Miami-Dade Affordable Housing Foundation, Inc.
- ❑ Ario Lundy, Palmetto Homes (builder)
- ❑ Steve Luria, Roomscapes, Inc. (architect)
- ❑ The City of Miami
- ❑ Northern Trust Bank, NA

Pieces of Green

- Tank less water heater
- A 250 gallon, and 300 gallon water cistern
- Drought tolerant landscaping
- Corn-based recycled carpeting
- Light colored barrel roof tile reflects sunlight vs. absorption

Pieces of Green

- ❑ Styrofoam insulated solid concrete walls 5 ½ inches thick with R value of 25 to 30
- ❑ Double strapped trusses with nails 4” apart
- ❑ Insulated ceiling lights and AC unit
- ❑ Recycled Oak floors

Pieces of Green

- ❑ A radiant barrier of thin aluminum beneath the roof reflects UV light and reduces heat build-up
- ❑ Structure resists mold and moisture build-up
- ❑ Tinted impact-resistant windows
- ❑ Dual-flush toilets, low flow faucets

Pieces of Green

- Compact fluorescent lighting
- Insulated plumbing
- Energy Star appliances
- Low Volatile Organic Compound Paint

Homeowner Profile

- ❑ Mother of four
- ❑ County Bus Driver
- ❑ Below 80% of average median income
- ❑ Completed standard 8 hour housing course
- ❑ Received Green booklet for training

Why Go Green?

- ❑ Long term utility cost savings
- ❑ Increased property value
- ❑ Long term environmental impact
- ❑ Health and well-being
- ❑ Neighborhood revitalization
- ❑ Reduction in overall consumption of energy including water and electricity

To Green, or not to Green?



Next Steps

- 12 months of electric bills
- 12 months of water & sewer bills
- 12 month utility comparison between the Green home and a standard home located side-by-side
- Platinum LEED certified single-family home
- 12-unit LEED certified Town home development

Green Contacts

- ❑ US Green Building Council, Florida Gulf Coast Chapter
 - <http://chapters.usgbc.org/floridagulfcoast>
- ❑ Global Green USA
 - www.globalgreen.org
- ❑ Florida Solar Energy Center
 - www.fsec.ucf.edu
- ❑ Florida Green Building Coalition
 - www.floridagreenbuilding.org
- ❑ Florida Community Loan Fund, Inc.
 - www.fclf.org
- ❑ Council for Sustainable Florida
 - www.sustainableflorida.org
- ❑ Florida Building Code
 - www.floridabuilding.org

- ❑ Housing Finance Authority of Miami-Dade County
 - www.miamidade.gov/hfa