



THURSTON
CLIMATE
MITIGATION
COLLABORATIVE

MEMORANDUM

TO: Thurston Climate Mitigation Collaborative Executive Committee

FROM: Thurston Climate Mitigation Collaborative Staff Team:
Linsey Fields, City of Lacey
Pamela Braff, City of Olympia
Alyssa Jones Wood, City of Tumwater
Rebecca Harvey, Thurston County

DATE: October 28, 2024

SUBJECT: Home Energy Score Model Ordinance Update

Requested Action

This item is for information only. No action is necessary.

Background

During the 2023 Thurston Climate Mitigation Collaborative (TCMC) Annual Retreat and subsequent Executive Committee (EC) meeting, the TCMC agreed to advance two regional initiatives for focused regional coordination in 2024:

1. Develop and launch a Residential Energy Efficiency and Electrification Campaign; and
2. Develop and propose a regional Home Energy Score (HES) Disclosure Policy.

In January 2024 the Staff Team presented the EC with a memorandum and [proposed project plan](#) to achieve both 2024 regional initiatives. The Staff Team has utilized this proposed project plan to guide its work, and is now providing an update.

Progress Update

The project team has completed Steps 1 and 2 and portions of Step 3 of the Project Plan including the following tasks and deliverables:

Step 1: Policy Research

- 1.1 Execute interlocal agreement for 2024 TCMC regional initiatives
- 1.2 Market assessment
- 1.3 Policy research
- 1.4 Policy goals and code concepts

Step 1 Deliverables:

- Memo summarizing the results of Step 1 (Attachment 1).

Step 2: Stakeholder Engagement

2.1 Stakeholder Engagement Part 1: focus groups

2.2 TCMC Engagement

Step 2 Deliverables

- Summary of focus group feedback (in progress).

Step 3: Draft Model Ordinance and Proposal for Supporting Program

3.1 Draft model ordinance (in progress)

3.2 Design supporting program and preliminary budget (in progress)

3.3 Partners request budget to develop a regional home energy score supporting program in 2025

Step 3 Deliverables

- Draft model ordinance
- Proposed supporting program design (in progress) and implementation budget

Stakeholder Engagement

On March 27, 2024 the City of Olympia opened a [competitive solicitation](#) and subsequently contracted with Confluence Communications to conduct stakeholder engagement for both 2024 Regional Initiatives. The Staff Team worked with Confluence Communications to develop a series of in-person focus groups.

The Staff Team reached out to 40 individuals from targeted stakeholder groups (realtors, mortgage brokers, building and construction industry, home and energy inspectors, first-time homebuyers, PSE, and low-income housing and weatherization service providers. Ultimately, 18 of those individuals agreed to be part of four in-person focus groups which were held during the week of September 16-20, 2024. A fifth focus group is currently being scheduled to be held virtually with stakeholders identified in the previous four focus groups as having not been included initially (underwriters, Utilities and Transportation Commission (UTC), etc.).

HES Policy Focus Group Participants

Name	Affiliation (if any)
Anya Myer	Thurston County Realtors Association
Ben Fransua	Habitat for Humanity
Dietrich Schmitz	WA First Time Homebuyer Program
Doug Mah	Thurston Chamber of Commerce
Dwayne Boggs	Boggs Inspection Services
Garen Thatcher	SwiftSure Energy Services
Jessie Simmons	Olympia Master Builders
Jordan Howden	Community Action Council
Kevin Zwink	City of Lacey Code Compliance
Kim Piper	Thurston County Realtors Association
Kristine Rompa	Puget Sound Energy
Mackenzie Winchel	Earth Advantage
Mark Shepherd	Rob Rice Homes
Nate Kilby	Right Way Home Inspectors
Nate Krebs	Community Action Council
Patrick Long	City of Tumwater Code Compliance
Polly Barber	Thurston County Realtors Association
Thea LaCross	Thurston Housing Land Trust

Additionally, the Staff Team conducted one-on-one interviews with the following individuals:

Name	Affiliation	Reason
Emily Alvarez	BayREN	Regional Home Energy Score Program Manager
Jeannie Simpson	Northwest Multiple Listing Service (NWMLS)	Coordination with NWMLS for implementation
Ian Penn	City of Eugene, Oregon	Example voluntary program
Roger Kainu	Oregon Department of Energy	Statewide coordination of HES programs throughout Oregon

Draft Model Ordinance and Proposal for Supporting Program

Following the research and engagement phases of the project, the Staff Team developed a draft model ordinance based on successful models but tailored to address what we heard in the stakeholder engagement phase. That draft ordinance is currently being reviewed by the Staff Team and their respective jurisdiction staff and leadership teams.

Next Steps

The remaining steps from the project plan are as follows:

Step 4: Refine Model Ordinance and Proposal for Supporting Program

- 4.1 Publish draft ordinance for stakeholder and community review and feedback
- 4.2 Brief jurisdiction advisory boards, committees, commissions, etc.
- 4.3 Brief TCMC CAW and EC
- 4.4 Revise model ordinance, program proposal, and budget, as needed, to address stakeholder and jurisdiction comments

Step 5: Jurisdictions consider Ordinance Adoption

The estimated timeline for next steps is as follows:

Month	Activity
October/November 2024	Staff Team members will meet with their respective jurisdiction staff and leadership teams to review Draft Model Ordinance.
November/December 2024	CAW Review of Draft Model Ordinance Internal staff review of Draft Model Ordinance at jurisdictions Publish draft Ordinance for community review
February 2025	EC Review of Draft Model Ordinance Planning Commission or Council/Commission Committee presentations at jurisdictions
March/April 2025	First and Second Adoption Hearings at City Councils/County Commission

Attachments

- Attachment 3a: Home Energy Score Policy Review Memo