



# Home Energy Score *Proposed Policy*

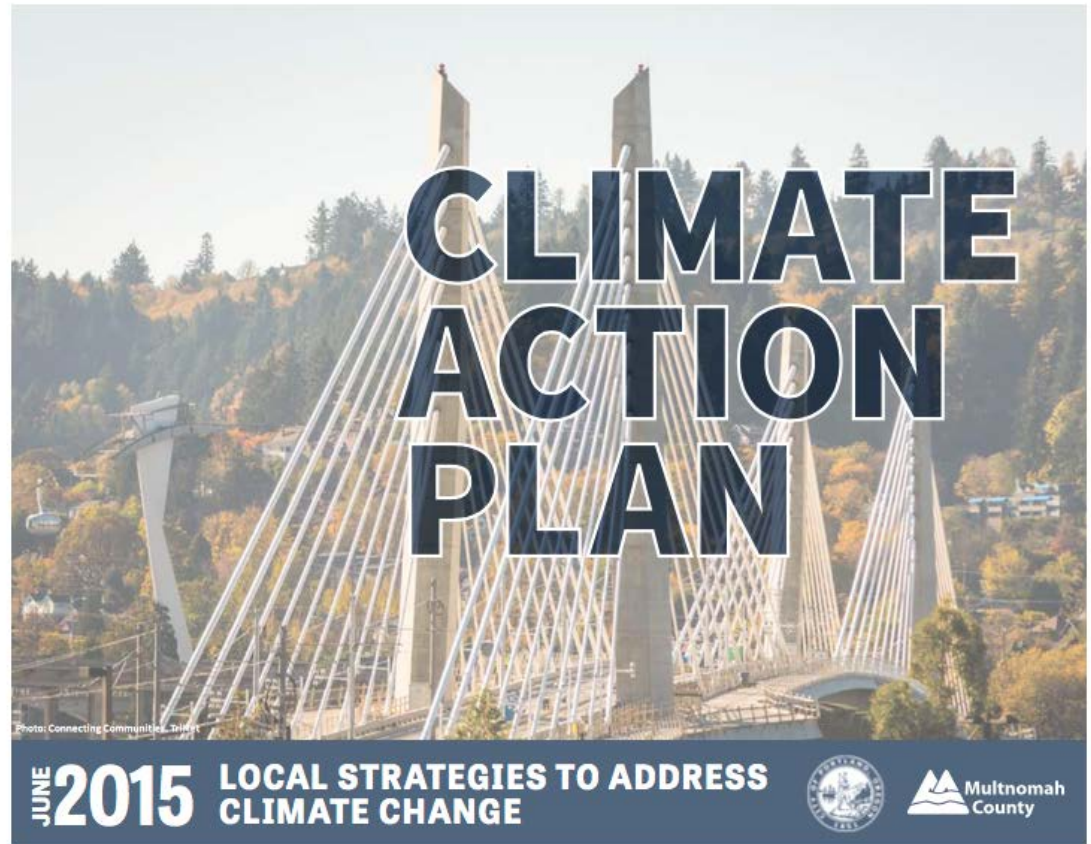
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Portland City Council  
November 23, 2016

# Why Require Home Energy Scores?

## Objective 1

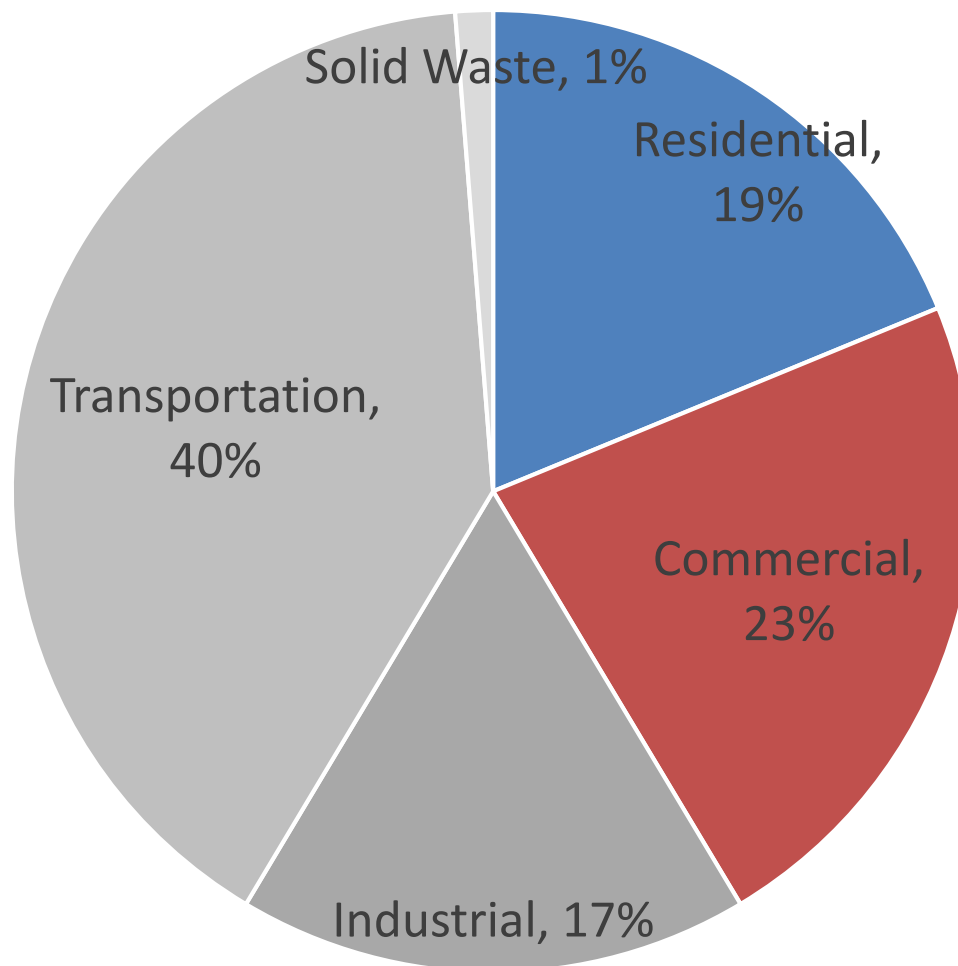
Reduce energy  
use from  
existing  
buildings

25% by 2030



# Carbon Emissions by Sector

(for Multnomah County, 2014)



# Climate Action Plan Priority

## Action 1B

Require **energy performance ratings** for all homes so that owners, tenants and prospective buyers **can make informed decisions** about energy costs and carbon emissions





# You deserve a home that works better

Enhabit is a non-profit that matches you with the best contractors and financing options. You get valuable home upgrades like seismic strengthening, energy efficiency, radon and solar panels - customized to your needs and budget. We help you understand your options, and we're on your side every step of the way. We'll find all available rebates, ensure quality work and provide you with peace of mind that the job is done right.

Get Started



Check out all the ways we make financing your project easier. Enhabit offers competitive loan products, including optional on-bill financing that allows project loans to be repaid on your natural gas or electric utility bill – or you can always pay with cash.

Learn more

Over time, cost savings from energy efficiency can be substantial.  
A more efficient home can save a homeowner almost \$10,000 over 10 years.



**House #1**  
**NE 71<sup>st</sup> Ave.**

**House #1**  
**NE 80<sup>th</sup> Ave.**

**House #3**  
**SE 74<sup>th</sup> Ave.**

	<b>House #1</b> <b>NE 71<sup>st</sup> Ave.</b>	<b>House #1</b> <b>NE 80<sup>th</sup> Ave.</b>	<b>House #3</b> <b>SE 74<sup>th</sup> Ave.</b>
<b>Year built</b>	1922	1913	1912
<b>Size (sq. ft.)</b>	1,383	1,270	1,320
<b>Annual energy cost</b>	\$1,000	\$1,686	\$1,947
<b>10-year energy cost</b>	<b>\$10,000</b>	<b>\$16,860</b>	<b>\$19,147</b>

# Benefits to Portlanders

- ✓ Better insight into the full costs of owning a home.
- ✓ Ability to compare energy costs and performance between homes.
- ✓ Knowledge of home improvements in advance of purchase.
- ✓ Access to specialized mortgage products.
- ✓ Long-term household savings from an energy-efficient home.

# Policy Recommendation for Existing and New Homes

## Information disclosed

- Home energy performance report (defined by state law)

## Regulated party

- Seller or homebuilder

## Time of disclosure

- At or before listing

## Recipient of disclosure

- The City, prospective buyers







# [Your State] Home Energy Score

1234 Your Road,  
Your Town, YS 00000

SCORE  
TODAY

3

Average Home Score

Higher  
energy  
use

1

2

3

4

5

6

7

8

9

10

Lower  
energy  
use

SCORE TODAY

Estimated annual energy cost:

**\$1,600**

Score basis:

**80** MBTU

SCORE WITH  
IMPROVEMENTS

Potential annual energy cost:

**\$1,239**

Score basis:

**49** MBTU

The U.S. Department of Energy's Home Energy Score assesses the energy efficiency of a home based on its structure, heating, cooling, and hot water systems.



# Home Energy Score

Score

Home Facts

Recommendations



## Roof, attic & foundation

### Roof / Attic 1

	Construction type / Exterior Finish / Insulation level
Attic floor area (square feet)	900
Roof construction	Roof Standard Roof / Composition Shingles or Metal / R-0
Roof color	Medium Dark
Attic or ceiling type	Unconditioned Attic
Attic floor insulation	R-3

### Foundation / Floor 1

Floor area (square feet)	900
Foundation type	Vented Crawlspace
Floor insulation above basement or crawl space	R-0
Foundation walls insulation level	R-0



## Walls

### Construction type / Exterior Finish / Insulation level

All sides	Wood Frame / Wood,Asbestos,Fiber Cement,Composite Shingle, or Masonite Siding / R-3
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## Windows & skylights

### Skylights

	Roof / Attic 1	Roof / Attic 2
Does the house have skylights?	No	No

### Windows

	Square feet
Window area front	150
Window area back	120
Window area right	60
Window area left	40

### Window Construction

	Panes / Frame / Glazing U-value SHGC
All sides	Double-pane / Wood or Vinyl / Insulating low-E

# Home Energy Score

Score

Home Facts

Recommendations

Address: **12345 Honeysuckle Lane**  
**Smithville, AR 72466**



**Repair now:** These improvements will save you money, conserve energy, and improve your comfort now

**Estimated utility bill savings (\$/year)**

Attic 1 / Increase attic floor insulation to at least R-49

187

Ducts 1 / Add insulation around ducts in unconditioned spaces to at least R-6

71

Ducts 1 / Have your ducts professionally sealed to reduce leakage

171



**Replace later:** These improvements will help you save energy when it's time to replace or upgrade

**Estimated utility bill savings (\$/year)**

Furnace 1 / Pick one with an ENERGY STAR label

106

Central Air 1 / Pick one with an ENERGY STAR label

80

Water heater / Pick one with an ENERGY STAR label

34



With these improvements  
 reduce your home's carbon  
 footprint by: **27%**



The Home Energy Score recommendations for efficiency improvements are based on selected data from the home's assets, not information from a complete energy audit. When making energy related upgrades, homeowners should consult with a certified energy professional or other technically qualified contractor to ensure proper sizing, installation, safety, and adherence to code.

# Exemptions

- Foreclosure sales.
- Trustee's sales.
- Deed-in-lieu of foreclosure sales.
- Short sales.
- Sales at public auction.
- Home is in court-appointed receivership.
- Senior mortgage is in default.
- Home is participating in Oregon Property Tax Deferral for Disabled and Senior Citizens.



# Low-Income Seller Deferral

- Income-qualified sellers may defer the requirement to the buyer.
- Circumstances:
  - Income at or below **60 percent of median household income.**
  - Participation in Oregon Low-Income Home Energy Assistance Program.
  - Participation in Free and Reduced Price Meals.
  - At discretion of the Director of BPS.
- Buyer must comply within 4 months.

# Policy Development Process (2016)

## January – April

Research and scoping: energy efficiency industry best practices, experience in other cities, data gathering on real estate market trends

## May – August

Stakeholder engagement and equity analysis

## September – November

Two public comment periods and legislative process

# Public Comment

- Equity concerns
- Housing affordability
- Preference among real-estate professionals for a “voluntary” approach and “incentives”
- Support for consumer protection and climate protection benefits

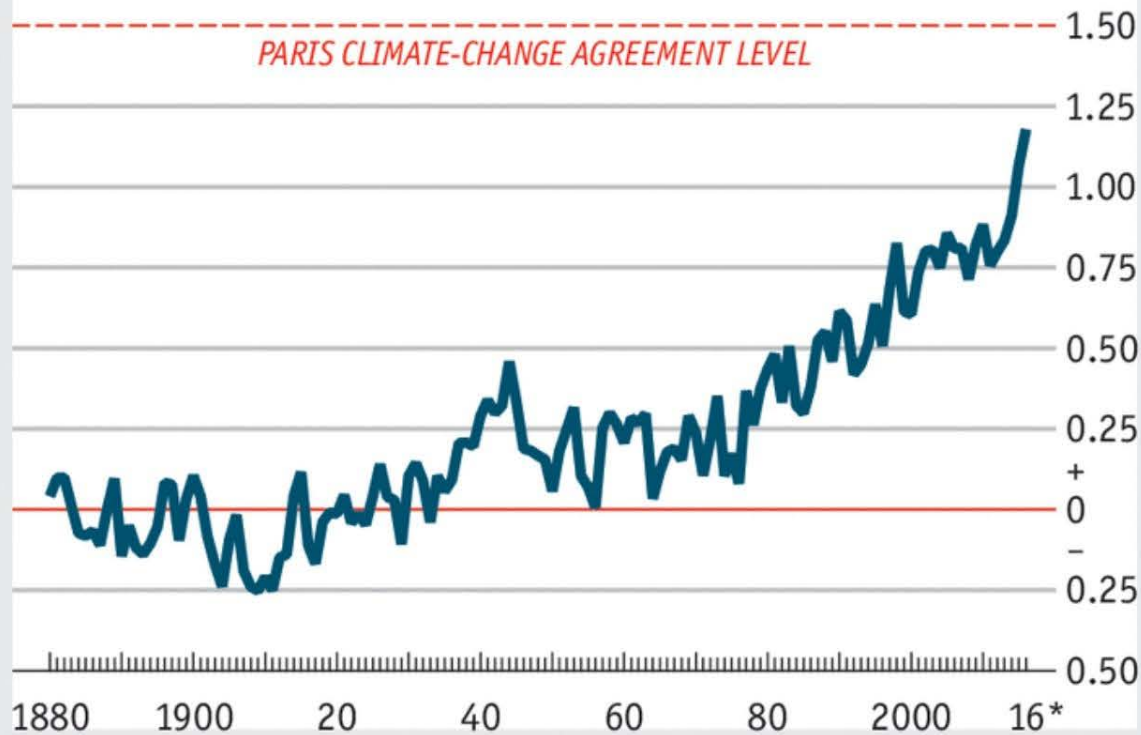




## Too darn hot

### Global air-surface temperature

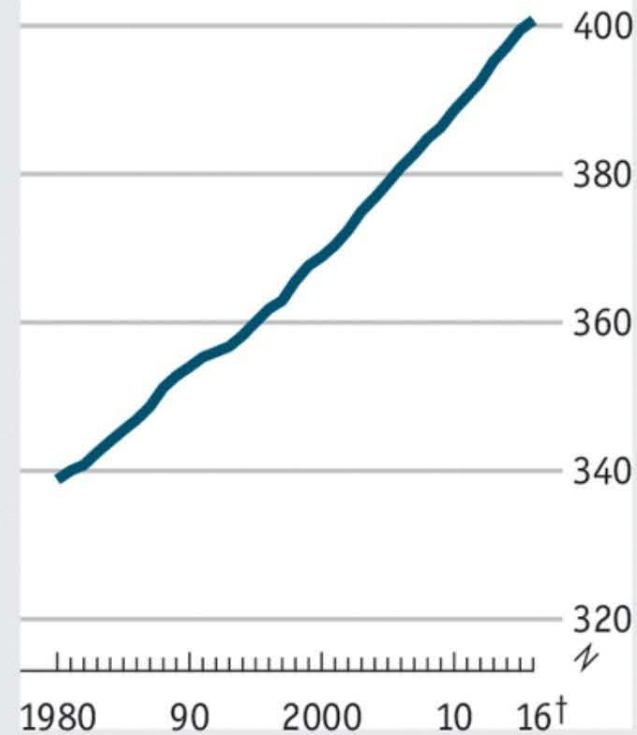
Deviation from pre-industrial average, °C



Source: WMO, NASA, NOAA, UK Met Office

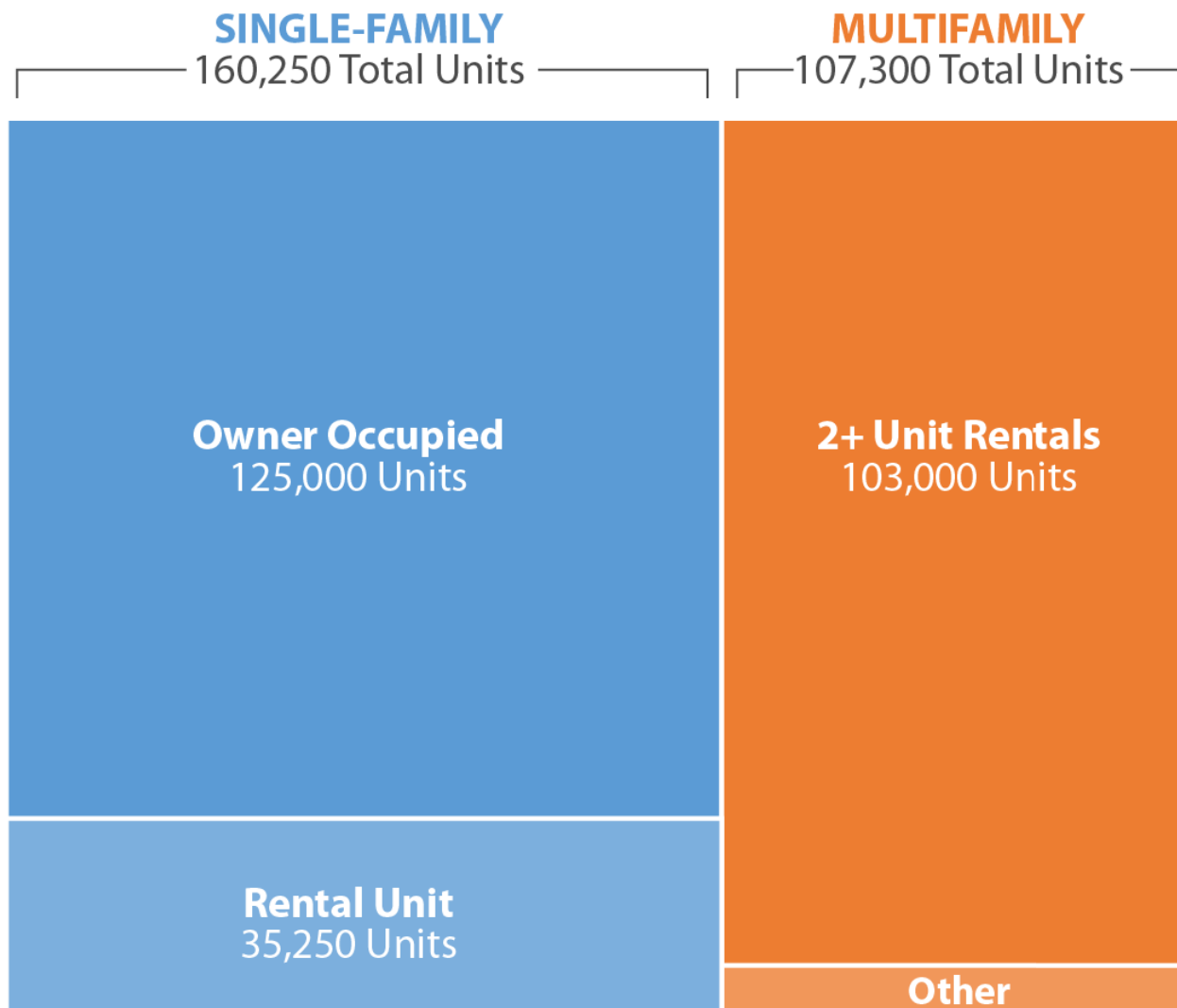
### Atmospheric concentration of CO<sub>2</sub>

Global, annual average, parts per million



\*January-September †September

# Portland Housing Units



# Policy Recommendation for Rental Homes at Time of Lease

- Work with stakeholders to better understand the dynamics in the single-family rental market.
- Establish metrics and targets to monitor over time.
- Establish a stakeholder committee to work with BPS on developing this aspect of the policy

