



**SEE A**

SOUTHEAST ENERGY EFFICIENCY ALLIANCE

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# Solutions to Reduce Energy Insecurity: Building a Better System

Thursday June 29th, 2023

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# OUR MISSION

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To optimize the use and impact of energy to enhance the quality of life in the Southeast.

# OUR VISION

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All people in the Southeast live and work in healthy and resilient buildings, utilize clean and affordable transportation, and thrive in a robust and equitable economy.

# OUR VALUES

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## Take Initiative

We take responsibility for realizing a better quality of life in the Southeast.



## Value Others

We seek, respect, and promote diverse perspectives.



## Earn Trust

We pursue our work with benevolence, competence, and reliability.

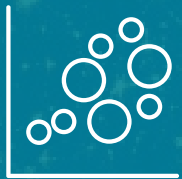


## Pursue Equitable Solutions

We recognize, acknowledge, and account for a history of prejudice and inequality in Southeastern communities.

## OUR CORE SERVICES

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**Research**



**Facilitation**



**Consultation &  
Education**



**Program  
Management &  
Financial Services**

# Upcoming Events

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[southeastenergysummit.com](https://southeastenergysummit.com)

# Stakeholder Recommendations for Reducing Energy Insecurity in the Southeast United States

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## SYSTEMIC CHANGE

01

Develop a **regional coordinating committee** to facilitate cross-sector collaboration among stakeholders working to address energy insecurity.

02

Identify and address **health and safety challenges** that prevent access to energy assistance and identify weatherization cost savings.

03

Expand community engagement opportunities and **reduce barriers** to representation in energy decision-making processes.

04

Create **workforce development plans** to ensure the clean energy

# Today's Speakers

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Nekesha Whitaker



Cole Thaler



Bryan Cordell

# **ROOM TO BREATHE: HELP FOR TENANTS**

Nekesha Whitaker and Cole Thaler  
Atlanta Volunteer Lawyers Foundation



# AGENDA

About AVLFI and our clients

Energy justice initiatives and funding

Mold inspections

SEEA / SK Collaborative audits

Resources for clients

Conclusion

# ABOUT AVL F

Atlanta Volunteer Lawyers Foundation provides **free legal help** to **low-income tenants** in Fulton and Clayton Counties (Georgia). We recruit, train, and support **volunteer attorneys** throughout the city to help tenants.

# ABOUT AVL

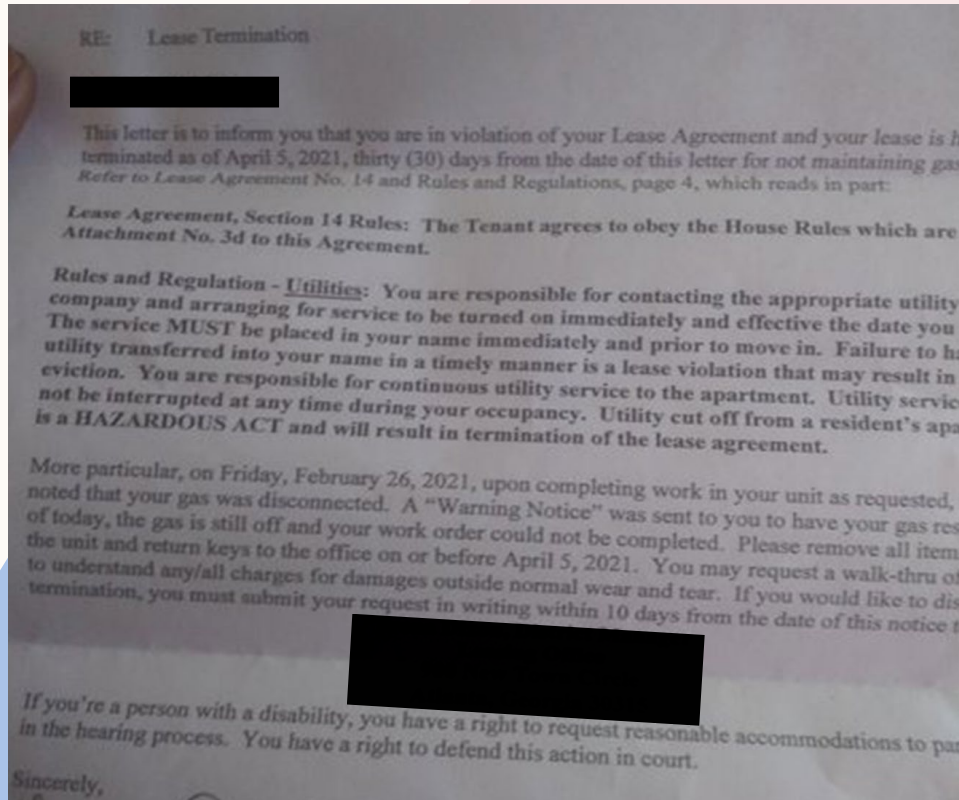
A large percentage of our clients are living in poor conditions due to their landlords' **failure to make repairs.**

possession until on or about March 14, 2020 due to a roach infestation. This testimony was not disputed. From March 14, 2020 through September 14, 2020, the apartment had plumbing issues, the master bathroom could not be used due to backing up, exposed wiring and uncovered sockets, mold in the bathroom and kitchen counter, continued roaches and a sink leak. All of these issues were reported to Ms. Bangoura and Code Enforcement. Repairs were made to the bathrooms and kitchen fairly quickly but were recurring. In addition, the evidence provided by Ms. Jackson shows that the mold was not removed until on or about September 14, 2020 and the exposed wiring was not addressed until the same time in September 2020. **The Court finds that the Plaintiff/Counter Defendant did breach the contract with Ms. Jackson by failing to make timely repairs** and was negligent in making the repairs as evidenced by the mold returning and by the sewage flood on February 16, 2021 that caused damage to the property of Ms. Jackson.

# OUR CLIENTS' HOMES



# OUR CLIENTS' HOMES



Previous Bill Amount	\$ 297.86	Customer Service	1-888-650-5890	Power Outage Reporting	1-888-991-0938
Payment Received On 01/14/21	-297.86	Thank You!			
Current Electric Service	+330.75		7A-7P Mon-Fri	24/7	
<b>Total Due \$ 330.75</b>			Espanol 8A-6P		
			Chat 8A-6P		

Balances unpaid 7 days after the total due date are subject to a late charge of 1.5% of the amount due or \$2.00, whichever is greater.

**Go Paperless!**  
Clear the clutter of paper by going paperless. Receive email notifications when your bill is ready to view online. It's free! Sign up at [georgiapower.com/paperless](http://georgiapower.com/paperless)

**Payment Options**  
**Online/Mobile App:** Pay using a check, debit or credit card at [georgiapower.com](http://georgiapower.com) or via the Georgia Power Mobile App.  
**Additional Payment Options on back**

**For current billing details, turn page over**

**Usage Information**  
Total Used 3,176 kWh  
Next Scheduled Read Date On or after Mar 8, 2021

	1 Year Ago	Last Month	This Month
Total kWh Used	30	2,794	3,176
Average Daily kWh	10	90	106
Days in Billing Period	3	31	30

PLEASE KEEP THIS PORTION FOR YOUR RECORDS.

# FUNDING FOR HEALTHY HOMES

- The Kresge Foundation
- Kaiser Permanente
- CareSource

**Why expanding access to legal counsel is crucial to improving affordable housing conditions and health outcomes**

Atlanta Business Chronicle, 4/18/23

# ENERGY JUSTICE INITIATIVES

Partnering with climate and energy justice organizations and advocates, AVLF and their partners will work as a collaborative team to identify and provide services to communities experiencing high utility bill costs. The areas of focus are:

- Education
- Resources
- Advocacy
- Research

# MOLD

## INSPECTIONS

Our partnership with Air Allergen & Mold Testing allows us to pay for mold inspections for clients living with the effects of leaks and floods. We have provided over 350 tests since 2018.

### Lab Analysis Summary Chart

Samples Taken	RH	Background Particulate from Air samples			Spores from Air Samples				Carpet Dust		Tape Swab Bulk
Suggested Guidelines	Less than 55% at 70 ° F	Total BP Count Below 100,000	No Insul/ Glass Fiber	Percent Skin 0-25%	Profile Similar to outside	Spore Total Less than 2,500	High Probability Allergen Spores less than 500	No Water Damage Spores Present	Total CFU's less than 40,000	ERMI & Water Damage Less than 10,000	No Water Damage Organisms Present
Outside	86	195,520	ND	150	No	20,146	693	ND	N/A	N/A	N/A
Inside	90	393,960	ND	82	No	686,573	686,027	ND	N/A	N/A	N/A
White Nike Shoes	N/A	N/A	N/A	N/A	No	N/A	Present	N/A	N/A	N/A	ND
Black Duffel Bag	N/A	N/A	N/A	N/A	No	N/A	Present	N/A	N/A	N/A	ND

\* Red = Above Average \* RH = Relative humidity \*\* = Overloaded \* ND = None Detected

## SEEA / SK COLLABORATIVE AUDITS

Our partnership with SEEA and SK Collaborative allows us to provide energy audits for clients experiencing high utility bills. AVL's database alerts staff when a case with high utility bills has been opened.

- How long have you lived in this home?
- What type of home do you live in? [multifamily, single-family, duplex]
- What is the primary fuel used for space heating? [natural gas, oil, electric, wood, don't know]
- What is the primary fuel used for water heating? [natural gas, oil, electric, wood, don't know]
- What is your primary means of cooling? [none, windows, central AC, window AC, fans]
- Does any part of your home ever feel extremely cold or hot?
- Do you pay your utility bills or are they included in your rent? [Confirm for all utilities - gas, electric, and water/sewer]
- If yes, around how much do you pay in electric, gas, and water/sewer bills each month? [Give range]

##

- Have you had new carpets, paint, floor refinishing, or other changes at your house in the past year?
- Does your home sometimes smell stuffy, stale or musty?
- Have you had water damage, leaks, or a flood in your home?
- Does your home have mold growing anywhere?
- Are all your windows sealed shut or don't open?
- When was the last time you saw any evidence of pests in your home?

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### Summary of Findings - Include Elevation Photo

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██████████ - Room to Breathe Assessment  
██████████, GA 30296

SK Collaborative performed the home assessment for ██████████ residence. The residence's main issues are water leaks, plumbing issues, possible microbial growth, excessive dust, and water intrusion. Envelope Air Leakage Test results were **12 ACH50**. Total Duct Leakage results were **30%** and Duct Leakage to Outside results were **20%**. See report below for additional information.

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## SEEA / SK COLLABORATIVE AUDITS

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### **Needs Attention** Blower Door Result [11.31]

Blower Door results were 12 ACH50

The current energy code requires new homes have less than 5 Air Changes per Hour at 50 Pascals (ACH50). This is the number of times that the total volume of air within the home with exchange with the outdoors with the blower door running.



## SEEA / SK COLLABORATIVE

### AUDITS

Our partnership with SEEA and SK Collaborative allows us to provide energy audits for clients experiencing high utility bills.



#### Duct Testing

**Needs Attention** Total Duct Leakage [11.33]

Total Duct Leakage results were 527cfm at 25Pa for a result of **30% Duct leakage**

**Needs Attention** Leakage to Outside [11.34]

Duct Leakage to Outside results were 350cfm at 25Pa for a result of **20%**

Georgia energy code requires that new duct systems contain less than 8% duct leakage to the outside.

**Needs Attention** Duct Condition - Record Areas of Significant Leakage [11.35]

Most duct leakage is concentrated in the attic ductwork.

# RESOURCES FOR CLIENTS

- Assist with reporting a problem to utility companies
- Utility company bill adjustment services
- Provide a list of utility assistance organizations
- Resources for Landlords who are willing to make repairs (Solar and Energy Loan Fund)
- AVLFF purchases Health & Safety Products (light bulbs, weather stripping, etc.)

# CONCLUSION

Energy justice is a key part of advocacy for healthy housing! You can do this work in your community to help ensure more equitable living conditions for all.



# THANK YOU

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**THE  
SUSTAINABILITY INSTITUTE**

*Sustainable communities. One person at a time.*



# The Sustainability Institute

## Mission:

*Advancing resilient, sustainable and equitable communities while building the next generation of conservation leaders*



*Sustainable communities. One person at a time.*





# The Sustainability Institute

## ➤ Home Performance, Weatherization & Critical Home Repair

- Strong focus on low-income and energy insecure households in underserved communities
- Goals include utility bill savings; health, safety and “pre-weatherization” repairs; electrification; skill-building for families; durability of structure; and more
- 1000+ homes audited, 400+ homes retrofitted, 10,000+ families train

## ➤ Green Building Certification & Consultation

- Charleston RISES certification program for commercial & multifamily buildings
- Advise municipal climate action plans and sustainability investments
- 1.3 million sf of buildings being certified with 1 million+ sf in pipeline; portfolio of climate action and sustainability plans

## ➤ Habitat Restoration & Green Infrastructure

- Environmental Conservation Corps (AmeriCorps) service-learning and workforce training program - accredited Corps of Excellence through Corps Network
- Restoration work that supports coastal resilience - including saltmarsh restoration, water quality testing & monitoring, forest/ trail conservation work, and more
- 170 AmeriCorps members, 124,000+ hours of conservation service



# DEEP HOME PERFORMANCE EXPERIENCE

- *Home performance training for building professionals since 2001; Energy conservation trainings for families since 2003*
- *One of first Clean Energy Corps AmeriCorps programs in 2009 - start of weatherization work*
- *Pathways Out of Poverty Green Jobs Training Program in 2010  
~200 individuals trained in BPI*
- *Sustainable Cities Institute Pilot Program from 2010-2012  
125 homes retrofitted, historic structures curriculum + intentional learning process*
- *DOE Better Neighborhood Buildings Program - Charleston WISE from 2011-2017  
1000+ customers, energy audits, direct install program, access to utility rebates*
- *Home Energy Savers pilot program with SCE&G from 2016-2018  
88 homes weatherized*
- *Charleston County Critical Home Repair program from 2022 - current*



# PROBLEM FACTORS

## Climate

- Hot humid climate, high HVAC use
- High air conditioning demand contributes to high consumption
- Many living without access to adequate cooling

## Housing stock

- Older housing stock - most homes constructed pre-1980, lots of historic homes, over 30,000 homes in Charleston metro area in need of energy upgrades
- Super leaky building envelopes
- Thousands of homes with critical repair needs - structural, plumbing, electrical, etc
- Outdated and inefficient systems



# PROBLEM FACTORS

## Energy burden

- Cost of energy often largest household expense and threatens ability of families to afford other critical expenses, continual utility rate increases
- More than 400,000 households in North and South Carolina live at 50 percent of the poverty line, and face average energy burdens of 30% (NC) and 37% (SC) ... significantly above the affordable energy threshold of 6%

## Inadequate resources for help

- No one-stop-shop - confusing marketplace
- Only two agencies doing weatherization in tri-county area - one nonprofit (us) and one Community Action Agency
- Under-resourced home repair agencies working in silos - long waiting lists for help

## Trust

- Home performance contractors not trusted,
- Low trust in historically marginalized communities



# OUR SOLUTIONS

- Establishing & maintaining trust is first and highest priority
  - Intense community outreach and relationship building
  - Lifelong relationship with client
  - Be homeowner advocate
  - Quality workmanship; strong quality assurance
  - Be connector to other resources
- Performance-based model
  - Follow industry best practices/ protocols - “own” this expertise
  - Up-front, midstream and post diagnostic testing - blower door, duct blaster, IR camera, and combustion testing
  - Health and safety highest priority
  - Seek highest returns on investment
  - Work with subs and trade allies that understand home performance
  - Track energy savings whenever possible



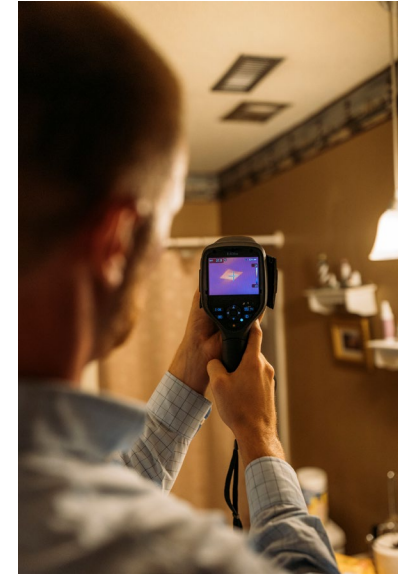
# OUR SOLUTIONS

- Pair weatherization with critical home repair
  - Think holistically - don't leave problems and opportunities on the table
  - Address “pre-weatherization” repairs
  - Advance one-stop-shop model, but also build collaborations/ partnerships with repair agencies
- Place strong emphasis on homeowner education/ skill-building
  - Retrofit programs produce best outcomes when paired with client education
  - EMPOWER families
  - Transfer of skills/ knowledge



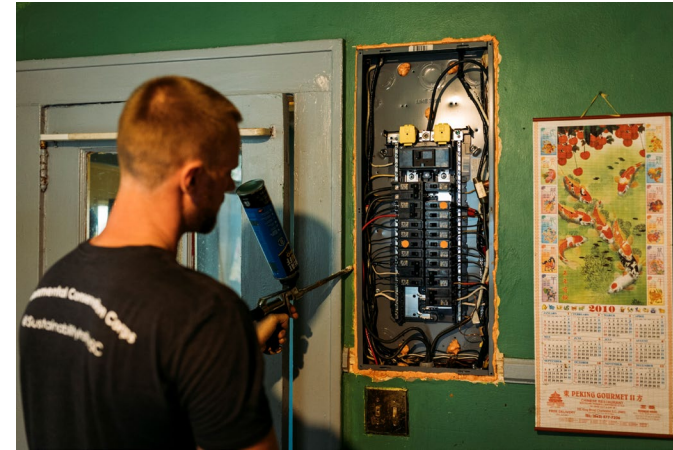
# RECOMMENDATIONS

- Look for opportunities to leverage resources
- Develop a regional coordinating committee to facilitate cross-sector collaboration stakeholders working to address energy insecurity
- Identify and address health and safety challenges that prevent access to energy assistance
- Expand community engagement opportunities and reduce barriers to representation in energy decision-making processes
- Understand community level data and trends
- Create workforce development plans to ensure clean energy transition provides opportunities for energy insecure communities



*Sustainable communities. One person at a time.*





*Sustainable communities. One person at a time.*



# Questions?

# Thank You

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**SMART ENERGY. STRONG ECONOMY. FOR ALL.**

**[WWW.SEEALLIANCE.ORG](http://WWW.SEEALLIANCE.ORG)**