



THURSTON
CLIMATE
MITIGATION
COLLABORATIVE

MEMORANDUM

TO: Thurston Climate Mitigation Collaborative Community Advisory Workgroup

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: December 3, 2024

SUBJECT: **Draft Home Energy Score model ordinance**

Requested Action

Receive a briefing from the Staff Team on the current draft home energy score model ordinance and provide feedback on its contents.

Purpose of this Action

Continued vetting and improvement of the work product before it is reviewed by elected officials.

Background

During the 2023 Thurston Climate Mitigation Collaborative (TCMC) Annual Retreat and subsequent Executive Committee (EC) meeting, the TCMC agreed to advance drafting and proposing a model home energy score disclosure ordinance (HES Policy) as one of its regional initiatives in 2024. At the March 5, 2024 CAW meeting, the Staff Team presented the project plan for the HES Policy regional initiative. At the May 7, 2024 and June 4, 2024 CAW meetings the CAW reviewed the HES Policy Memo and followed a consensus process to recommend direction for the HES model ordinance.

Since the June CAW meeting, the Staff Team carried out stakeholder engagement on the topic of the HES model ordinance. This engagement was done using two methods: focus groups and interviews.

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.

Table 1. HES 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

Interviews

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

Table 2. Interview participants.

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
Patrick Casper, Amit Sing, & John Davey	Puget Sound Energy	PSE program managers for home efficiency

Ordinance Drafting

Following the stakeholder engagement process, the Staff Team drafted a model ordinance based on feedback provided and examples of HES ordinances from around the country. This same draft is also concurrently being reviewed by TCMC jurisdictions leadership staff.

Engagement Questions

- Do you have any suggested changes to the whereas clauses?
- Do you have any suggested changes to Section 2 of the draft ordinance?
- Do you have any suggested changes to Section 3 of the draft ordinance?
- Do you have any suggested changes to Section 4 of the draft ordinance?
- Do you have any suggested changes to Section 5 of the draft ordinance?
- Do you have any suggested changes to the draft overall that were not included in the section-by-section review?
- Do you have any concerns about this draft ordinance as presented?

Attachments

- Attachment A. Draft HES Model Ordinance.