

ORDINANCE No. 188402

*Authorize grant agreement with Earth Advantage in the amount of \$21,000 to implement Portland's Home Energy Score program (Ordinance)

Section 1. The Council finds that:

1. The world's leading scientists consistently conclude that climate change caused by human emission of greenhouse gases is among the most significant problems facing the world today and potentially poses the greatest economic, environmental, and social challenge of the 21st century.
2. The immediate economic benefits of climate solutions are often significant, including energy efficiency savings and job creation, while long term climate stabilization can prevent irreparable harm from catastrophic impacts of climate change.
3. The State of Oregon has established a goal to reduce greenhouse gas emissions to 75 percent below 1990 levels by 2050.
4. The City of Portland established a goal to reduce carbon emissions 80 percent below 1990 levels by 2050 (Resolution No. 36548), and the 2009 Climate Action Plan (Resolution No. 36748) and 2015 Climate Action Plan (Resolution No. 37135) include a 2030 Objective to reduce the total energy use of all buildings built before 2010 by 25 percent.
5. Buildings are the largest source of carbon emissions in Portland, and the 2009 and 2015 Climate Action Plans included actions to require energy performance disclosure for residential and commercial buildings.
6. In 2015, City of Portland established a requirement for commercial energy performance reporting. (Ordinance No. 187095.) By April 2017, 80 percent of Portland's commercial building square footage will be publicly reporting energy performance.
7. Residential buildings contribute nearly half of the emissions from buildings. Up to this point, home energy ratings have been voluntary. As a step in the right direction, voluntary programs have helped establish an industry trained and able to provide performance ratings. However, fewer than two percent of Portland homes have received energy scores through voluntary efforts. To achieve the 2015 Climate Action Plan goal to reduce carbon emissions 80 percent by 2050, energy efficiency and renewable energy activities in the residential sector must be significantly accelerated.
8. In December 2016, the City of Portland established the Home Energy Score program (Ordinance No. 188143). The Home Energy Score program requires sellers of single family dwellings to obtain a Home Energy Performance Report from a State Licensed Home Energy Assessor and to disclose the energy information in real estate listings and to prospective buyers who visit the home while it is listed publicly for sale.
9. Oregon Department of Energy Administrative Rules require Home Energy Performance Reports to include a U.S. Department of Energy (DOE) Home Energy Score. As a

condition of using the Home Energy Score, DOE requires the City to manage a network of home energy assessors working in Portland and to provide quality assurance of Home Energy Scores produced in Portland, as well as to achieve other performance specifications required in the DOE Partnership Agreement.

10. In March 2017, the Bureau of Planning and Sustainability issued a Request for Interest (RFI), seeking private-sector partners to support to deliver on various components of the DOE Partnership Agreement, including management of the network of Home Energy Assessors and Quality Assurance of scores produced in Portland, and other aspects of Home Energy Score program implementation. Through a competitive process, BPS selected Earth Advantage to fulfill this role.
11. Earth Advantage and its project partners will offer BPS a full range of Home Energy Score program support services to help BPS with implementation of the Home Energy Score program.
12. Earth Advantage will provide services to BPS primarily through a mix of market-based scoring fees, market-based training fees, and third-party funding sources. This grant agreement provides \$21,000 to support Earth Advantage's program startup costs for services deemed critical by the City of Portland and DOE, including on call tech support for Home Energy Assessors as they receive their training on the Home Energy Score tool, mentorship for Home Energy Assessors, in-field quality assurance checks, and homebuilder training to ensure policy compliance for new homes during the start-up phase of the program in 2017. Market-based scoring fees will cover Earth Advantage's program services in 2018.

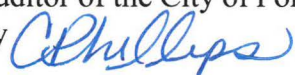
NOW, THEREFORE, the Council directs:

- a. The Mayor is authorized to enter into an agreement with Earth Advantage in the amount of \$21,000 substantially similar to that attached as Attachment 1, upon approval as to form by the City Attorney.
- b. The Mayor and Auditor are hereby authorized to pay invoices in the amount of \$21,000 to cost object# 9PNCE0000002 chargeable to the Fiscal Year 2017-18 Budget.
- c. Earth Advantage was selected via a competitive process.

Section 2. The Council declares that an emergency exists because the public interest would be harmed by delay in undertaking implementation of program development by Earth Advantage, which must otherwise be completed prior to the effective date of the City's Home Energy Scoring program on January 1, 2018; therefore, this Ordinance shall be in full force and effect from and after its passage by the Council.

Passed by the Council: **MAY 31 2017**

Mayor Ted Wheeler
Prepared by: Kyle Diesner
Date: April 27, 2017

Mary Hull Caballero
Auditor of the City of Portland
By 
Deputy

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Agenda No.
ORDINANCE NO. 188402
Title

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<p>INTRODUCED BY Commissioner/Auditor: Ted Wheeler</p>	<p>CLERK USE: DATE FILED <u>MAY 23 2017</u></p>
<p>COMMISSIONER APPROVAL</p> <p>Mayor—Finance and Administration - Wheeler <i>KJD</i></p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Eudaly</p>	<p>Mary Hull Caballero Auditor of the City of Portland</p> <p>By: <u><i>Susan Parsons</i></u> Deputy</p>
<p>BUREAU APPROVAL</p> <p>Bureau: Planning and Sustainability Bureau Head: Susan Anderson <i>Susan Anderson</i></p> <p>Prepared by: Kyle Diesner Date Prepared: April 27, 2017</p> <p>Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p> <p>Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>City Auditor Office Approval: required for Code Ordinances</p> <p>City Attorney Approval: required for contract, code, lease, franchise, contribution, charter <i>Susan Parsons</i></p> <p>Council Meeting Date May 24, 2017</p>	
<p>ACTION TAKEN:</p>	

<p>AGENDA</p> <p>TIME CERTAIN <input type="checkbox"/> Start time: _____</p> <p>Total amount of time needed: _____ (for presentation, testimony and discussion)</p> <p>CONSENT <input checked="" type="checkbox"/></p> <p>REGULAR <input type="checkbox"/> Total amount of time needed: _____ (for presentation, testimony and discussion)</p>
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FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
	YEAS	NAYS
1. Fritz	✓	
2. Fish	✓	
3. Saltzman	_____	
4. Eudaly	✓	
Wheeler	✓	