

High Tide At Key West, Fla.

Residential Resources

- Home Elevation Funding
- Tax Credits for Wind Hardening
- My Safe FL Home
- Energy Savings
- Adaptation Plan

Alison Higgins
Sustainability Coordinator
City of Key West

KENTUCKY
JACK'S SALOON
The Leading Brands Of
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Adaptation Update

Adaptation Update: Home Elevation Funding

[Home](#) › [Departments](#) › [About Monroe County](#) › [Land Authority](#) › [Grant Funding: Flood Mitigation Assistance \(FMA\)](#)

FEMA FLOOD MITIGATION GRANT ASSISTANCE PROGRAM

Are you interested in obtaining grant funds to elevate, demolish/reconstruct, or sell your home that is below base flood elevation, at risk of flooding, or has flooded before with a National Flood Insurance Program (NFIP) flood insurance claim?

If so, Monroe County is participating in a national grant program known as Flood Mitigation Assistance (FMA) to help with these costs.

- Elevate
- Demolish/Reconstruct
- Sell

Monroe County is currently accepting applications for the fiscal year 2022 (FY 2022) FMA grant program. The application period will close Nov. 2, 2022 at 4 p.m.

Need: Elevation Certificate & Line-Item Cost Estimate

CONTACT US

Mike Lalbachan

Administrator-Mitigation

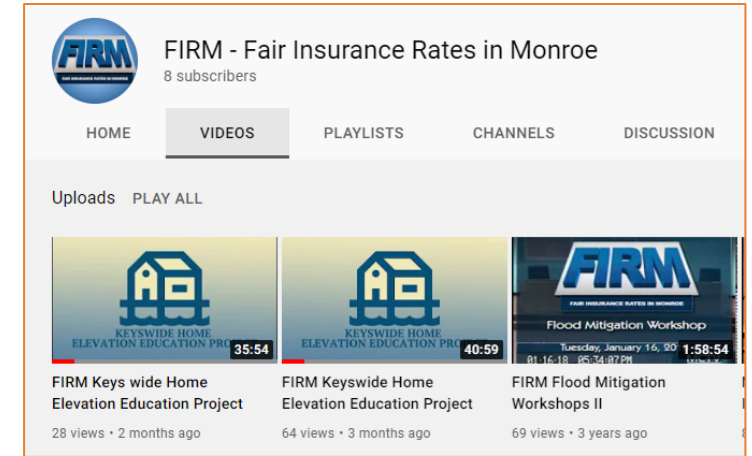
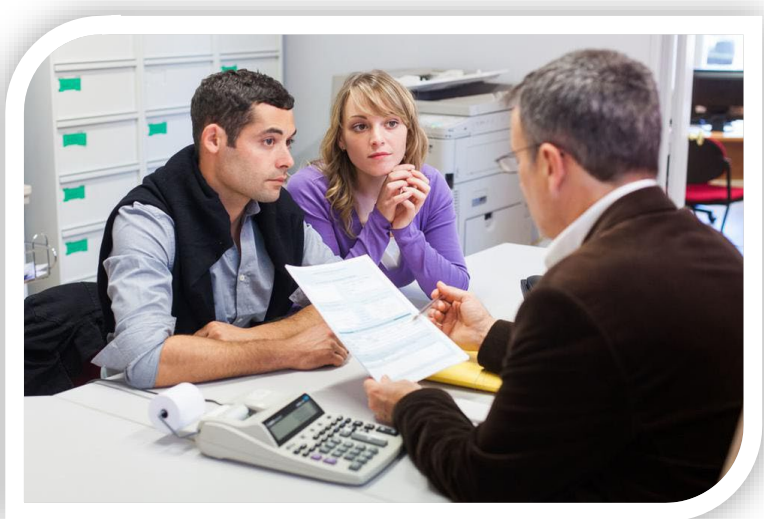
[Email Mike Lalbachan](#)

Phone: 305-453-8796



75% FEMA /
25% Local Funding:

**Applications
Annually in
November**





**KEYSWIDE HOME
ELEVATION EDUCATION PROJECT**

813 Waddell Street



ABOUT THE HOUSE

YEAR
This house was built in 1954

SQUARE FOOT
2,800

TYPE OF CONSTRUCTION
Concrete Block Walls, Wood Roof

FOUNDATION TYPE
Concrete Pill Supported
Slab on Grade

HISTORY Yes



HOME ELEVATION

METHOD
Filled inside of house, raised
windows, doors and roof.

FLOOD ZONE
Shaded X Zone - No regulations
for first floor height.

TOTAL CHANGE
1' 8" - Insurance rounds to 2'

HIDE THE CHANGE
Raised bed planters help
camouflage the elevation.

THE CREW

STRUCTURAL ENGINEER
Keister Webb Structural Engineers

ARCHITECT
Bender & Associates
Architects

CONTRACTOR
Skylimit Construction Ales Bursa

ELEVATOR
No actual lifting occurred





Sea Grant
Texas - Louisiana - Florida
Mississippi - Alabama



FIRM
FOR RESILIENCE KATES IN RESILIENCE




HOMEOWNER EXPERIENCE

REASON FOR ELEVATING:

Major renovations triggered elevation. Kept nonconforming footprint by preserving foundation.

HOW LONG AWAY FROM HOME:

Homeowner had secondary residence

LEARN FROM EXPERIENCE:

- Raising windows cuts into roof tie beams, so a new one had to be poured.
- Talk about future needs: Open style floor plans need more supportive beams.



FINANCIAL DETAILS



COST BREAKDOWN

Architectural Drawings	\$75-100K
Permits	\$21K
Remove Roof	\$10-15K
Move Doors/Windows	\$50-75K
New Concrete Block	\$35-55K
Reinstall Roof	\$100-150K

INSURANCE CHANGES

None, was in X Zone

CHANGES IN HOME VALUE

Cannot separate from major renovations that happened same time.

FINANCING Self Financed

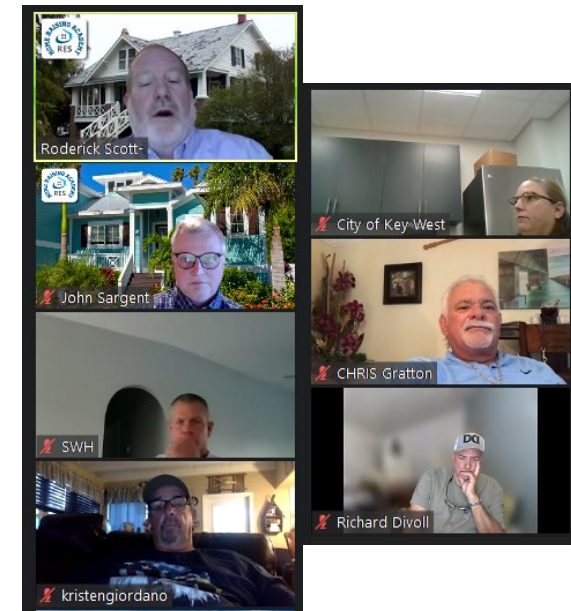
Before



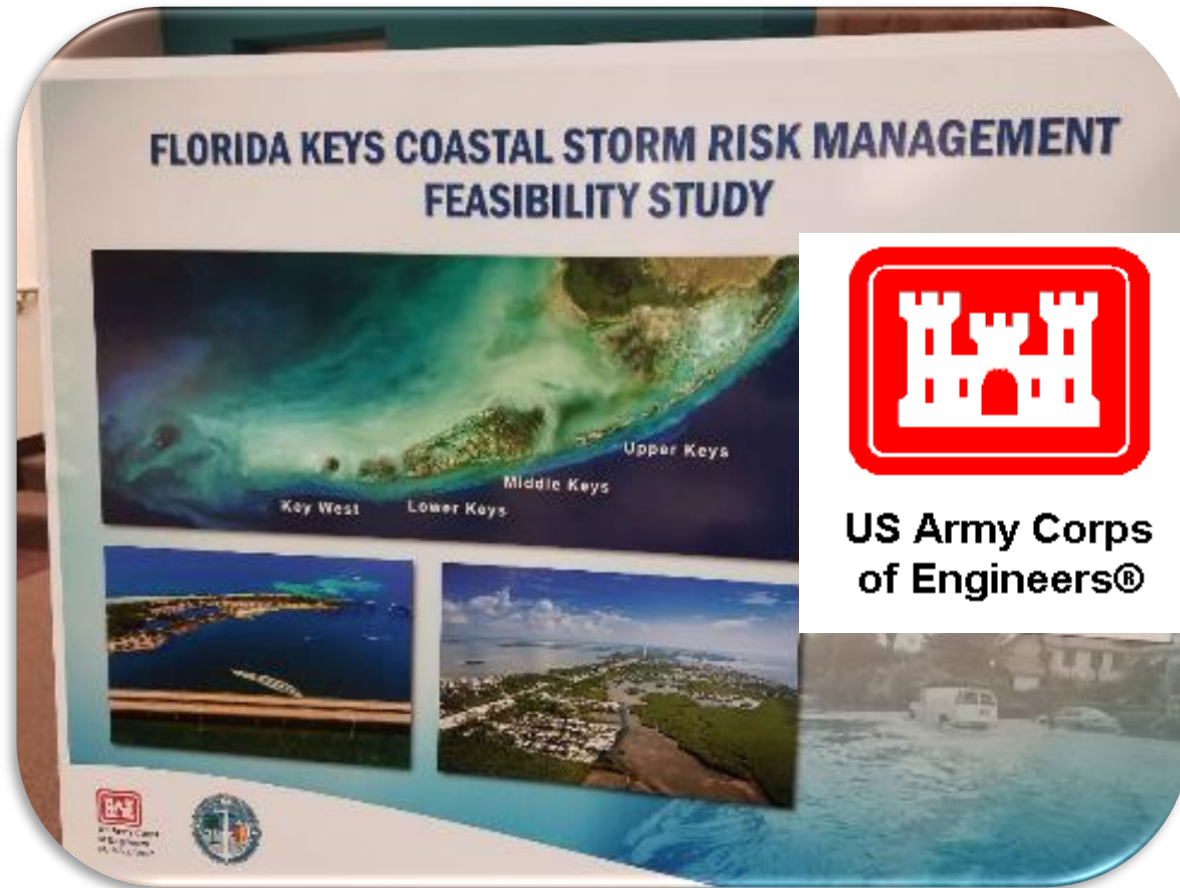
After



- The walls on this house were extended with wood.
- Existing foundations are like caprock & great to put fill on.
- Cannot add a second floor without strengthening existing walls to be able to handle the load.



Adaptation Update: Home Elevation Funding



65% FEMA / 35% Local Funding:

- Critical Infrastructure: 2 fire stations, 1 police station, 9 wastewater system sites and 3 schools.
- Commercial Properties: 382 projects.
- Residential Properties: 2,028 projects.

Timing: Over next 10 years, starting:

- Critical Infrastructure: FY23
- Commercial/Residential: FY24

Adaptation Update: Wind Hardening Tax Credits

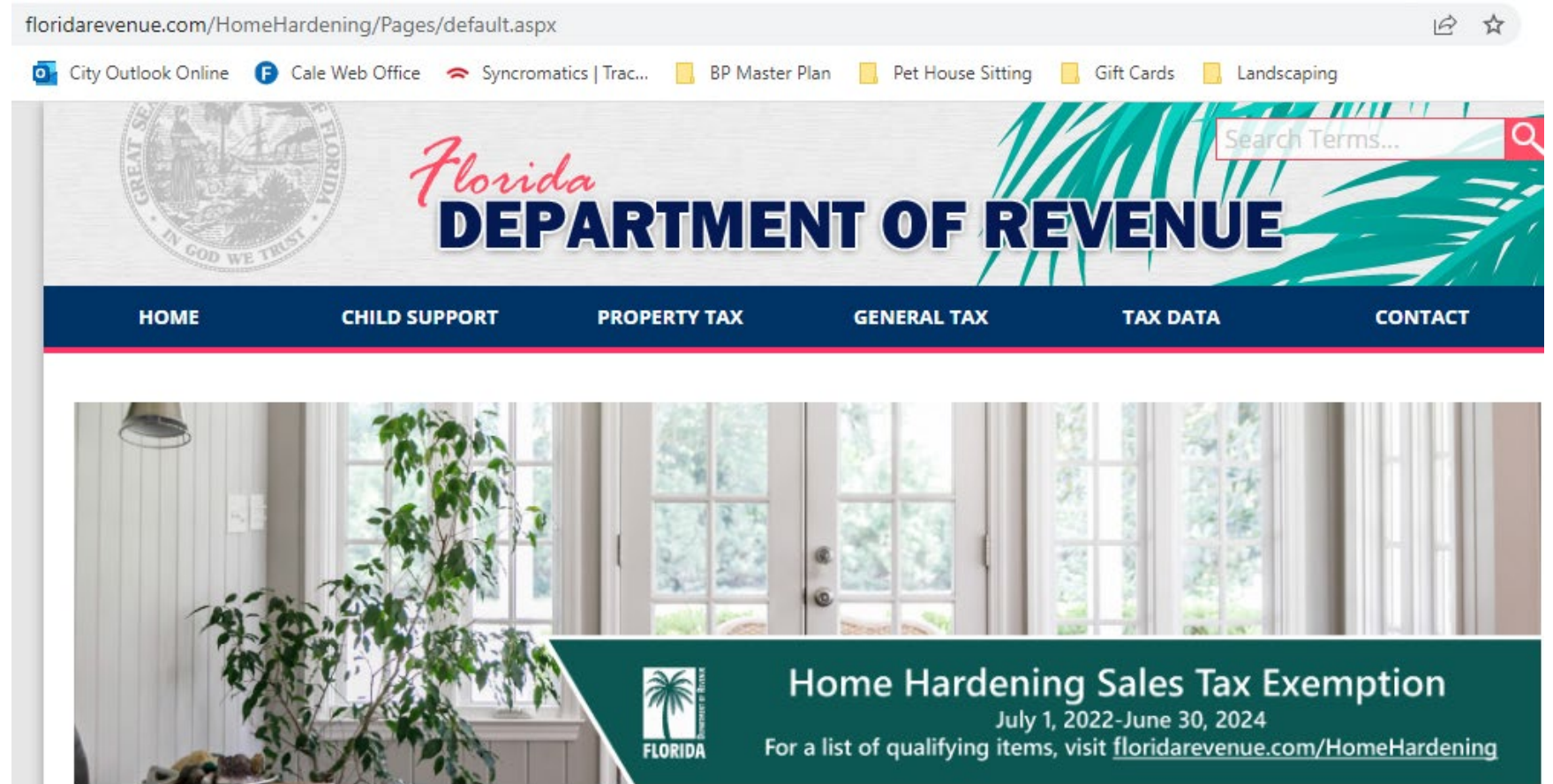
Tax FREE!:

Impact resistant windows, doors and garage doors.

Two Years:

Started July 1, 2022

Ends June 30, 2024



The screenshot shows the Florida Department of Revenue website. The URL in the browser is floridarevenue.com/HomeHardening/Pages/default.aspx. The website features a navigation bar with links: HOME, CHILD SUPPORT, PROPERTY TAX, GENERAL TAX, TAX DATA, and CONTACT. A search bar is located in the top right corner. The main banner image shows a bright interior with large windows and a potted plant. Overlaid on the bottom right of the banner is a green box with the text: "Home Hardening Sales Tax Exemption", "July 1, 2022-June 30, 2024", and "For a list of qualifying items, visit floridarevenue.com/HomeHardening". The Florida Department of Revenue logo is also visible in the top left of the banner area.

Adaptation Update: My Safe Florida Home

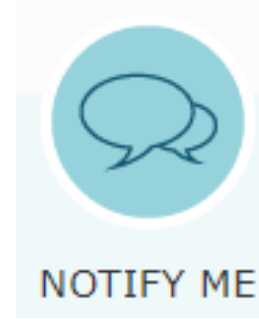
Not Available Yet

1) Free Home Inspection:

Recommends improvements to protect against hurricane damage.

2) Matching Grant:

- Up to \$10,000* towards an identified mitigation project =>
- *\$2 in grant funds for every \$1 owner spends
- Must have Homestead Exemption
- Must have insured value of <\$500,000



- Opening protection;
- Exterior doors, including garage doors;
- Brace gable ends;
- Reinforcing roof-to wall connections;
- Improving the strength of roof-deck attachments;
- Upgrading roof covering from code to code plus; Secondary water barrier for roof.

Adaptation Update: Energy Star Appliances



ENERGY STAR
Sales Tax Exemption

\$1,500 or less

- Washing Machines
- Clothes Dryers
- Water Heaters

\$3,000 or less

- Refrigerators or combination refrigerators/freezers

July 1, 2022 - June 30, 2023
Visit floridarevenue.com/ENERGYSTAR



Adaptation Update: Inflation Reduction Act

Section 25C. Homeowner Improvements

Up to 30% tax credit on eligible homeowner improvements:

- \$1,200 for insulation, weatherization sealing, duct sealing
- \$600 for water heaters, Energy Star windows
- \$500 for Energy Star Doors
- \$600 electrical panel upgrades
- \$150 home energy audits

Starts January 1, 2023
and lasts 10 years.

Section 25D. Residential Clean Energy Credit

30% tax credit for on site residential solar electric, solar water heating, small wind energy, geothermal heat pumps **and batteries**



Adaptation Update: Inflation Reduction Act

Section 30D. Clean Vehicle Credit

Up to \$7,500 on new qualifying clean vehicles (EV, hydrogen, etc)

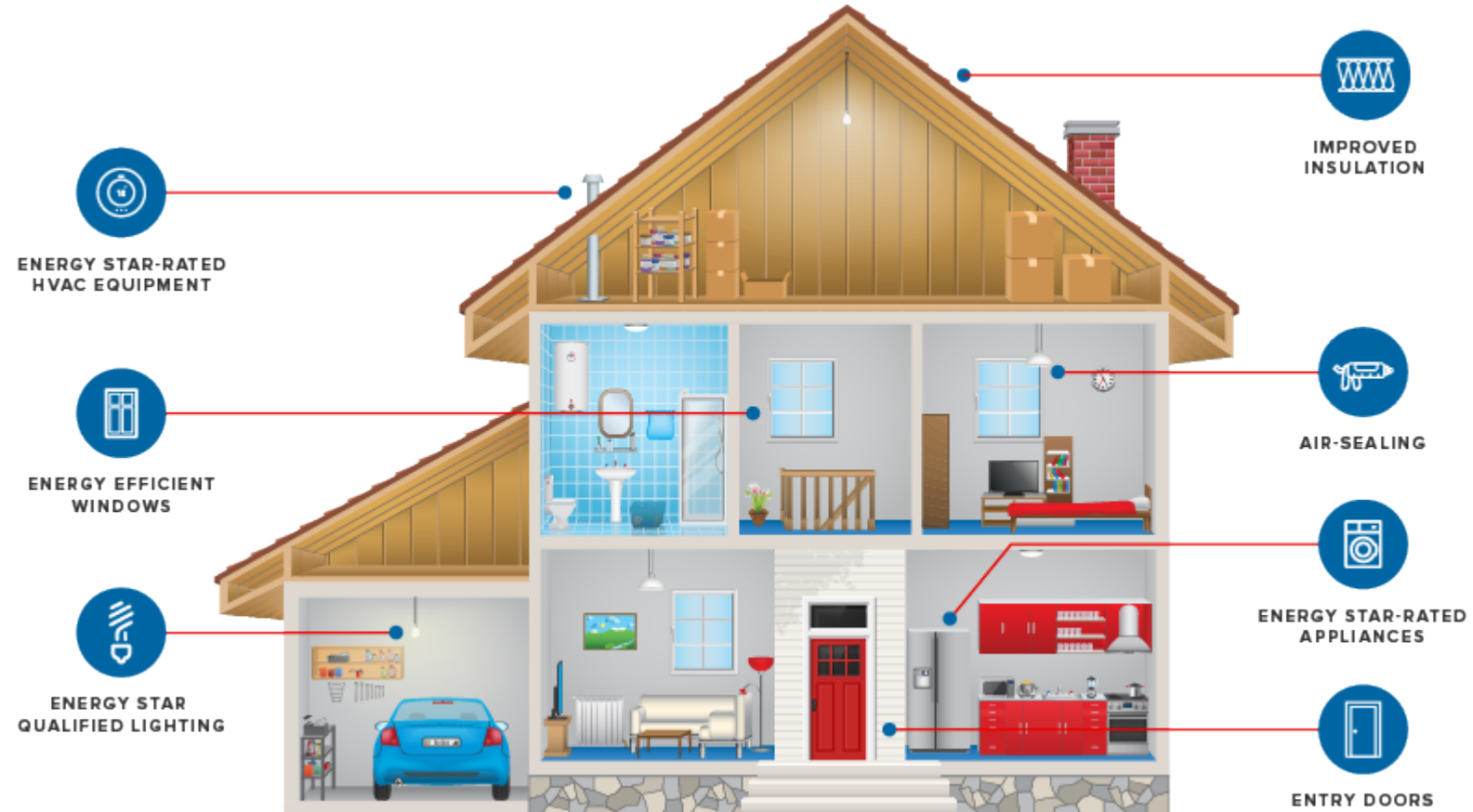
Up to \$4,000 on used clean vehicles, up to 30% of sales price

Starts January 1, 2023 and lasts 10 years.

HOPE for Homes. Home Efficiency and Electrification Rebates

Rebates doubled for low- and moderate-income homeowners.

Unknown Start Date



Adaptation Update: Local Energy Resources

Energy Audit Request: <https://www.keysenergy.com/energy-surveys/>

KEYS' Rebate Program: <https://www.keysenergy.com/keys-rebate-program/>



- Solar Hot Water - \$450
- Central AC - \$250
- Ductless AC - \$175
- Duct Leak Repair - \$150
- Clothes Washer - \$100
- Refrigerator - \$75
- Room AC - \$75
- Dishwasher - \$55
- Dehumidifier - \$50
- White Roof Coating - \$25
- Ceiling Fan - \$25
- Hot Water Heater Timer - \$25
- Programmable Thermostat - \$25



Adaptation Update: Local Energy Resources

Florida State Housing Initiatives Program (SHIP)

Grant assistance for weatherization repairs up to \$20,000.00.
Additional funding may be available if needed
Applicants must own their home and income qualify for services.

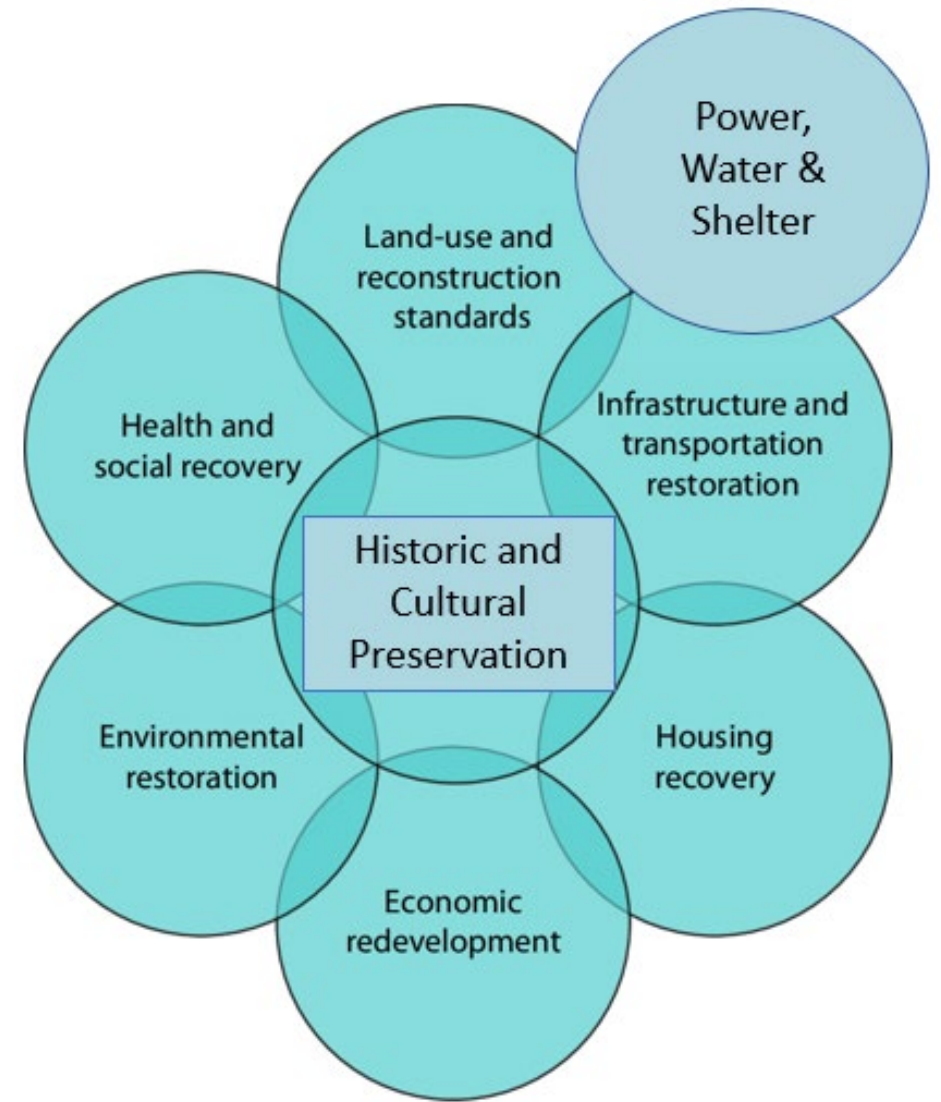
No-Cost Weatherization Improvements include:

- Windows and doors
- Air infiltration reduction
- Attic insulation and roof coating
- Window tinting
- Energy efficient lighting
- Air conditioner repair and replacement
- Appliance repair and replacement
- Many other household repairs as well

Household	Moderate (120%)
1 person	\$85,440
2 people	\$97,680
3 people	\$109,920
4 people	\$122,040
5 people	\$131,880
6 people	\$141,600
7 people	\$151,440
8 people	\$161,160

Contact the Monroe County Weatherization Inspector at [305-292-4408](tel:305-292-4408) and ask about the WAP/SHIP Program..





KEY WEST COMPREHENSIVE ADAPTATION AND RESILIENCE IMPLEMENTATION PLAN

Adaptation Update: For Future Announcements

cityofkeywest-fl.gov

CITY OF
KEY WEST FLORIDA

YOUR GOVERNMENT

VISITORS

CITY DEPARTMENTS

OUR COMMUNITY

DOING BUSINESS



JOB OPPORTUNITIES



CIVIC READY



PAY PARKING TICKET



KEY WEST CONNECT



NOTIFY ME



CITY CHARTER AND ORDINANCES



AGENDAS AND MINUTES



WATCH MEETINGS LIVE!



MAPS



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Strategic Plan, Key West Forward -
Sea Level Rise / Adaptation

Subscribe to receive news from the City of Key West regarding updates of interest on the Sea Level Rise / Adaptation portion of our Strategic Plan, Key West Forward.

High Tide At Key West, Fla.



Adaptation Update

Sustainability
Coordinator
Alison Higgins