

**Housing – March 8 2022**  
**Climate & Heat Health Task Force Public Workshop #5**

**Meeting Time:** 10:30 a.m. – 12:00 p.m.

**Main room/Group 1**

**Facilitator:** Jane Gilbert

**Notetaker:** Chelsea Clark (The Miami Foundation)

**Introductions:** Name, Affiliation(s), interest in this particular workshop

- Jane Gilbert, Chief Heat Officer, Miami Dade County
- Chelsea Clark, Resilience Director, The Miami Foundation
- Megan Donovan, UM Office of Civic Engagement
- Esber Andiroglu, UM Civil Engineering
- Nelida Jean-Baptiste Pellot, Board member, SMASH
- Omar Leon, Urban Forester, City of Miami Beach
- Victor Robles, Landscape Supervisor, MDC Parks
- Juan Gordillo, NHSSF
- Gloria Romero Roses, Former owner/operator of assisted Living Facilities, Board Chair, The Women's Fund
- Grace Perdomo, Transit Alliance
- Karina Castillo, MDC Office of Resilience
- Zelalem Adefris, Catalyst Miami
- Hollis Price
- Avanthi Puvvala, FAU Climate and Health
- Delores Holley, PHCD
- Chris Pina, SMASH board
- Laura Levey, Public Relations Consultant

**Questions**

1. **How might we accelerate the retrofit or redevelopment of single family homes to reduce the energy burden?**

Esber- UM could assist by using drones collecting thermal imagery for day and nighttime roof temperatures. Pick some targeted neighborhoods with higher UHI, low income, older buildings and then use the PHCH Innovation Funds for cool roof retrofits.

Omar and Victor – Importance of looking at land development code and particularly use of trees and green infrastructure to reduce utility burden and keep homes cooler.

Juan NHSSF- have been focusing on financing lower cost EE measures, such as insulation. Need to increase the amount of funding so larger renovations can happen when needed.

Karina Castillo – Homestead Utility provides a home energy audit; What does FPL provide at this point for assisting property owners with EE retrofits?

Kim Henderson – NHSSF need for training certified housing reps on how to advise clients on benefits and costs of Energy Efficiency and Resilient retrofits/redevelopment

Jorge Damien de la Paz- Seek alignment with municipal partners on incentive/financing services. Tie funding for retrofits to covenants for maintaining affordability – focus on green and healthy homes.

Nelida JBP – small houses to be used for unhoused populations – tiny home village with weatherized rooms to help decrease the temp inside. Also increase affordable housing.

Reminded everyone of the protests happening locally this week at Government Center

Incentivize that homeowners to make updates to their properties for renters

## **2. How might we accelerate the retrofit or redevelopment of multifamily homes, for instance, by leveraging Keep Safe Miami?**

Gloria Romero Roses – County either on its own or through advocacy to FPL needs to identify incentives to get developers, owner/operators to retrofit properties such as one that existed for LED conversions. Look at the license renewal process for Assisted Living/Nursing homes and incorporate Keep Safe Miami toolkit into creating Emergency Management Plan required by Fire.

Grace Perdomo – Expand all funding options – maximize Federal funding opportunities, tax incentives, land development and building codes to incentivize more efficient homes.

Zelalem – Missing from this conversation is the need to address the unhoused or homeless. County needs legislation to address the housing crisis

Laura Levey – County should look to incentivize new technologies in new construction to save energy. Look to incentivize affordable workforce housing around transit corridors

Several members noted the housing related protests at Government Center on same day, March 8th and upcoming on March 15th.

*Didn't get to all the questions*

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## **Group 2**

**Facilitator:** Susannah Troner

**Notetaker:** Sandra St. Hilaire

### **Climate and Heat Health Task Force Meeting – Housing**

#### **Attendees:**

Sandra St. Hilaire – Office of Resilience

Susannah Troner – Office of Resilience

Delores Holly – Miami-Dade PHCD

Jorge Damian De La Paz – Office of the Mayor

Kim Henderson – NHSSF

Pete Quintela – Florida Building Commission

Carol Lindsey – Florida Clinicians for Climate Action

Andrea Schurmann – Miami Center for Architecture and Design

Lynne Turek-Hankins – Researcher University of Miami

Patricia Gomez – Office of Resilience

Marta Mareello – Office of Resilience

Melissa Hew – Arcadis

May Rodriguez – South Florida Community Development Coalition

Dr. Mary Leonce – Professional Psychologist

Bereatha Howard – CLEO, Miami Worker's Center Resident and activist

Micah Hundley – Atlantic Council Resilience Center

## Questions

### **1. How might we accelerate the retrofit or redevelopment of single-family homes to reduce the energy burden?**

- Kim Henderson – Room for market transformation in this space. Lots of homeowners don't understand the difference between YGreen, PACE and other programs. Need to incorporate Energy Efficiency and Resiliency into an 8-hour HUD home buyer class. Education is key. Housing agencies need to amp up education on these topics. In experience running an energy efficiency program in another city, I found that government programs are a function of the amount of money available. Sometimes homes need work (like a new roof) before solar is put on. Need capital for these projects.
- Melissa - I want to echo Kimberly's comment on YGreene and PACE - we need a way to better inform residents about what all the ins and out of these programs are, what are the hidden costs and generally how to navigate these programs
- Susannah – require that average utility costs be included in listings when homes are being sold on the MLS.
- Make tiny home demonstration homes for homebuyer education on retrofits.
- Pete- how do we make sure the home that is designed and approved is the one that is built? Pete – replaced his AC because the State had a fund where they would give you \$1500 and FPL would give you \$500 Rebates.
- Peter – developers are now selling an efficiency package, but they need to show you cost savings over the life of the home. \$7000 too much for some.
- Need inspections to confirm that what was built is what was designed.

### **2. How might we accelerate the retrofit or redevelopment of multi-family homes, for instance, by leveraging Keep Safe Miami?**

- Jorge – better structure local affordable housing programs to encourage green building and development. Need to bake in renovation, preservation, and resilience. Be more strategic about the programs we do have control over to get more units faster. There is already interesting innovation happening but we need to scale this up.
- Kim – green features cost more. So, there needs to be an openness on part of developers to accept these requirements.
- Delores – How about a tax credit on property taxes for resilience upgrades? Need to create incentives for the developers and business owners.
- Lynee – land owner doesn't get any benefit from renters lowering their energy costs. We need to think about ways to renters lowering their energy bills to the building owners. For example if renter lowers energy costs, the building owner won't raise rent. This will help with displacement as well.

- Kim - We could start simply and hand out energy eff kits to renters. It would include bulbs and the water aereators and other products, plus tip sheet.
- Marta – Green Leases are an option.

### 3. **What are some best practices from elsewhere that we should look at for energy retrofit benefits?**

- Kim – in D.C. there is a tax on the utility and then use that money for a fund for a sustainable utility for energy retrofits.
- Delores- create a program of grants to green. Non-profits could apply to do energy retrofits on their properties. Grant/Rebate program. Changed out lighting, HCAV, appliances.
- Marta - <https://www.greenandhealthyhomes.org/about-us/>

### 4. **What are other municipalities and NGO partners that we haven't mentioned doing?**

- Didn't get to this question.

### 5. **What other stakeholders need to be involved?**

- Didn't get to this question.

## GROUP NUMBER 3

**Facilitator:** Galen Treuer

**Notetaker:** Brenda Krebs

**Attendees (in alphabetical order by first name for Group 3. See Screen Grad at end for all attendees):**

- Adrian Madriz - SMASH
- Annie Lord – exec dir Miami Homes for All
- Brenda Krebs
- Catherine Toms – Healthcare without Harm, Clinicians for Climate Action
- Diego Molina CLEO – schools and youth programs manager
- Galen Treuer - facilitator
- Hollis Price – did not have mic, just chat function. No ID on affiliation.
- Joelle Deese – City of Key West, adaptation and energy coordinator
- Laura Levey – Glove Guard?? (hard to hear her)
- Mark Roberts – DERM
- Mayra Cruz – 1<sup>st</sup> yr PhD at UM studying
- Megan Hennings – research assistant at UM, law student, part of SMASH
- Michele Aleman – Miami Dade OMB on grant applications

- Motsa Dubois – citizen, county connections, UM habitat, infrastructure
- Natalia Brown – Catalyst
- Paulina Saldarriaga - FIU College of Medicine, Neighborhood Health Program
- Sean McCrackine – policy director, working a long time on tree canopy

## 1. How might we accelerate the retrofit or redevelopment of **single-family homes** to reduce the energy burden?

- Annie Lord – already a pipeline with the CAHSD program, which needs more \$\$
- Adrian Madriz – can County do like South Miami and require solar on ALL new houses?
- Laura Levy – we have many new constructions. We need to make sure all put in new tech. Developers need to be required to use all this new tech.
- Catherine Toms – this helps:
- [CHP and Project Partners Launch Healthy Homes Pilot Program in Northern Virginia | Community Housing Partners.](#)
- ICEEE funding is available under the CHP program ~ \$70 m for housing retrofits if they house children
- RMI <https://rmi.org/our-work/building-electrification/>
- Contact Brady Seals or Emma Hines <https://rmi.org/insight/gas-stoves-pollution-health/> .  
ehines@rmi.org . bseals@rmi.org

## 2. How might we accelerate the retrofit or redevelopment of **multi-family homes**, for instance, by leveraging Keep Safe Miami?

- Motsa Dubois – profitability drives all. If it does not make \$, then people won't do it. Especially for existing buildings. What is the incentive? The world bank: [IFC and Green Buildings \(edgebuildings.com\)](#)
- From Galen [Homepage - Green & Healthy Homes Initiative \(greenandhealthyhomes.org\)](#)
- [Pathways to Residential Deep Energy Reductions and Decarbonization | ACEEE](#)
- Michelle Aleman – rents up \$500 or more – even 50 percent for some people in same old units without energy efficient windows, etc.

## 3. What are some **best practices from elsewhere** that we should look at for energy retrofit benefits?

- [Mayors & Municipal Leaders for Electrification — Rewiring America](#)
- [RSVP - A Conversation with U.S. Department of Energy's Deputy Secretary David Turk and Intergovernmental Regional Specialists, along with Rewiring America's Senior Policy Advisory Dr. Leah Stokes \(airtable.com\)](#)
- Annie Lord – we need more sticks to make this work. Requirements for condos and buildings that now use perverse incentives for avoiding maintenance

- Mark Roberts – consider putting solar in parking lots of new developments. Jackson has also done that. If the Caribbean is doing this, which is poorer than us, we should be doing this as well.
- Catherine Toms – Rocky Mountain Institute. Rooftop solar just killed in Florida. HB 741
- [Building Electrification - RMI](#)

#### 4. What are **other municipalities and NGO partners** that we haven't mentioned doing?

- Joelle Deese – in Key West, we don't have the potential to put solar anywhere
- GT – the landlords and utilities are

#### 5. What other stakeholders need to be involved?

- Mayra Cruz – the state policies are all designed by the energy industry, so it isn't necessarily that the legislators are against good policies X – it
- Annie Lord – a theory of change. She is now working to be an aggregator of capital. Working with the landlords is right now NOT on the table.
- GT – also contractors
- Motsa Dubois – we are now owned by people who don't live here. LLCs in other areas. What is the stop gap? Galen, can we have a separate conversation on this? This year was one of the warmest ever. And there will be repercussions from all this heat on that housing owned and rented out by outside people..
- Megan Hennings – what is the intersection chronic heat stressers of outdoor workers and those who have to take public transit and then get to their homes, which aren't cool. Need for increased medical/housing issues.
- Catherine Toms – we have letters that can be used to make the landlords fix the air conditioning for health reasons.
- Michelle Aleman – has anyone ever talked with George Capras at SACS (??)... the Public Service Commission

### **Chat from Group 3**

From Hollis Price to Everyone: 11:21 AM

Good Morning

From Galen Treuer (he/him) to Everyone: 11:21 AM

1) How might we accelerate the retrofit or redevelopment of single family homes to reduce the energy burden?

2) How might we accelerate the retrofit or redevelopment of multi family homes, for instance, by leveraging Keep Safe Miami

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Unfortunately I don't have the benefit of camera or microphone

From Natalia Brown to Everyone: 11:22 AM

I have heard the same

From Catherine Toms to Everyone: 11:24 AM

Health Care Without Harm pilot collaboration in Virginia

<https://www.communityhousingpartners.org/chp-and-project-partners-launch-healthy-homes-pilot-program-in-northern-virginia/>

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World Bank's IFC EDGE program : <https://edgebuildings.com/about/ifc-and-green-buildings/>

From Galen Treuer (he/him) to Everyone: 11:29 AM

<https://www.greenandhealthyhomes.org/>

From Catherine Toms to Everyone: 11:30 AM

Brenda- could you put your email in the chat

From Galen Treuer (he/him) to Everyone: 11:30 AM

What are some best practices from elsewhere that we should look at for energy retrofit benefits?

From Me to Everyone: 11:30 AM

Brenda.Krebs@miamidade.gov

From Natalia Brown to Everyone: 11:31 AM

<https://www.rewiringamerica.org/policy/mayors-for-electrification>

<https://airtable.com/shrNLIvPxe7iMXaC6>

From Mayra Cruz to Everyone: 11:33 AM

ACEEE has several relevant research reports on energy efficiency for residential homes:

<https://www.aceee.org/research-report/b2103>

From Adrian Madriz to Everyone: 11:38 AM

can you put the bill info in the chat pls?

From Catherine Toms to Everyone: 11:38 AM

RMI <https://rmi.org/our-work/building-electrification/> - Contact Brady Seals or Emma Hines  
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From Galen Treuer (he/him) to Everyone: 11:39 AM

What are other municipalities and NGO partners that we haven't mentioned doing?

What other stakeholders need to be involved?

From Diego Molina C. CLEO institute to Everyone: 11:39 AM

Catherine did you mean the net metering bill that passed yesterday?

From Catherine Toms to Everyone: 11:40 AM

Yes -you are right it was yesterday! HB 741 and SB 1024

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A data and policy project out of California that we're looking at modeling: Data mapping -

<https://map.healthypacesindex.org/> Policy toolkit -

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happy to answer any questions on HB 741, the harmful net metering bill. not sure what details you were hoping for me to send in the chat 😊

From Mayra Cruz to Everyone: 11:43 AM

Miami Beach has a great history of passing energy related ordinances that would be great to have in these conversations

From Natalia Brown to Everyone: 11:44 AM

I'd add solar united neighbors, didn't

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Yes, Natilia, you are right! Maybe a deal with utilities to support rooftop solar- i.e. they install and sell the arrays to customers-making the profit.

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ACEEE would be a great resource as well. I don't know if they're still working with Catalyst Miami, but they are great for researching the policy landscape

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oops Natalia- sorry for my typo!

Also contractors need to be here

From Annie Lord to Everyone: 11:48 AM

Yes good point, Motsa. All the more important to move as fast as possible before we lose all the independent owners

From Natalia Brown to Everyone: 11:51 AM

Catalyst Miami does work with ACEEE, but I would encourage the county to stay engaged with them

I also see a gap where we don't have the weatherization workforce represented here. There is growing interest in understanding cooperative business models, entrepreneurship, and job transition opportunities in the energy efficiency space.

From Megan Hennings to Everyone: 11:51 AM

That would be great Catherine! I work with PEER Group's equitable weatherization clinic as well so that would be a good connection! mdh149@law.miami.edu

From Mark Roberts to Everyone: 11:51 AM

we need the county's energy office involved as well

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## **Climate and Heat Health Task Force Meeting**

**Meeting Date:** 12/7/21

**Meeting Time:** 10 AM – 12:30 PM

**GROUP NUMBER:** Ludovica – Group 4

**Note Taker Name:** Julia Marturano

**Attendees:**

Ludovica Martella

Julia Marturano

Jen Posner - UM Office of civic and community engagement

Sigrid Martinez - ESG manager of Ford

Beatriz Baldan - private consultant on architecture and construction (resilience) B sustainable

Robert Molleda - NWS

Jennifer Lizardi - Home ownership

Kimberly Brown - director of resilience planning in MDC

Alissa Farina, City of Miami, Office of Resilience and Sustainability

Amy Horton - Office of Management and Budget

Jaunita Ballesteros -City of Miami Beach, Senior Resilience Analyst.

Clarence Brown - Community Development

Christianah Oyen.. -

Jorge Rodriguez - Parks

Steven Leidner - Conservation chair

Jaime Gascon - ?

Natalie Rivas - Chisom legacy project on climate justice

Chris Uejio - FSU

### **Discussion Notes:**

#### Questions:

1. How might we accelerate the retrofit or redevelopment of single family homes to reduce the energy burden?
  - Meet up with private entities who employ large communities
    - support workers through additional heating/cooling – creates a sustainable approach
  - In Miami-Dade there are a lot of small owners- might make the idea above difficult
  - Expand net of providers doing sustainability and vet them
  - Increase tree canopy in places that are not wealthy
    - is there budget availability or access to nonprofit
  - Parking lots (which are private companies) need increase in tree canopy
  - Put responsibility NOT on community members but on local government, remove barriers and create more accessibility
  - grant programs with prioritization criteria (people/places at highest risk + installs with most impact). agree with Beatriz on certified contractors being a helpful way. A Solar United Neighbors model for EE
  - increasing access to renewable energy by solar co-ops etc
  - public space tree canopy vs private property tree canopy need to be discussed separately
2. How might we accelerate the retrofit or redevelopment of multi family homes, for instance, by leveraging Keep Safe Miami?

3. What are some best practices from elsewhere that we should look at for energy retrofit benefits?

- RECO - building performance standard for single family homes
  - Standard for houses to meet – coupled with financial assistance to make it an equitable program
  - example. San Francisco

From City of Miami GHG Reduction Plan: Residential Energy Conservation Ordinances (RECOs) typically mandate that a home meet certain energy (and often water) efficiency requirements and establish a process for verifying that such standards have been satisfied. Property owners can comply with a RECO by meeting a prescriptive checklist of energy efficiency and water conservation measures and undergoing a verification inspection by a certified inspector. A RECO can be designed to establish different actions that initiate the compliance process, such as sale of the property, the rental license inspection process, when the property undergoes significant renovation, or as part of a safety inspection. Examples of cities with RECOs or similar programs include: San Francisco, CA; Burlington, VT; and Ann Arbor, MI.

- [https://www.healthvermont.gov/sites/default/files/documents/pdf/ENV\\_CH\\_WxHealthReport.pdf](https://www.healthvermont.gov/sites/default/files/documents/pdf/ENV_CH_WxHealthReport.pdf) (VT has a nice overview of weatherization and health co benefits)
- Passive Building Designs — windows for lighting but also for shading
- New ideas to incentivize rooftop solar are needed as net metering seems to be on its way out

4. What are other municipalities and NGO partners that we haven't mentioned doing?

- Air conditioning from water/aquaphor?
  - Florida, NY
  - Harlem, Children Museum Brooklyn
- The use of awning/canopy to cool houses
- LA and their trial with cool pavements

5. What other stakeholders need to be involved?

- Greenlinks - granular level data on energy burden and other environmental

## FULL CHAT

From Natalie Rivas to Everyone: 11:02 AM

👋 @Natalia Brown!

From Hollis Price to Everyone: 11:03 AM

Community Action and Human Services Dept not Community Affairs

From Natalia Brown to Everyone: 11:03 AM

Hi all, happy to share more information! nataliab@catalystmiami.org

From Megan Donovan to Everyone: 11:04 AM

<https://civic.miami.edu/>

From SPA Interprete(r): Maria Angelica (Ella/Elly/She/They) to Everyone: 11:05 AM

slower please

From Megan Donovan to Everyone: 11:05 AM

<https://civic.miami.edu/housing-initiatives/miami-housing-solutions-lab/index.html>

From SPA Interprete(r): Maria Angelica (Ella/Elly/She/They) to Everyone: 11:05 AM

thank you!

From Lynée Turek-Hankins to Everyone: 11:05 AM

If you are an org and want to get information about this project reach out to Natalia from Catalyst (nataliab@catalystmiami.org) or me (lturek@miami.edu).

From Me to The Miami Foundation: (Direct Message) 11:05 AM

Please post the bitly links from the previous slide - I am one of the notetakers for Jane. Thanks

From SPA Interprete(r): Maria Angelica (Ella/Elly/She/They) to Everyone: 11:06 AM

slower pls!

From Me to Natalia Brown: (Direct Message) 11:06 AM

Please post the bitly links thanks!

From Megan Donovan to Everyone: 11:09 AM

[megandonovan@miami.edu](mailto:megandonovan@miami.edu)

From Susannah Troner to Everyone: 11:11 AM

There can be requirements, but many people renting feel afraid to report the owners of their units. What are ideas to resolve this?

From Hollis Price to Everyone: 11:21 AM

Good Morning

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From Mark Roberts to Everyone: 11:51 AM

we need the county's energy office involved as well

From Grace Perdomo to Everyone: 11:53 AM

Thank you Megan - great resources!

From Chelsea Clark (she/her) to Everyone: 11:54 AM

resilience@miamifoundation.org

From Marta Marelo - Miami-Dade Office of Resilience to Everyone: 11:56 AM

The County's Office of Resilience is accepting new registrants to the Building Efficiency 305 program: if you know owners/managers of large multifamily buildings interested in trainings on energy and water efficiency please reach out to me marta.marelo@miamidade.gov

The program is free, voluntary and offers trainings and a few incentives.

From Natalie Rivas to Everyone: 11:56 AM

+++

From Ludovica Martella to Everyone: 11:57 AM

<https://us06web.zoom.us/j/82376447763?pwd=a3dmZHNpUVFEcEFHSlkd3Z0VzRkdz09>

From Nelida Jean-Baptiste Pellet to Everyone: 11:57 AM

The Rent is too damn High: A rally against Rent increases, Homelessness, Gentrification and the terrible housing policies that plague Miami

March 15. 2022 @9 am at Government Center

From Megan Hennings to Everyone: 11:59 AM

Yes! Building renter power is so important to address housing and energy burdens. Action today: <https://secure.everyaction.com/6fL0ooNz00q5GroSmnZBmg2> and the action next Tuesday:

[https://secure.everyaction.com/ilzO0FPUwkaeBZmml5GhA2?ceid=48596&emci=bc03cbf3-a598-ec11-a507-281878b83d8a&emdi=ceaa70d3-ba98-ec11-a507-281878b83d8a&fbclid=IwAR35Q0QGj2Aq7TTQ59gpBy7wJKVpdPZhdeWXwA2TtsW74IbEoQ9Jin\\_rIV4](https://secure.everyaction.com/ilzO0FPUwkaeBZmml5GhA2?ceid=48596&emci=bc03cbf3-a598-ec11-a507-281878b83d8a&emdi=ceaa70d3-ba98-ec11-a507-281878b83d8a&fbclid=IwAR35Q0QGj2Aq7TTQ59gpBy7wJKVpdPZhdeWXwA2TtsW74IbEoQ9Jin_rIV4) both at Government Center!

From Grace Perdomo to Everyone: 12:00 PM

Thank you for the informative session. Looking forward to the next webinar on Street & Trees!

From Sigrid Martinez to Everyone: 12:01 PM

The answer to tackle these issues is community awareness and involvement. Thanks!

---

### Entire list of attendees

Alissa Farina

Amy Horton-Tavera

Andrea Schurmann MCAD

Annie Lord

Beatriz Baldan

Bereatha Howard

Brenda Krebs

Carol Lindsey

Catherine Toms

Chelsea Clark – host

Christianah Oyenuga

Clarence Brown

Daniella Levine Cava

Delores Holley

Diego Molina

Dr. H. Mary Leonce

Esber Andiroglu

Galen Treuer  
George Andrews  
Glorida McNair  
Glorida Romero Roses  
Grace Perdomo  
Ivanna Dalencon  
Jaime Gascon  
Jane Gilbert – host  
Jeanette Ruiz  
Jen Posner  
Jennifer Lizardi  
Joelle Deese  
Jorge Damian de la Paz  
Jorge Rodriguez  
Juan Gordillo/NHSSF  
Juanita Ballesteros  
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