

ICF Walls Make Low-Income Housing Affordable in Lubbock

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Unsurprisingly durable.

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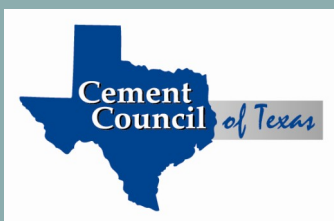
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Reed Honored with PCA Sustainable Leadership Award. The Portland Cement Association presented Brad Reed, Inspection Coordinator for the City of Lubbock, with a *2008 Sustainable Leadership Award for Homes and Residential Projects*. Since 1998, Mr. Reed has led the effort in Lubbock to construct highly energy-efficient, disaster-resistant insulated concrete form (ICF) homes for low-income clients in the Community Development Block Grant program. In 2008, the 100th ICF home was constructed as part of this program.



Lubbock home—Community Block Grant Program

ICFs the Right Choice for Low-Income Residents. ICFs are lightweight forms for concrete, made with polystyrene insulation, which stay permanently in place. These large, hollow blocks are stacked together to form walls, reinforced with steel bar, and then filled with concrete. The result is a high-performance, reinforced concrete wall that is superior to conventional wood frame construction. Three years of monitoring the performance and customer satisfaction of wood-frame and ICF-constructed homes demonstrated that ICF wall systems required less maintenance, improved energy efficiency, and provided additional safety from natural disasters, such as Lubbock's frequent tornadoes.



L to R: J. Niehoff, PCA; B. Reed, Inspection Coord., Q. White, Asst. City Mgr., B. Howerton, Jr., Community Development Dir., City of Lubbock

Lubbock a National Leader. The City of Lubbock has emerged as a national leader in constructing energy-efficient, disaster-resistant concrete homes. Led by the City of Lubbock's Inspection Coordinator, Brad Reed, the project—funded in part by the U.S. Department of Housing and Urban Development—has constructed more than 100 ICF homes for low-income families, demolishing more than 70 sub-standard, deteriorating homes in the process.

Energy Efficiency is Key. "It was not uncommon for the substandard homes replaced under the HOME project to have heating bills in the range of \$400 per month," said Mr. Reed. "But today, residents of the ICF-constructed homes can expect heating bills of \$70 to \$80 per month, which means an important savings for the lower income families in these homes. In addition, the development of the ICF industry in our community has stimulated economic activity, as well as property values and related taxes, by more than \$6 million."