

Memorandum



Date: May 8, 2014

To: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor 

Subject: Report on Establishing a Program Available to Miami-Dade County Employees
Modeled on the Arkansas Home Energy Affordability Loan Program

The following report has been prepared in response to Resolution R-943-12, sponsored by Commissioner Jean Monestime and adopted by the Board of County Commissioners (Board) on November 8, 2012, directing the Mayor to:

- conduct a feasibility study to determine the steps needed and timeline required to establish a program available to employees of Miami-Dade County modeled on the Arkansas Home Energy Affordability Loan (HEAL) program, and
- report back to the Board with the findings.

Staff from the departments of Regulatory and Economic Resources, Internal Services, and Finance worked collaboratively to research the Arkansas Home Energy Affordability Loan (HEAL) Program and prepared this report, which provides a brief background on the HEAL program as well as presents a new program proposed by the Dade County Federal Credit Union (Credit Union) to facilitate energy efficiency home improvements for County employees.

Background

The Arkansas HEAL program was created by The Clinton Foundation's Clinton Climate Initiative, which focuses on increasing energy efficiency in both commercial and residential buildings to reduce greenhouse gas emissions. The HEAL program was designed to provide a mechanism for businesses and local governments to provide small loans to qualifying employees to invest in energy efficient home improvements. The Clinton Climate Initiative's HEAL program in Arkansas, the nation's first employer-assisted energy efficiency program, helps to retrofit homes and facilities, create jobs, reduce greenhouse gas emissions, and overcome the barriers of residential energy savings by bringing a simplified energy efficiency delivery model to the individual homeowner through the workplace.

The Arkansas HEAL program was initially funded by the U.S. Department of Energy's Energy Efficiency Conservation Block Grant. Since implementation of the HEAL program in Arkansas, the Clinton Climate Initiative has added new models to the program including a third party financing model with credit unions. The Clinton Climate Initiative is currently working with at least six additional cities to deploy HEAL programs in their jurisdictions. The Clinton Climate Initiative provides a turnkey solution to partner cities wanting to implement HEAL programs at costs that range between \$6,500 and \$30,000.

Miami-Dade County staff approached the Credit Union to determine if similar programs were currently offered by their Institution. As a result, the Dade County Federal Credit Union developed the Home Energy Efficiency Assistance Loan Program, or E2 Loan (Attachment 1) to service Miami-Dade County employees that wish to make energy efficient improvements in their homes.

Additionally, County and Credit Union staff presented this new program to Florida Power and Light (FPL), Miami-Dade County's main electricity provider, in order to engage FPL in this new program.

FPL is supportive of the program and will complete energy surveys that are required as part of the loan application.

Overview of E2 Loan

The E2 Loan program will provide participating County employees with a low fixed interest rate loan to make their homes more energy efficient. The E2 Loan program will provide loans up to \$5,000 for a maximum term of 36 months to qualified full time employees to make energy efficient retrofits at their homes. Loan repayments will be through bi-weekly payroll deductions.

An FPL home energy survey (Attachment 2) will be required as part of the loan application. The program will be initially limited to major appliances, which are included in FPL's home energy survey. The Credit Union has reserved \$1,500,000 until December 31, 2014 for the E2 Loan program. The Office of Sustainability in Regulatory and Economic Resources, in partnership with the Community Information and Outreach, will market the Credit Union's E2 Loan program to County employees through current programs such as the "What's New" newsletter, the County's website, the Discount Ninja program, etc.

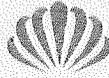
In conclusion, the County is working on numerous strategies to foster a more sustainable future. An employee loan program such as the Credit Union "E2 Loan" is supportive of our current sustainability goals. The County's Sustainability Plan, *"GreenPrint" Our Design for a Sustainable Future*, will be supported by this initiative. GreenPrint is a community-wide plan that engages internal and external partners to work collaboratively to address the three pillars of sustainability: the economy, society, and the environment. GreenPrint was presented to the Board in February 2011 and the first GreenPrint Progress Report was accepted by the Board on February 13, 2014.

Lastly, I would like to thank the staff from the Regulatory and Economic Resources, Internal Services, and Finance departments for their time and effort in preparing this feasibility study and taking it one step further to work with the Credit Union to find a program readily available for implementation.

If you have any questions, please contact Mark Woerner, Assistant Director, Department of Regulatory and Economic Resources, at (305) 375-2835.

Attachments

c: Katherine Fernandez-Rundle, State Attorney
Honorable Carlos J. Martinez, Public Defender
Honorable Harvey Ruvin, Clerk of the Courts
Honorable Bertila Soto, Chief Judge, Eleventh Judicial Circuit
Carlos A. Migoya, President and Chief Executive Officer, Jackson Health System
Mary Cagle, Inspector General
Joseph Centorino, Commission on Ethics Public Trust
Robert A. Cuevas, Jr., County Attorney
Lazaro Solis, Property Appraiser
Office of the Mayor Senior Staff
Department Directors
Charles Anderson, Commission Auditor



Serving our community since 1939

Attachment 1. Dade County Federal Credit Union (DCFCU) Home Energy Efficiency Assistance Loan Program, "E2 Loan"

Ms. Patricia Gómez
Sustainability/Energy Program Manager
Miami-Dade County Office of Sustainability
Department of Regulatory and Economic Resources
111 NW 1st Street, 22nd Floor / Miami, FL 33128

February 14, 2014

RE: Home Energy Efficiency Assistance Loan Program (E2 Loan).

Dade County Federal Credit Union respectfully submits for your consideration the following offer to the Employees of Miami Dade County; A Home Energy Efficiency Assistance Loan Program (E2 Loan).

The features of the E2 Loan Program include:

1. Open to Miami Dade County Employees
2. A fixed interest rate of 3.99% with applied discounts (up to 4.49% without applied discounts)
3. Loan Amounts from \$500 up to \$5,000

At Dade County Federal Credit Union, we are conscious of the changing environmental needs in Miami Dade County, and are committed to growing and adapting to meet the needs of our community to become more energy efficient. Dade County Federal Credit Union in cooperation with Miami Dade County understand that the E2 Loan product will be of assistance to those individuals willing to participate in making our community more "green" by making their home more energy efficient.

Our Board of Directors and Sr. Management are enthusiastic about this program and eager to launch it in an effort to assist the Employees of Miami Dade County. The expected results of the E2 Loan program will be to assist the participants in lowering their monthly energy cost by making their homes more energy efficient.

Thank you for your consideration to the attached proposal and the commitment of Miami Dade County to improve the quality of life for all our residents.

Should you have any questions in the interim, please feel free to contact me directly.

Sincerely,

Al Rose
VP of Lending

Attachment: 1

DADE COUNTY FEDERAL

C R E D I T U N I O N

E² Loan Home Energy Efficiency Assistance Loan Program

DCFCU Approved Guidelines

Loan limit: Up to \$5,000, based on FPL (Field Energy Survey) and qualifying guidelines.

Promotional Interest Rate: Min Rate 3.99% Fixed for term of Loan with discounts (4.49% without discounts)

(Discounts -.25% Full Direct Deposit, -.25% Auto Pay)

REPAYMENT TERMS By LOAN \$ AMOUNT

EXAMPLE: Amount	Term: 12 - 36 months	Approximate Bi-Weekly payment range @ 3.99%
• \$500 - \$1000 –	12 months max.	\$19.64 - \$39.30
• \$1001 - \$2000 –	18 months max.	\$26.48 - \$52.92
• \$2001 - \$3000 –	24 months max.	\$40.10 - \$60.12
• \$3001 - \$4,000 –	30 months max.	\$48.58 - \$64.76
• \$4001 - \$5000 -	36 months max.	\$54.50 - \$68.12

Program Interest rate will be fixed at 3.99% - 4.49% for qualifying term for A+ thru D- credit tier.

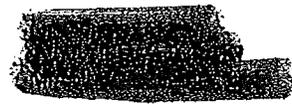
Full underwriting to DCFCU guidelines, to include additional program requirements listed below:

- Must be currently employed FULL TIME with Miami-Dade County for at least the past 24 continuous months, proof of employment. DCFCU membership is required.
- **FPL Field Energy Survey, is required.** Any cost for an FPL Field Energy Survey report is the responsibility of the applicant. An online Home Energy Audit Survey does not qualify as a Field Energy Survey.
- FPL Home Audit Inspection/report required prior to approval or funding. **(Only items indicated on FPL Field Energy Survey will qualify for funding, limited to a max amount of \$5,000)** Qualifying items are determined by the FPL Field Energy Survey. FPL Field Energy Survey Reports are property address specific and the owner of property address must meet the qualifications of this program to be considered for loan approval.
- For items requiring Licensed Contractor, the contractor's cost estimate must be provided prior to funding. Only Contractors listed on FPL's approved contractor list will qualify. Checks to be made payable to FPL approved contractor may or may not include borrowers name as well.
- Separate installation costs and/or any county permit cost not included in approved contractors cost estimate, may not be included in loan amount.
- Property address must be Owner Occupied/Homesteaded Property with same name as loan applicant, with no delinquent Property Taxes and have had ownership in the property for past 2 years.
- NOTE: DCFCU has a per member total unsecured limit of \$20,000; this program will be inclusive of that limit; ie: *member has a current total balance of \$17,000 unsecured with DCFCU; max allowable for any additional unsecured debt is \$3,000, should applicant qualify.*
- Limit of 1 (one) E2 promotional loan per household.
- Additional conditions may apply, to include restrictions on items, products, and amounts available per item/product.
- **Available funds for Entire Loan Program will be limited to \$1,500,000.00, or until December 31st, 2014. Program may be discontinued prior to December 31st, 2014.**

Attachment 2. Florida Power and Light (FPL) home energy survey sample



Home Energy SURVEY



Household Energy Report

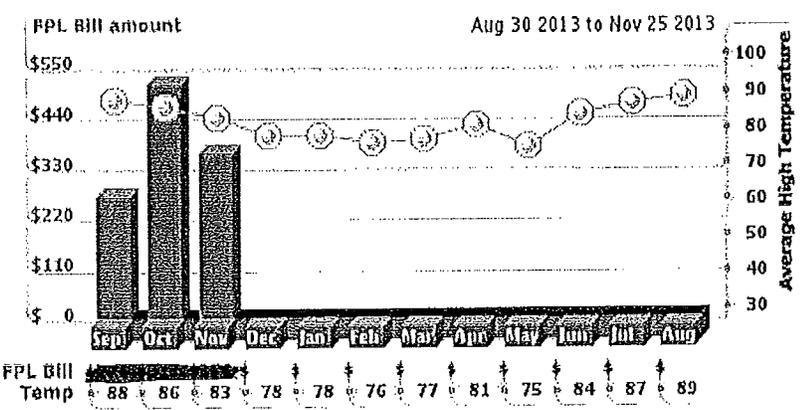
FPL is making it simple to understand energy use and save money on electric bills. That's because we offer a wide variety of programs and tips to help keep bills down and become energy efficient. This report has money-saving ideas selected just for you, including:

- Powerful FPL programs to simplify making your home energy efficient, and
- Easy and effective tips to control your appliances - and your electric bill.

Our programs and tips are easy to use, so you can start saving right away. And when you're in control of your energy usage, you'll see that saving money has never been simpler. You can see this report through FPL's Online Home Energy Survey at www.FPL.com. And, if you have questions just call us at 1-800-347-3132.

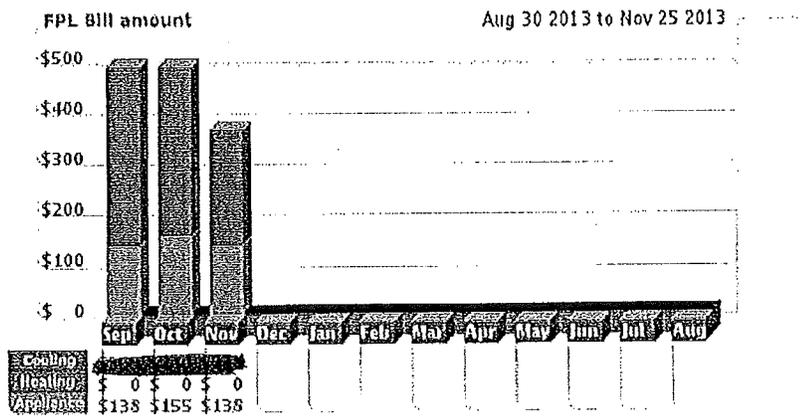
How Weather Affects Your Bills

This graph compares your FPL bill with monthly average high outdoor temperatures. Changes in the weather alone can significantly impact your bill because your air conditioner runs longer in hot weather, even if you never change the thermostat setting. Heating your home in winter can cost 2 to 3 times as much as cooling it. And the colder the weather, the longer your heater will run.



Your Monthly Appliance, Heating & Cooling Costs

This graph is a breakdown of how much money you spend running appliances, and cooling and heating your home each month. This unique way of looking at your bill will show you that cooling and heating costs change with the seasons even though appliance costs tend to remain about the same.



Your Bill Breakdown

This chart shows how individual appliances contributed to your November energy bill. Remaining unassigned dollars can result from small appliances not included in the survey and normal differences between the actual energy used by your appliances and FPL's estimates.

Appliance	Cost	Percent
Cooling & Heating		%
Water Heating		%
Pools & Spas		%
Appliances		%
Refrigerators		%
Lighting		%
Ceiling Fans		%
Laundry		%
Cooking		%
Unassigned		%
Total Bill Amount		100%

Powerful Programs - Super Savings

FPL programs simplify making your home energy efficient.

Get With The Program That Pays - On Call®

FPL's On Call® program is the easiest way to save up to \$137 per year on your electric bills. By going "On Call", you agree to let FPL occasionally cycle off select appliances for short periods - only when absolutely necessary - to help conserve energy during heavy demand. In exchange, FPL will credit your monthly electric bill, even when the program is not activated.

Your Home's Insulation

Quick tip: The insulating power or "R-value" measures insulation's ability to keep cool air in the house in summer and warm air in the house in winter. Homes built after 1982 are required to have R-19 ceiling insulation, which is the level that FPL recommends.

FPL inspected your home's insulation on 2010-07-26 and found it to have sufficient ceiling insulation. Based on today's finding FPL recommends increasing your ceiling insulation to R-19. You'll save about \$102 a year and make your home more comfortable.

A Simple Duct Test Can Save You Money

Quick tip: Fifty percent of all homes have leaky A/C ducts that go undetected. These leaks allow cool air to escape into the attic, which causes electric bills to go up and affects the comfort and air quality inside the home.



FPL Makes Replacing Your A/C System Easy and Affordable

Quick tip: The average life of an A/C system is about 10 years. If your A/C system is 10 years or older, needs frequent repairs or just doesn't cool like it used to, it may be time to replace it with a new high efficiency model. If so, FPL can help by providing:

- Expert Information and advice - FPL's A/C Buying Guide and 3-step buying process help you choose the system that's right for you.
- A list of participating independent contractors* - We'll help make it easier by providing a list of Participating Independent Contractors who can make recommended upgrades.
- FPL rebates to help you pay - Purchase a qualifying A/C system from a Participating Independent Contractor and you'll receive an FPL rebate off the purchase price.
- FPL will follow up with you - Purchase a qualifying A/C system from a Participating Independent Contractor and we'll contact you by mail when the job is done to see how it went. How important is your opinion? It's what keeps a contractor on our list.

FPL's A/C Buying Guide and a list of Participating Independent Contractors is available at www.FPL.com or 1-800-DIAL-FPL (1-800-342-5375).

New A/C

New AC Efficiency	Total Annual Savings	Cooling Savings	Heating Savings	Life-Cycle Savings	FPL Incentive Payment (Estimated)
14 SEER AC	\$ 1,200	\$ 200	\$ 0	\$ 1,000	\$ 500
16 SEER AC	\$ 1,500	\$ 200	\$ 0	\$ 1,300	\$ 500

* FPL estimates the efficiency of your current equipment to be 12 SEER.

* The list of participating independent contractors (PICs) is a compilation of businesses that have agreed to comply with FPL's Program Standards, and is not a recommendation by FPL of a particular independent contractor. The decision to select, hire and the management of the participating independent contractor is the sole responsibility of the FPL customer. THE PIC IS NOT AN AGENT OR JOINT VENTURER AND IS NOT EMPLOYED BY AND DOES NOT WORK FOR FPL. FPL DOES NOT MAKE AND EXPRESSLY DISCLAIMS ANY WARRANTY, GUARANTEE, OR PROMISE, WHETHER EXPRESSED OR IMPLIED, INCLUDING, WITHOUT LIMITATION, ANY IMPLIED WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, THE AMOUNT OF ENERGY SAVINGS TO BE ACHIEVED, THE SUITABILITY OR QUALITY OF MATERIALS TO BE INSTALLED BY, OR THE WORKMANSHIP OF THE PARTICIPATING INDEPENDENT CONTRACTOR SELECTED AND HIRED BY THE FPL CUSTOMER.

Top Tips To Save You Money

Easy and effective tips to control your appliances - and your electric bill.

Making Your A/C System Work for You

Quick tip: Cooling and heating is the largest energy cost in most homes, but it can also be the easiest to control by making simple changes in thermostat settings, often without sacrificing comfort.

Check Your Thermostat

Save up to ~~10%~~ a year by raising your thermostat to 82 degrees or warmer when you're away from home. By installing a programmable thermostat to adjust the temperature automatically, you won't have to think about the thermostat again. Come home to comfort by programming it to cool the house to 78 degrees before you usually return home.

Vacation Tip

When leaving home for vacation, you can help prevent mold and mildew from developing in your vacant home by



controlling the humidity inside. You can accomplish this and still manage your energy costs by setting your thermostat as follows:

Programmable Thermostat

- Program your air conditioner to run at 72 degrees for just two hours before sunrise and at 88 degrees the rest of the day.

Non Programmable Thermostat

- Condos and Apartments - set AC at 77 degrees
- Single Family Homes - set AC at 80 degrees

These settings help your central air conditioner control humidity more effectively.

Reduce your A/C costs and keep your home comfortable by using ceiling fans to circulate the air when the room is occupied. Fans allow you to set your thermostat higher and still feel cool.

- Fans add about \$5 per month to your bill.
- Turn off your fans when you leave the room. A fan that runs all the time costs about \$7 a month.

Keep your A/C unit clean and clear

- Keep all of your interior doors and vents open to help your A/C circulate air more efficiently.
- Keep leaves and shrubbery at least 18 inches away from your outdoor unit to avoid blocking the airflow.
- Protect your air quality - Do not keep cleaning products in the same closet as your indoor A/C unit, otherwise the fumes from these products may be circulated throughout your home.

Close your blinds, drapes and shades during the hottest time of day.

The Best Ways to Save With Your Water Heater

Quick tip: Heating water for showers, laundry and dishwashing is a major user of energy in most homes. FPL has these tips to help you use less hot water, and save on your electricity and water bills.

Showers Showers are typically the largest use of hot water.

Is your water heating dollar going down the drain? If your existing showerhead can fill a gallon jug in less than 24 seconds, then replacing it with a water-conserving showerhead could save \$50 per year. Shopping tip: Look for showerheads rated at 2.5 gallons per minute.

Laundry

- 90% of the energy used to wash clothes is from heating the water, so use cold water whenever possible.
- When you must wash in hot water, save by adjusting the water level on your washing machine to match the load size.
- Always use a cold rinse.
- Shopping tip: When it's time to replace your clothes washer, consider a front-loading machine. These models use less water, and save dryer time and energy by spinning clothes faster.

Set your water heater for savings -

- Trim \$100 per year from your water heating cost and reduce the risk of scalding by lowering your water heater thermostat from 130 degrees to 120 degrees. Safety tip: Before adjusting the thermostat, unplug the water heater or turn it off at the circuit breaker.
- Turn off your water heater only when you will be away for a few days or longer. Using a timer or turning off the water heater between daily uses only saves about \$2 a month.

Alternative Water Heaters

- Solar Water Heating System - uses the sun's energy to heat your water all year long.
- Heat Recovery Unit - recycles waste heat from your central A/C so your water heater uses less energy to heat water. This system only produces hot water on days when your A/C is being used.

Alternative water heaters may save money if you have a large family, but they also take some time to pay for themselves.

See what you can save:



Water Heating System	Annual Water Heating Savings (excludes laundry)	System Pays for Itself In
Heat Recovery	\$412	1.4 years

* Based on 40 sq. ft. solar collector and new 80 gallon water tank

Are Your Appliances Running Away With Savings?

More easy ways to manage your household appliances

Dryer

- Keeping the lint filter clean is one simple way to increase the efficiency and lifespan (and decrease the operating costs) of your dryer. Just removing the lint from the filter isn't always enough. The fine mesh of most dryer filters can be clogged in ways that aren't obvious at a casual glance. Sometimes softener sheets can cause waxy build-ups on lint screens that require a little extra effort, usually no more than a quick scrub and rinse in warm, soapy water to remove.
- Many modern dryers also use moisture sensors rather than ordinary timed cycles, and residue from dryer sheets can coat the sensors and interfere with their ability to function properly. Cleaning the sensor screen with a little detergent and a soft brush, and wiping off the sensor itself with a cotton ball and some rubbing alcohol can rectify this problem.
- Don't overload the dryer.
- Avoid over-drying clothes by using the auto sensor function on your dryer, if you have one. If not, try setting the timer 15 minutes less than usual and see if the clothes are dry.
- Shopping tip: When it's time to replace the clothes dryer, buy a model that has an auto-dry sensor. This detects when clothes are dry and automatically turns the dryer off to avoid over-drying and wasting energy.

Refrigerator / Freezer

- Avoid using multiple refrigerators. If your second refrigerator is not kept full or is hardly used, turn it off or get rid of it. It can save you \$123 a year.
- Use a refrigerator thermometer, available at grocery stores, to keep your refrigerator between 36 and 40 degrees, and freezer between 0 and 5 degrees. Lower temperatures use more energy and may damage food.

Pool

Quick Tip: Your pool can be a major energy user. These tips help you take control.

- Save up to \$100 each year by limiting your pool pump's run time to 6 hours a day in the summer and 4 hours a day in the winter.

Lighting Efficiently

The more a light is on, the more efficient it should be. Outdoor lights that run all night can benefit from these savings steps:

- Save \$100 a year by replacing outdoor lights with efficient, long-lasting compact fluorescent lamps.

Get automatic savings, convenience and safety by using these devices to control outdoor lighting:

- Preset timers - automatically turn your lights on and off. Ideal if you only need your lights on for a few hours.
- Light-sensitive photocells - switch lights on at night and off at dawn. Recommended if lights are needed all night long.
- Motion detectors - sense the motion of approaching people or cars, triggering the light to come on. They're a good security measure that doesn't waste energy, since the light only comes on when motion is sensed.

Cooking and Other Appliances

- Cook with your toaster or microwave ovens when possible. They're more energy efficient than your oven, and add less heat to your kitchen, which reduces the impact on your air conditioner.
- Use the self-cleaning cycle on your oven only for major cleaning jobs, and start the cycle when the oven is already hot.
- Plan oven cooking so that several items can be prepared at one time, at the same temperature.
- Home office shopping tip: Look for equipment with the EPA 'Energy Star' rating - it uses half the energy.



Billings and Payment Options

FPL Budget Billing

Help make your monthly electric bill more predictable! FPL's Budget Billing helps you forecast monthly energy costs and better plan your finances. You'll pay an average amount that is approximately the same each month. If you were on FPL Budget Billing this month, your bill would have been \$~~XXXXX~~. Learn more at www.FPL.com or call 1-800-DIAL-FPL for enrollment details.

FPL Automatic Bill Pay

Have your FPL bill always paid, always on time! Just pre-authorize automatic transfer of payment from your bank account to FPL on the date you select during the qualifying period. Receive a monthly statement to review before your FPL Automatic Bill Pay payment is withdrawn too. Learn more at www.FPL.com or call 1-800-DIAL-FPL for enrollment details.

Thanks for participating in FPL's Home Energy Survey. This report updates automatically each month with your latest billing information. See it at www.FPL.com.

This audit report is a guideline for estimating costs and reducing electricity use, based on estimates reflecting your home's measurements and complying with Florida rules and good engineering practices. Actual costs and savings may differ from engineering practices. Actual costs and savings may differ from estimates due to differing energy use patterns.

FPL does not guarantee audit findings, estimates, or recommendations and is not liable for acts or omissions of any person who implements audit recommendations.

