

MEMORANDUM

TO: Thurston Climate Mitigation Collaborative Executive Committee

FROM: Thurston Climate Mitigation Collaborative Staff Team:
Alyssa Jones Wood, City of Tumwater

DATE: January 27, 2025

SUBJECT: Home Energy Score Model Ordinance

Requested Action

Review and approve staff recommendation to advance the Home Energy Score Model Ordinance for jurisdiction consideration.

Background and Analysis

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.

Public Engagement

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 HES policy based on feedback provided and examples of HES ordinances from around the United States. The draft was then provided to jurisdiction staff, including management teams, for review and comment, and those comments were subsequently incorporated.

Next Steps

Should the EC recommend approval of the HES policy, the HES policy would then go before each jurisdiction’s governing body for consideration. The Staff Team’s goal is to bring the HES policy to each jurisdiction between the months of March and June 2025.

If two or more of the TCMC jurisdictions adopt the HES policy, that would elicit a need to continue regional coordination of the HES policy. That regional coordination would include, but not be limited to, developing one or more Interlocal Agreements with the jurisdictions who chose to adopt the HES policy, solicitation and contracting with a HES national service provider, executing an agreement with the U.S. Department of Energy, recruiting and training up to 8 HES assessors, public outreach and education, and more. That work would commence after all jurisdictions had made formal decisions regarding the HES policy.

Decision Options

1. Recommend approval of Home Energy Score Model Ordinance in order for it to move forward to jurisdiction parties for consideration.

2. Recommend approval of the Home Energy Score Model Ordinance, with modifications, in order for it to move forward to jurisdiction parties for consideration. If modifications are requested, staff will need time to vet those modifications with community members, stakeholders, staff, and/or legal teams, which will delay the adoption process.
3. Do not recommend approval of the Home Energy Score Model Ordinance. If this item does not receive a recommendation from the EC, it may still move to one or more jurisdiction parties for consideration, but with less support to bolster its potential adoption and regional coordination.

Attachments

Attachment C: HES Policy (Draft Model Ordinance)

Attachment D: HES Policy Memo

Attachment E: HES Focus Group Notes