



City of San Antonio

Legislation Details (With Text)

File #: 16-4336

Type: Staff Briefing - Without Ordinance

In control: Housing Committee

On agenda: 8/25/2016

Title: Briefing and update on the Under 1 Roof Program to provide results of a roof replacement pilot program in City Council District 1. [Peter Zaroni, Deputy City Manager; Bridgett White, Interim Director, Planning and Community Development]

Sponsors:

Indexes:

Code sections:

Attachments: 1. Under 1 Roof

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Department of Planning & Community Development

DEPARTMENT HEAD: Bridgett White, AICP

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Update on the Under 1 Roof Program to provide results of roof replacement pilot program in City Council District 1.

SUMMARY:

The goal of the Under 1 Roof Program is to replace failing roofs for disadvantaged homeowners with an energy-efficient light colored roof to address home maintenance issues, improve energy efficiency and reduce utility bills, and demonstrate benefits of light colored roofs to builders and residents.

BACKGROUND INFORMATION:

The Under 1 Roof Program is a needs-based grant program for homeowners in City Council District 1. This pilot program was allocated \$200,000 in the FY16 budget. An analysis was conducted to determine which neighborhoods could be targeted for the program. Central Los Angeles Heights, Northmoor, and Edison neighborhoods were selected based on the number of owner-occupied homes, appraised values home less than \$68,000 and one or more appraisal district exemptions, such as homestead or disabled veteran’s exemption. DPCD staff recommended City Council approve the 3 targeted neighborhoods from which eligible homeowners would be selected to receive assistance through the program. In addition, to the geographic eligibility criteria, program applicants also met one of the following conditions: a) Over 65 years old; b) Military Veteran; c) At or below 80% of area median income; or d) Disabled.

ISSUE:

This is a briefing and will provide an overview of the program's progress and results. The Program's focus is to replace worn and damaged roofs and install a light colored shingle along with a radiant barrier underlayment to obtain a Solar Reflectance Index (SRI) of .65. SRI measures the constructed surface's ability to stay cool in the sun by reflecting solar radiation and emitting thermal radiation. The installation of light colored roofs was provided at no cost to the homeowner. The Program offered the following benefits: maintains home's structure and stability, improves indoor comfort, and reduces overall attic temperature, decreases roof maintenance and yields potential energy savings for the homeowner.

The City's Department of Planning and Community Development (DPCD) is contracting with the University of Texas at San Antonio (UTSA) to conduct the monitoring and evaluations of the light colored roofs. The impact of new light colored roofs will be monitored for a one-year period to test the benefits of this technology. UTSA will conduct pre and post onsite visits to each home and confirm eligibility of each home. UTSA staff will also document existing conditions of each home, obtain twelve-month utility data for pre and post retrofit (electricity and natural gas) from CPS Energy. The attic and roof temperature also will be collected pre and post retrofit for each home through the installation of a temperature logger monitor by UTSA.

The roof repair and replacement work for 11 homes began on June 14, 2016 and was completed on August 4, 2016. The City utilized a private sector construction contractor to repair and install the new roofs.

ALTERNATIVES:

N/A

FISCAL IMPACT:

There is no fiscal impact associated with this briefing.

RECOMMENDATION:

This is a briefing for informational purposes only.