

Government Affairs Award

FLORIDA APARTMENT ASSOCIATION



Florida state law required that even basic repairs to apartment water heaters, air conditioners, and heating, ventilation, and air conditioning (HVAC) systems be performed only by a contractor holding a state-issued license—creating a burden on apartment owners and

health risks for residents when contractors were overbooked in the summer. FAA's government affairs team, led by Government Affairs Director Courtney Barnard, drafted an exemption to the state's building code that would enable CAMT professionals on staff to perform repairs they are trained to do, freeing apartment owners from hiring a contractor. FAA members were briefed about the bill at the 2016 Legislative Conference in Tallahassee, and then visited legislator's offices the following day. Over the course of two legislative sessions, FAA sent weekly email updates, which highlighted this and other legislation that could potentially impact the apartment housing industry. Additionally, several "Call to Action" emails encouraged FAA members to contact key members of the Florida House and Senate, as well as the governor. After drafting similar legislation in 2015 and renewing the effort in 2016, FAA ultimately prevailed, and the bill passed unanimously in both the House and Senate.

R.O.E. Awards

Energy Retrofit Award

ECO MODERN FLATS SPECIALIZED REAL ESTATE GROUP

Fayetteville, Ark.

When Specialized Real Estate Group purchased ECO Modern Flats, they knew energy conservation would play a vital role in increasing NOI. The gut renovation of the Fayetteville, Ark., apartment community—built in 1970—took place between 2010 and 2012. Specialized Real Estate Group moved from a natural gas boiler system to individual mini-splits in each unit, with electric dishwashers, microwaves and washing machines. With a new solar hot water system, the sun now satisfies up to 80 percent of hot water demand. New closed-cell insulation and low-e windows provide energy savings and noise reduction, and white TPO roofing reflects the sun and prevents solar gain. A low-cost, low-tech green screen also shades the west face of two buildings. In the two years post-retrofit, occupancy increased from approximately 70 percent to nearly 100 percent, energy spending decreased by 42 percent and basic utility spending decreased by 64 percent. ECO Modern Flats attained the LEED Platinum rating.

