

Community Advisory Workgroup Meeting

Meeting Summary

Tuesday, March 5, 2024, 4 – 6 P.M.

Link to packet and presentations: <https://www.thurstoncountywa.gov/departments/board-county-commissioners/climate-change-response/thurston-climate-mitigation-collaborative-meetings>

CAW Members Present:

Stephen Bernath, Tierra Bonds, Courtney Cecale, Tom Crawford, Juan Haeckerman, Rachel Hastings, Mathew Landers, Mackenzie McCall, Candace Penn, Kim Piper, Shannon Sipher, Wendy Moudy, and Lauren Tambour

CAW Members Absent:

Amita Devarjan and Jolie Song

Staff Present:

Dan Dickerman, Linsey Fields, Pamela Braff, Rebecca Harvey, Alyssa Jones Woods, Rafiq Shabazz Brinkley

Agenda Item	Notes
1. Welcome and agenda review (5min)	A CAW member asked a question about the Annual Retreat agenda item in regard to the 2030-2050 GHG goals. Staff replied that we will review the Retreat Agenda at the April CAW meeting.
2. CAW Announcements (10min)	A CAW Member made an announcement about TRPC's regional Housing Allocation (which will eventually inform the County's Comprehensive Plan Update) which may conflict with the goal that "Between 2010 and 2035, no more than 5 percent of new housing will locate in the rural area" as established by the Thurston Climate Mitigation Plan (TCMP) and prior "Sustainable Thurston" Plan. Some advocated to keep this number at 5%.
3. CAW Agenda Item Requests (5min)	At the February CAW meeting, a CAW member requested a summary of the legislative sessions for respective jurisdictions. A legislative update will be on April CAW agenda TCMC partner jurisdictions are beginning their required Comprehensive Plan Periodic Updates, which will each include a newly required Climate Element. Another group

	<p>called Local Good Governance Coalition is also having similar discussions on climate and housing.</p> <p>The Staff team is planning to engage the CAW in the Comprehensive Plan Updates of all 3 jurisdictions.</p>
4. Housekeeping Items (5min)	<p>The TCMC Annual Retreat will be April 15, 2024 from 4:00- 8:00 PM.</p> <p>An official calendar invite has been sent out.</p>
5. Home Energy Score Model Ordinance Presentation and Jamboard (30min)	<p>Staff Team member Linsey Fields gave a presentation on the Home Energy Score Model Ordinance.</p> <p>The presentation reviewed the TCMC’s 5-step process for selecting regional initiatives, and reiterated that the TCMC selected Residential Energy Efficiency and Electrification Campaign (E3 Campaign) and Home Energy Score Model Ordinance (HES Policy) as the 2024 regional initiatives.</p> <p>The goal of the HES Model Ordinance, which establishes a home energy score for homes rating their energy efficiency, is to gain information on home energy use and make more recommendations for cost-effective improvements to reduce energy use and costs. Stakeholder outreach will be done with 6 different focus groups, as well as with City Council, County Commissions, advisory boards and committees.</p> <p>The proposed timeline sets January/February 2025 as the target date for jurisdictions to officially adopt the ordinance.</p>
5A. Jamboards: https://jamboard.google.com/d/1oBUx6N8IE8fwUK2yFOELuu1z9f9jvz6aZkMYQEWHdMw/edit?usp=sharing	<p>CAW members were divided into breakout rooms to share their ideas about the Home Energy Score Model Ordinance using “Jamboards.”</p>
5B. Discussion	<p>Q: Will outreach be focused on places that are less energy efficient like rentals or homes?</p> <p>A: Staff suggested to note this in Jamboards and it will be considered in project development.</p> <p>Q: Would it be possible to make the home energy assessors a public position? Making home energy rating a public job?</p> <p>A: As part of the research for this model ordinance, the staff team is looking at other jurisdictions for examples of this work through stakeholder engagement with 501 (c)3s and past RFPs etc. to look at best practices for workforce development. Staff is confident they can replicate these</p>

best practices and are looking at public vs. private or combination of the two to see what works best.

Q: What is research on responses to ratings in the past and experience of other communities who have implemented this?

A: The current strategy is to report energy efficiency and then to connect the payer to resources but not to hold the seller hostage. We don't want to place financial issues on sellers. There is currently no mechanism for the appraisal community to recognize the greenbelt. Energy scores are like a good home inspection. Staff is working with affordable housing folks and housing coordinators on how this will affect home affordability.

Looking at other cities, staff has found that timing and getting people information early is important.

Q: How do we make sure this initiative doesn't interfere with other similar initiatives that have come out in recent years? How do we distinguish ourselves from another effort by Puget Sound Energy?

A: Anything done by Puget Sound Energy was voluntary. In jurisdictions with home mandates for home energy scores, the energy scores are required.

Q: How does this model ordinance emphasize the importance of housing affordability, incentivize for Energy Efficiency, and decrease energy costs? Housing prices are the highest contribution to poverty in the County.

A: Staff is looking at deals that won't put burden on homeowners

A CAW Member commented: low income households have the most interest in lower energy costs and the least resources to make the necessary changes. Supporting those who fall in this category is very important.

Q: How much can we rely on market forces to produce transformative work to meet the TCMP goals for Energy Efficiency?

A: Staff mentioned looking at both private and public solutions to conducting HES.

Q: Have we considered standard baseline scores to encourage people?

	<p>A CAW Member commented: Community advocacy is important to get this passed. We should find a way to connect with those who have most to gain from this ordinance.</p>
<p>6. 2025 Regional Initiative Update and Discussion (60min)</p> <p>As the TCMC works on the 2024 Regional Initiatives, it is also time to begin identifying new topics that we will focus on together as a collaborative in 2025. Today the CAW will begin the conversation about a 2025 RI, after which the Staff Team will ask for suggestions from the Executive Committee and will consolidate all proposals into a short list for discussion at the Annual Retreat on April 15.</p>	
<p>6A. Regional Initiative</p> <p>i. Strategies and Actions Review</p>	<p>Staff Team member Rebecca Harvey gave a presentation of estimated TCMC staff time contributions in 2025. TCMC staff plan to contribute 35% towards TCMC work. This 35% breaks down approximately as follows: 10% towards the E3 Campaign, 10% towards the HES Model Ordinance, 5% towards the new Regional Initiative, 5% for CAW & EC Meeting Prep and Admin, and 5% for project management and coordination.</p> <p>The presentation also reviewed TCMP Sectors and Strategies for Building & Energy, Transportation & Land Use, Water & Waste, Agriculture, Forests, & Prairies and Cross-Cutting.</p>
<p>ii. Q&A</p>	<p>Q&A</p> <p>Q: Can CAW members propose things not on the list shared by the staff team?</p> <p>A: CAW members can propose things that are not on the list but should make sure that they relate to the list. Staff will review and come back with feedback on if they align with goals and strategies.</p> <p>Q: What is the staff most excited to work on?</p> <p>A: Transportation, building decarbonization, waste reductions, active transportation with ADA accessibility, waste/compost, and alternative transportation</p> <p>Q: Are staff having conversations with their bosses and higher-ups on these topics?</p> <p>A: Staff mentioned they have limited time and funding capacity, and Staff have expressed that they are on low funding and staff capacity, and that capacity varies across jurisdictions.</p> <p>A CAW Member commented: Property tax increase will continue to impact the current housing crisis and cause additional burden to residents.</p>

iii. Breakout Sessions	CAW members went into breakout rooms to discuss their proposed regional initiatives to bring back to the larger group.
iv. Regional Initiative Selection	<p>CAW reached consensus via poll on the following regional initiative priorities</p> <ul style="list-style-type: none"> ● Walkable Communities/20 Minute Neighborhoods/Housing Density ● Education around waste and composting in schools ● Energy efficiency/Public Housing Modeling ● Accessible public transportation/Increase transit use/Multi-modal transit options ● Strategic look at resources available to program - especially local revenue/property tax/funding proposal <p>In the follow-up discussion several CAW members expressed that they were happy that transportation was the highest vote but feel that housing should be built in a way so people can find using transit or biking more convenient and accessible. A CAW member commented: Benefits of walkable neighborhoods include improvements to mental health, increased social interaction, and decreased carbon emissions.</p> <p>A CAW member commented: Thurston County should be inspired by older architecture in the Seattle area. Public housing is an opportunity to beautify everything everywhere. They should also look for inspiration beyond America from international models and don't give more money to private manufacturers and electric vehicle companies, as this can prolong the core issue.</p> <p>A CAW member commented: Walkable communities are amazing but public transportation is not reaching people in outskirts of city and rural areas.</p>
7. Next steps and adjourn (5min)	<p>The Draft 2024 CAW Meeting Schedule was presented to the CAW. Staff member Alyssa Jones Wood will add a Comprehensive Plan overview and legislative session review to the April CAW review.</p> <p>The meeting was adjourned at 6:01 P.M. PT</p>

Appendix A: CAW Polls

1. Do you know how efficient your home is (Please answer to the best of your ability whether you rent or own your home)? (Single Choice)

12/12 (100)% answered

My home is inefficient	4/12 (33%)
My home is moderately efficient	5/12 (42%)
My home is highly efficient	1/12 (8%)
I don't know how efficient my home is	2/12 (17%)

1. Can you identify efficiency improvements you could make in your home? (Please answer to the best of your ability whether you rent or own your home) (Single Choice)

14/14 (100)% answered

I am aware of all potential efficiency improvements	4/14 (29%)
I am only aware of expensive efficiency improvements like replacing HVAC	0/14 (0%)
I am only aware of inexpensive energy efficiency improvements like weatherstripping or caulking doors and windows	1/14 (7%)
I know a few potential improvements that vary in cost	8/14 (57%)
No, I don't know what I could do to make my home more efficient	1/14 (7%)

Appendix B: Regional Initiative Selection

1. Which Regional Initiative would you like to see in 2025? (Multiple Choice)

12/12 (100)% answered

Walkable Communities/20 Minute Neighborhoods/Housing Density	6/12 (50%)
Education around waste and composting in schools	1/12 (8%)
Energy efficiency/Public Housing Modeling	5/12 (42%)
Accessible public transportation/Increase Use/Multi-modal transit options	7/12 (58%)
Strategic look at resources available to program - especially local revenue/property tax/funding proposal	4/12 (33%)