



CITY OF BEND

# Home Energy Score Program

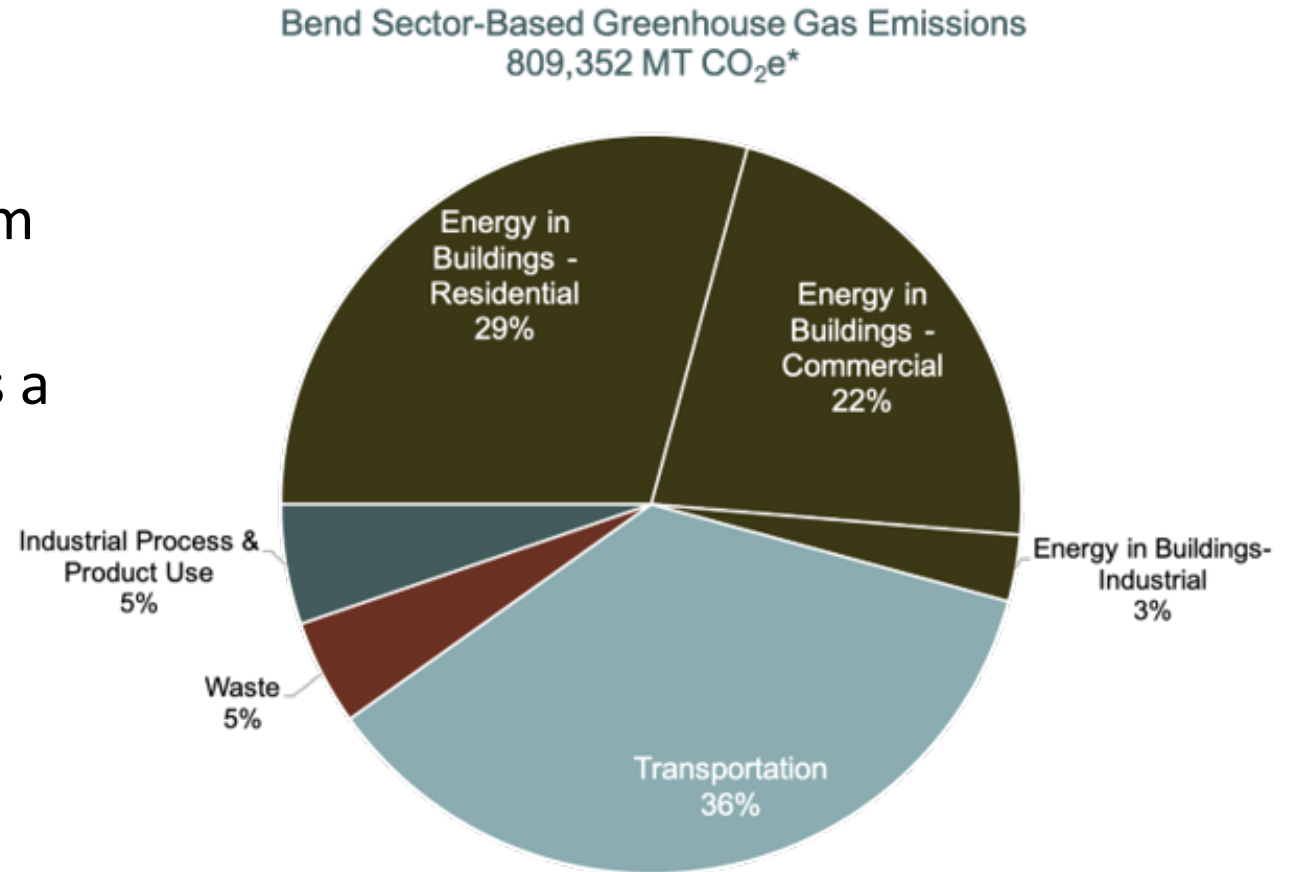
**Cassie Lacy, City Managers Office**

**Neil Baunsgard, Environment and Climate Committee, Chair**

**Peter Grube, Environment and Climate Committee**

# Background

- Home Energy Score (HES) is part of the 2019 Bend Community Climate Action Plan
- 54% of emissions in Bend come from buildings
- ECC chose implementing the HES as a top priority due to its potential to influence residential building emissions



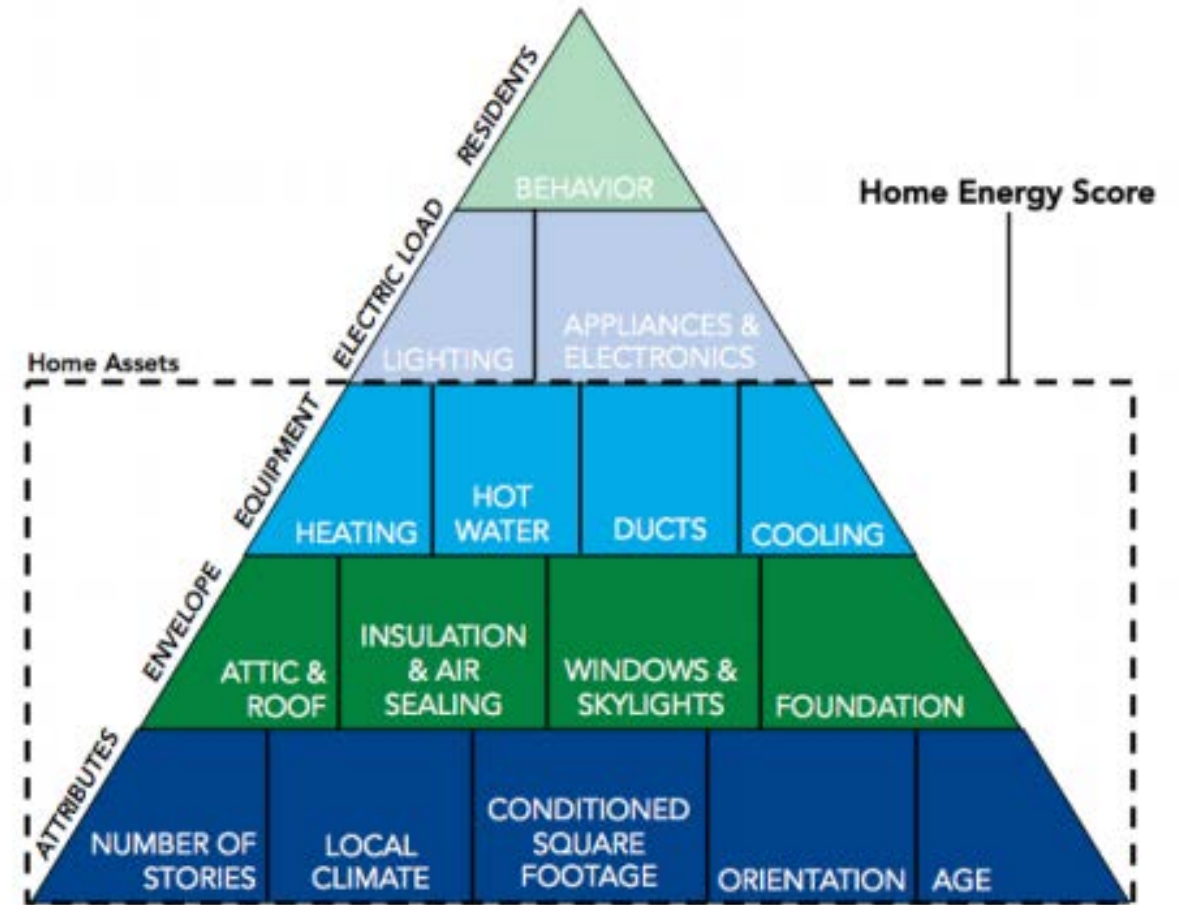
# Home Energy Score

## What is it?

- A home assessment that explains the energy efficiency of a home through a replicable and affordable methodology that assess a home's assets
- Contains a numeric score that reflects energy efficiency of a home and estimated utility costs, and suggested measures to improve efficiency

## What are the goals of a Home Energy Score (HES) program?

- Analogous to a miles per gallon rating of a vehicle
- Provide transparency to homebuyers about energy costs of potential homes
- Motivate voluntary energy efficiency → reduce community greenhouse gas emissions



# What's in a report?



U.S. DEPARTMENT OF

**ENERGY**

THIS  
HOME'S  
**SCORE**

**6**  
OUT OF 10

THIS HOME'S ESTIMATED  
**ENERGY COSTS**

**\$1,257**

PER YEAR

Score  
today:

**6**

Score with priority  
improvements:\*

**9**

Estimated energy savings  
with priority improvements:

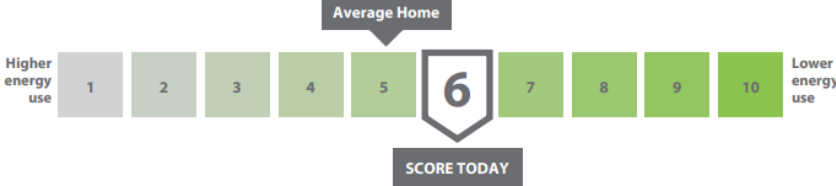
**\$285** PER  
YEAR

Estimated carbon reduction  
with priority improvements:

**19%** PER  
YEAR



Home Energy Score



Official Assessment | ID# 233283

The Home Energy Score is a national rating System developed by the U.S. Department of Energy. The Score reflects the average energy efficiency of a home based upon the home's structure and heating, cooling, and hot water systems. The average score is a 5. Learn more at [HomeEnergyScore.gov](http://HomeEnergyScore.gov).

## HOW MUCH ENERGY IS THIS HOME LIKELY TO USE?

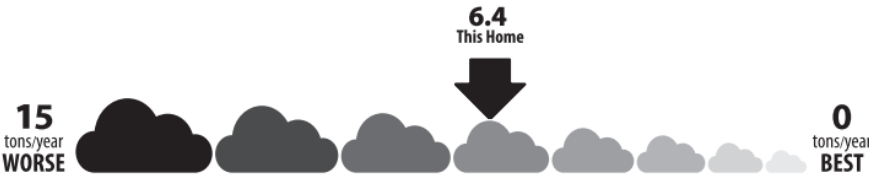
**Electric:** 8,275 kWh/yr (\$0.11/kWh) .....\$943  
**Natural Gas:** 677 therms/yr (\$1.09/therm) .....\$738  
**Other:** .....\$0  
**Renewable Generation:** ..... (\$424)

**TOTAL ENERGY COSTS PER YEAR** ..... **\$1,257**

How much  
solar energy  
does this  
home  
generate?

3,719 kWh/yr

## THIS HOME'S CARBON FOOTPRINT



## TACKLE ENERGY WASTE TODAY!

Enjoy the rewards of a comfortable, energy efficient home that saves you money.

- ☒ Get your home energy assessment. Done!
- ☐ Choose energy improvements from the list of recommendations below.
- ☐ Select a contractor (or two, for comparison) and obtain bids. Check with your local utility for a list of contractors in your area.
- ☐ To find out more information about the state of Oregon Home Energy Score program visit:  
[oregon.gov/energy/home-energy-score](http://oregon.gov/energy/home-energy-score)
- ☐ Discover local incentives and learn more about Hillsboro's Home Energy Score Program at:  
[Hillsboro-Oregon.gov/EnergyScore](http://Hillsboro-Oregon.gov/EnergyScore)

## \*PRIORITY ENERGY IMPROVEMENTS | 10 Year payback or less <sup>1</sup>

| FEATURE                | TODAY'S CONDITION <sup>3</sup> | RECOMMENDED IMPROVEMENTS                                    |
|------------------------|--------------------------------|---|
| Attic insulation       | Ceiling insulated to R-0       | Insulate to R-38 or R-49 if code requires it                |
| Cathedral Ceiling/Roof | Roof insulated to R-0          | Insulate cathedral ceiling/roof to R-30 or maximum possible |

# Home Energy Score Background

- Developed by the US Department of Energy for use by cities across the nation
- Oregon Department of Energy (ODOE) partnership with the US Department of Energy to make program more available to Oregon communities
- Earth Advantage hired by ODOE to support cities with HES programs and provide assessor training and quality assurance services
- Current programs in Hillsboro, Milwaukie, and Portland, Oregon leveraging ODOE program.
- Other cities across the country: Minneapolis, Austin, Berkeley



# Home Energy Score Programs Demonstrate Positive Outcomes

- Lawrence Berkeley National Laboratory Study on the DOE Home Energy Score Program findings:
  - 1 point increase in HES was associated with a 5.5% reduction in the odds of a loan going 30 days delinquent
  - A \$100 decrease in estimated annual energy bills was associated with a 2.3% decrease in the odds of a loan going delinquent
  - These relationships were only statistically significant in places with a mandatory HES assessment at the time of sale
- 2019 E2e Study findings:
  - Requiring home sellers to provide buyers with certified audits of residential energy efficiency increases price capitalization of energy efficiency and encourages energy-savings residential investments.



# Home Energy Score and Equity

- The Home Energy Score Program is a buyer protection program.
- It ensures that people understand the energy costs of the homes they are considering buying.
- It provides transparency about features of a home that are otherwise hidden that may have significant implications for the cost of owning the home over time
- The low-income assistance program ensures that the cost of the score will be covered for homeowners who cannot afford it
- Additional assistance will be created through federal programs to support low-income homeowners in making upgrades and the City can create additional programs



# Program Details

## Requirement:

- All covered buildings that are being listed publicly for sale are required to obtain a home energy score from a state licensed home energy assessor
- Score must be included in the listing and made available to all prospective buyers who visit the building
- Trigger event is the time-of-listing (rather than time-of-sale)
- Scores obtained through the private market

## Exemptions:

- Sales through involuntary change of titles (i.e. transfer of title pursuant to marriage or divorce) or where compliance would cause undue hardship (i.e. trustees sale, deed-in-lieu of foreclosure)





# Program Details

## Low Income Assistance

- City will cover the cost of a obtaining a home energy score to the seller of a covered building. Low income assistance program will be structured to be as low barrier as possible.

## New Construction and Identical Buildings

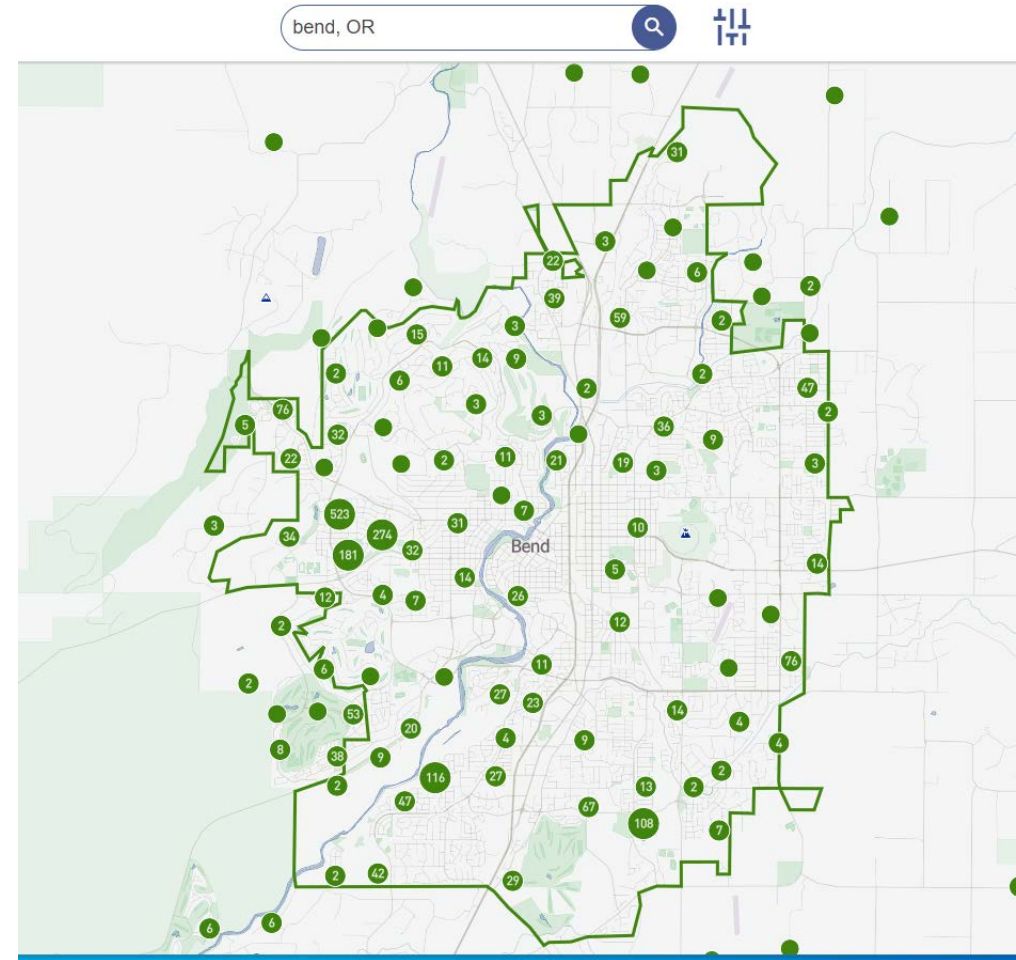
- New construction can obtain pre-construction score through plan specifications
- Single home energy score may be obtained and replicated for covered buildings constructed during the same time period and same land division.
- Must be constructed using the identical floor plan with identical features



# Program Details

## Data Access and Infrastructure

- [Green Building Registry](#) hosts the scores and is public
- Can be used with MLS to populate the listing easily



# Program Details

## Oversight & Enforcement

- Proactive enforcement: staff-led outreach, communications, and supporting homeowners
- 15-day grace period to come into compliance, then referred to code enforcement

## Staff Responsibilities

- Identify homes out of compliance and provide education, resources and information to support coming into compliance
- Answer questions related to the program
- Maintain program webpage and provide information to the public
- Monitor program and effectiveness



# Next Steps

- Adoption of ordinance and new code chapter
  - First reading: Today, December 7, 2022
  - Second reading: Wednesday, December 21, 2022
- **Proposed program effective date: July 1, 2023**
  - Program would not start until July 1, 2023.
  - Enforcement would not begin until that time
  - Allows for assessors to become licensed and for City to be ready to run the program

# Accommodation Information for People with Disabilities



To obtain this information in an alternate format such as Braille, large print, electronic formats, etc. please contact Cassie Lacy at [clubenow@bendoregon.gov](mailto:clubenow@bendoregon.gov) or 541-323-8587; Relay Users Dial 7-1-1.



CITY OF BEND