

March 1, 2013

GreenTrends 2013
Save the Date!

'Ban the Use of Comparables in Appraisals'
Urges Bipartisan Policy Center Report

Bridging the Divide



August 20-23, 2013
Ritz-Carlton
Sarasota
Sarasota, FL

www.GreenTrends.org

RESERVE A BOOTH

A Bipartisan Policy Center report released Feb. 25 primarily focused on reducing the government's role in the nation's housing finance system, but it also proposed changes to current appraisal policy.

Appraisal-specific recommendations contained within the 136-page report, titled "Housing America's Future: New Directions for National Policy," focused on **banning the use of distressed home sales as comparables by appraisers**, a practice the BPC said was helping to depress local home values and impacting buyers' ability to secure financing.

The report suggested that Fannie Mae, Freddie Mac and the Federal Housing Administration should refuse to accept distressed sales as valid comps, which would force a reassessment of non-distressed properties.

The report stated that "distressed property sales continue to be recorded and used as comps in appraisals of non-distressed (retail) properties, a practice that depresses local home values and impacts would-be homebuyers' ability to secure financing. In some markets, demand for multiple reappraisals, sometimes just days before closing, also introduces substantial uncertainty into the home-buying process and can derail sales and disrupt the plans of homebuyers and sellers."

[\[More\]](#) [\[Full Report\]](#)

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Putnam Gives Up on Energy Policy for 2013

Agriculture Commissioner Adam Putnam said in 2012 it was important to show that Florida could pass an energy bill -- even if it was only a modest one. This year, though, Putnam isn't recommending energy legislation, noting that HB 7117 in 2012 was nearly vetoed by Gov. Rick Scott. The governor allowed the bill to become law without his signature.

"We found widespread support in the Legislature and we very nearly had it vetoed," Putnam told The Florida Current. "So moving forward, we think it's important there is a clear understanding what all of the interested parties' expectations

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Articles of Interest

Sadowski Housing Trust Fund Should be Spent as Law Outlines

[\[More\]](#)

South Florida Housing Values Soar 11 Percent

[\[More\]](#)

Residential Solar Photovoltaics: Comparison of Financing Benefits, Innovations, and Options

[\[More\]](#)

Quick Links

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Certification Counts

"Florida Green" Certifications To Date

Homes

are for future energy development in Florida."

Putnam recently made presentations to House and Senate agricultural committees. He repeated his call for improved water planning and didn't discuss energy issues. With declining natural gas prices, concerns at the Capitol about the state's heavy reliance on natural gas for power generation seem to have diminished. No comprehensive energy legislation is expected in the upcoming session, which starts March 5.

**HB269 Focuses on Green Building
Make Your Voices Heard for Equality**

If you are politically inclined, take a look at Florida HB269 activity. It started out requiring state and local governments to use lumber grown in Florida. Section 4 was later modified to stop local governments from requiring one specific green rating system when constructing or renovating public buildings. Over the last couple of years, many have specified only the LEED rating system, although Florida Statutes 255.253(7) identifies several acceptable rating systems, including the Florida Green Building Coalition Standards.

Please contact your representatives to urge them to include the following language in HB269, Section 4:

(4) For new construction and renovation projects associated with publicly owned buildings or facilities, a state agency may not, when requiring compliance with a sustainable building rating system or national model green building code, exclude the use of a sustainable building rating system or national model green building code listed in s. 255.253(7).

[\[View the Bill\]](#)

FGBC Regional Events

Treasure Coast Region Fun Night

The Treasure Coast Region of FGBC is teaming up with the Treasure Coast Builders Association (TCBA) Green Building/Remodelor's Council for a night of fun:

March 6, 2013

Time 5:30 - 7:30 p.m.

**Ruby Tuesday at the Treasure Coast Square Mall
Jensen Beach, FL**

Across the state, members of our local HBA's are participating in fundraisers for the Future Builders of America program to support the leadership camp and scholarships for their up and coming workforce. Ruby Tuesday's locations throughout the state are giving back 20% of all your bills for members who participate. Bring your friends and family.

1,345 Homes in 2012
5,506 total as of 1/31/13

Commercial Buildings

Registered: 20
Certified: 7

Hi-Rise

Registered: 4
Certified: 1

Land Development

Registered: 61
Certified: 12

Local Government

Registered: 56
Certified: 44

Multi-Family

In 2012
26 Buildings
302 Units

Florida Water Star Certifications NFWFMD and SRWMD Areas

3 Homes in 2012

Education Opportunities

March 19, 2013
ARCSA Webinar
Time: 4 - 5 p.m. EST
**Condensate Collection
Systems**

[Register](#)

Sponsored by: [ARCSA](#)

March 28, 2013
**FGBC Certifying Agent
Annual Verification
Course**

Tallahassee, FL

[\[Register\]](#)

April 24-25, 2013
**FGBC Certifying Agent
Designation Course**
Florida Solar Energy Center
Cocoa, FL

[\[Register\]](#)

June 6, 2013
**FGBC Certifying Agent
Annual Verification
Course**

Fort Lauderdale, FL

[\[Register\]](#)

August 21-22, 2013
**FGBC Certifying Agent
Designation Course**
Florida Solar Energy Center

Please **RSVP by Monday, March 4th** via email to:
[Cindy Hall](#). We hope you can join us!

Muddy Boots Green Home Tour

Hosted by: J & J Building and Oakland Park

Come join fellow FGBC members for a Pre-Drywall tour of a FGBC Green Home being built by J & J Building.

The home has many sustainable features improving energy efficiency, indoor air quality, water efficiency, and responsible materials usage.

The home is located in the FGBC certified green development of Oakland Park in Winter Garden. The development has many sustainable features and all homes within the development are green homes as well.



March 13, 2013

Time: 4:30 p.m. to 6:00 p.m.

888 Lake Brim Dr.

Winter Garden, FL 34787

Please **R.S.V.P.** to: [Nate Ritter](#), FGBC Regional Liaison
or call 407-466-3734

[Download flyer with map](#)

Presidential Budget Will Seek \$200 Million For Energy Efficiency Funding to States

President Obama will propose \$200 million in his 2014 budget for a "Race to the Top" program rewarding states that pursue energy efficiency, asking Congress to put teeth on an initiative to help the US use less electricity. The budget proposal is expected next month.

The proposal would be modeled after a similar effort that gave states funding for implementing education reforms, according to a summary provided by a White House official. That program rewarded states who made policy changes in line with the Obama administration's priorities.

The proposed energy-efficiency funding would "support state governments that implement effective policies to cut energy waste," specifically measures such as modernizing utility rules

Cocoa, FL
[\[Register\]](#)

**August 23, 2013
FGBC Certifying Agent
Annual Verification
Course**

Sarasota, FL
(In conjunction with
GreenTrends)
[\[Register\]](#)

**November 15, 2013
FGBC Certifying Agent
Annual Verification
Course**

Gainesville, FL
[\[Register\]](#)

Calendar of Events

**March 13-14, 2013
GreenPrints**

Georgia Tech Research
Institute
Atlanta, GA
[\[More\]](#)

**March 19-21, 2013
Power-Up Energy Expo**

Emerald Coast Convention
Center
Fort Walton Beach, FL
[\[Register\]](#)

**March 20, 2013
(5 - 8:30 p.m.)
CSI Suncoast Chapter
Tradeshaw**

The Sahib Shrine Temple
600 N. Beneva Road
Sarasota, FL
[\[More\]](#)

**April 12, 2013 8:30 a.m. -
5:30 p.m. EST
Water Conservation Expo
& Vendor Fair**

West Palm Beach, FL
[More](#)

**April 16-17, 2013
FHBA Legislative
Conference**

Tallahassee, FL
[More](#)

**April 25-26, 2013
Florida Green Business
Expo**

Indian River State College
Fort Pierce, FL
[More](#)

**April 26, 2013
Green Symposium**
Stetson University

and building codes to encourage efficiency and standardizing financing for energy-efficiency upgrades, the summary said.

Enterprise Multi-Family Retrofit Toolkit Offers Green Assessment Protocol

Knowing how to select prime candidates for retrofit, aligning funding sources, selecting an audit protocol, ensuring proper implementation, and evaluating results is daunting for many portfolio managers. This toolkit from Enterprise Communities breaks the process into nine critical steps, which include baseline analysis, determining the green protocol requirements, and performance testing. In addition to its target audience (developers, portfolio managers, and financing groups), FGBC Certifying Agents and other green consultants will find it has valuable resources that could provide an opportunity to expand your business. [\[More\]](#)

Berkeley Research Validates Green Building Increases Value, Particularly in Hot Climates

A recent University of California study found that green-certified homes sell for about 9 percent more than similar homes that aren't green. The study compared 1.6 million conventional homes sold in California from 2007 through 2012 to 4,231 LEED-certified, Green Point Rated and Energy Star-rated homes sold in the same period. The sample included nearly 117,000 conventional homes and 723 green-certified homes sold in Orange County, Calif.

Among the findings: A \$10,000 investment in green certification raised sales prices by an average of \$34,800. Price premiums were highest in areas with hotter climates and higher air-conditioning costs. [\[More\]](#)

Innovation Challenge Offers \$250,000 Prize For Green Building Materials & Products

The Cradle to Cradle Products Innovation Institute and the Make it Right Foundation are holding a Product Innovation Challenge to find greener building materials for affordable homes. Up to 20 finalists will receive two months of media exposure and promotion for their products leading up to the announcement of three winners that will share a cash prize of \$250,000. [\[Read more\]](#)

Bill Proposes Agricultural Water Supply Planning

The Florida Department of Agriculture and Consumer Services (DACCS) would have an expanded role on par with utilities in regional water supply planning under a Senate bill filed

Deland, FL
[More](#)

Join Our List

Join Our Mailing List!

FGBC Committee Meetings

Affordable Housing

3rd Thursday
Monthly
10 a.m.

Board of Directors

2nd Wednesday
Monthly
3 p.m.

Commercial

1st Tuesday
Monthly
3 p.m.

Education

1st Thursday
Monthly
2 p.m.

GreenTrends

4th Tuesday
Monthly
2 p.m.

Hi-Rise

3rd Tuesday
Monthly
11 a.m.

Homes

2nd Tuesday
Monthly
2 p.m.

Land Development

4th Wednesday
Quarterly
4 p.m.

Local Government

1st Tuesday
Monthly
10:30 a.m.

Membership and Programs & Promotions

(Joint Meeting)
1st Wednesday
Monthly
3 p.m.

February 18th. SB 948 was filed amid concerns about billionaire Frank Stronach's recent purchase of 12,000 acres in Taylor County to raise beef cattle. Stronach's Adena Springs Ranch in Marion County, with its initial permit request in 2012 to use 13.2 million gallons of water per day, has been a rallying cry among environmentalists who say springs need protection from groundwater over-pumping.

SB 948 would require the department establish an agricultural water supply planning program. Under the legislation, DACS would collaborate with federal agencies and universities to provide estimates of agricultural acreage and crop water use, putting agriculture on a level playing field with municipalities and utilities in water supply planning, Budell said.

"The future availability of adequate supplies of water to support agriculture is possibly the single largest variable in its sustainability," Budell said. "We need to make sure our water supply plans statewide adequately capture the estimated needs of the industry as a land use." [[More](#)]

New Home Sales Surge in January

Sales of newly built, single-family homes rose 15.6 percent to a seasonally adjusted annual rate of 437,000 units in January, according to newly released figures from HUD and the U.S. Census Bureau.

Amidst this quickened sales pace - the fastest since July of 2008 - the months' supply of new homes for sale fell to its lowest level in nearly eight years. New-home sales posted solid gains across every region in January, including a 27.6 percent increase in the Northeast, an 11.1 percent gain in the Midwest, a 3.2 percent gain in the South and a 45.3 percent gain in the West.

The inventory of new homes for sale amounts to a 4.1 months' supply at the current sales pace - the smallest months' supply since March of 2005.

Housing Affordability Improves Slightly

Exceptionally low interest rates helped ensure a slight gain in nationwide housing affordability amid relatively stable house prices in the final quarter of 2012, according to the National Association of Home Builders/Wells Fargo Housing Opportunity Index HOI.

In all, 74.9 percent of homes sold between the beginning of October and end of December were affordable to families earning the U.S. median income of \$65,000. This was up

nearly a percentage point from the 74.1 percent of homes sold that were affordable to median-income earners in last year's third quarter. Data shows 259 out of 361 metros currently qualify as improving, including representatives from all 50 states and the District of Columbia.

"The median price of all new and existing homes sold in the fourth quarter of 2012 was \$188,000, essentially unchanged from the previous quarter's \$189,000 that marked a nearly three-year high," noted NAHB Chief Economist David Crowe. "It is noteworthy that affordability remains historically high thanks to favorable mortgage rates even as national home price indexes show some rise in values."

Ranking among the most affordable major housing markets in respective order were Ogden, Utah; Dayton, Ohio; Indianapolis-Carmel, Ind.; **Lakeland-Winter Haven, Fla.**; and Syracuse, N.Y.

Earn Cash Back with FGBC Rewards Program

The Florida Green Building Coalition Membership Committee recently announced a "Cash Back" rewards program. For every new member recruited, the sponsoring FGBC member earns 10 percent of the new member's annual membership fee. Rewards are applied to the sponsor's annual renewal. Check the FGBC website for details and to download.

Certifying Agents this is a no-brainer for you. Every time you contract for certification services, be sure to include an FGBC membership in your contract price. Fill out the membership form and submit with payment to FGBC to earn your rewards. [\[More\]](#)

FGBC Welcomes New Members & Certifying Agents

New Members:

- Greg Thomas, Green Key Village LLC / Mainsail Solutions, Inc, Fruitland Park
- Dr. Sandra Malarkey, New Environment Investments, LLC, Bonita Springs
- Danny Smith, Ecovolt Electric, Inc, St Petersburg
- Sara Summerville, Ecovolt Electric, Inc, St Petersburg

Re-joining Members:

- Mike Rogers, Capitol Green Building Group, Tallahassee