



Eugene City Council

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EUGENE CITY COUNCIL AGENDA

January 16, 2019

12:00 p.m. CITY COUNCIL WORK SESSION
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401

Meeting of January 16, 2019;
Her Honor Mayor Lucy Vinis Presiding

Councilors

Mike Clark
Greg Evans
Emily Semple
Jennifer Yeh

Betty Taylor
Chris Pryor
Claire Syrett
Alan Zelenka

12:00 p.m. EUGENE CITY COUNCIL WORK SESSION
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401

- 1. WORK SESSION: Single-Use Containers and Utensils**
- 2. WORK SESSION: Home Energy Score**

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El consejo de la Ciudad de Eugene agradece su interés en estos asuntos de la agenda. El lugar de la reunión tiene acceso para sillas de ruedas. Se puede proveer a un intérprete para las personas con discapacidad auditiva si avisa con 48 horas de anticipación. También se puede proveer interpretación para español si avisa con 48 horas de anticipación. Para reservar estos servicios llame al 541-682-5010. Las reuniones del consejo de la ciudad se transmiten en vivo por Metro Television, Canal 21 de Comcast y son retransmitidas durante la semana.

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EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Work Session: Single-Use Containers and Utensils

Meeting Date: January 16, 2019
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 1
Staff Contact: Michael Wisth
Contact Telephone Number: 541-682-6835

ISSUE STATEMENT

Single-use restaurant and grocery items—such as to-go boxes, bags, cups, straws and utensils—have gained considerable attention over the past few years for their impacts on the environment. By some accounts, single-use items account for up to 15 percent of all ocean plastic litter. In response to this, many governmental bodies have taken various forms of actions to limit single-use items availability.

BACKGROUND

Litter in the form of single-use items and serviceware has gained attention from community groups and local governments over the past few years. Litter cleanup data from SOLVE volunteers revealed 15 percent of litter by count consists of single-use plastics from packaging associated with take-out and delivery of food and drink. Plastic straws are the sixth most frequently occurring litter in the United States, according to the Ocean Conservancy.

In 2012, City Council adopted a bag ban limiting the distribution of single-use plastic bags throughout Eugene. Globally, over one hundred governments have adopted a similar ban for plastic bags and many others—including Vancouver (British Columbia), New York, Seattle, San Francisco, Berkeley, Boulder and Portland—already have or are in the process of restricting straws and other single-use items.

This work session will serve as an introduction to the issue. Staff will review various points of consideration prior to instituting a ban, such as different types of materials associated with single-use containers and serviceware, exemptions for those in need of single-use items and other considerations. Staff will also provide an overview of proposed statewide bans and the regulatory approaches taken by other cities, primarily Seattle, Berkeley and Portland.

RELATED CITY POLICIES

In 2012, Eugene City Council voted to implement Ordinance 20498, banning retailers from using single-use plastic bags. The City of Eugene regulates licensed garbage and recycling hauling activities within the city limits. These activities are guided by Oregon Revised Statutes as well as the Eugene City Code. In particular, ORS 459a outlines the “Opportunity to Recycle” for all Oregonians and sets a baseline for counties’ and their affiliated municipalities’ garbage diversion rates.

COUNCIL OPTIONS

This is an informational work session only.

CITY MANAGER'S RECOMMENDATION

None at this time.

SUGGESTED MOTION

None at this time.

ATTACHMENTS

None.

FOR MORE INFORMATION

Staff Contact: Michael Wisth

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Staff E-Mail: mwisth@eugene-or.gov

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Work Session: Home Energy Score

Meeting Date: January 16, 2019
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 2
Staff Contact: Mark Nystrom
Contact Telephone Number: 541-682-5017

ISSUE STATEMENT

This work session provides an overview of the Home Energy Score program that provides energy use information of a residential unit to potential buyers or renters. In 2017, the Eugene Sustainability Commission's requested City Council hold a work session related to the HES program, including requesting council to adopt an ordinance that requires home sellers to post a HES score in sale materials for home listing or tours.

BACKGROUND

The US Department of Energy created the HES in 2010 to help home buyers better assess a home's energy use for consideration in buying decisions. A HES is a value given to a home by a contracted inspector that estimates the energy-related use, associated costs and cost-effective solutions to improve the home's efficiency. A HES is similar to the fuel efficiency rating (i.e., miles per gallon) when purchasing a car.

The State of Oregon has created a certification program for individuals that would like to obtain HES, with Eugene Water & Electric Board currently providing optional HES to residents in Eugene. Several cities around the country have implemented a mandatory HES program including Austin, Berkeley, Santa Fe, Boulder, and Portland.

As will be discussed during the work session, the adoption of a HES program has the potential to incentivize home owners to invest in energy efficiency improvements, potentially lowering greenhouse gases. Based on the Eugene's 2015 greenhouse gas emission inventory and using the GHG reduction forecasts completed as part of the Climate Action Plan 2.0 process, residential units account for a small portion of percent of Eugene's total ghg emissions.

Additionally, many of the adopted HES programs focus only on residential single-family homes. In Eugene, from a Triple Bottom Line standpoint and recognizing the growth in residential units will include multifamily units, staff recommends the consideration of a program that provides energy use information for all types of residential units.

Based on preliminary research of other communities, HES has the potential for several TBL impacts:

- provides home purchasers data when budgeting the true cost of ownership,
- potentially lower ghg emissions through investments in energy efficiency improvements,
- potential job creation due to increased demand in assessors and home repairs,
- improved comfort for home owners, and
- potential impact on home prices—increases due to additional investments or decreases due to increased financing options.

RELATED CITY POLICIES

Climate Recovery Ordinance

COUNCIL OPTIONS

1. Direct the City Manager to develop HES program options to be considered for adoption by council
2. Take no action.

CITY MANAGER'S RECOMMENDATION

No council action or motions are suggested.

SUGGESTED MOTION

No motion is provided.

ATTACHMENTS

- A. Sustainability Commission recommendation

FOR MORE INFORMATION

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To: Mayor Vinis and Eugene City Council

From: City of Eugene Sustainability Commission

CC: Housing Policy Board

Date: 11/15/17

Subject: Proposal to Implement Home Energy Scoring Requirement for Home Sales and Rentals

Introduction

The City of Eugene Sustainability Commission, at its November 15, 2017, adopted the following recommendations for consideration by the Eugene City Council and the Lane County Poverty and Homelessness Board. These recommendations, if implemented, will result in progress toward making housing more affordable and meeting the requirements of the City of Eugene Climate Recovery Ordinance.

Problem

Housing affordability, including the cost of energy, is an important issue in our community. There is currently a lack of information available to renters and buyers about future home energy costs when they are making important decisions about where to buy or rent a home and, for buyers, about what improvements to make at the time of purchase.

Recommended Council Action

- Require home-sellers include a home energy score in listing materials for homes and provide the score when a home is toured
- Require property owners to include a home energy score in listing materials for rentals and provide the score when a rental is toured

Background

The US Department of Energy created the Home Energy Score in 2010 to help home buyers better assess a home's energy use for consideration in buying decisions (<https://betterbuildingssolutioncenter.energy.gov/home-energy-score>).

The State of Oregon has a certification program for individuals that would like to provide Home Energy Scores (<https://www.oregon.gov/CCB/licensing/Pages/homenenergyassessor.aspx>).

Eugene partnered with the Eugene Water and Electric Board (EWEB) and the University of Oregon (UO) to conduct a pilot Home Energy Score program for rental units in Eugene. Several UO students earned State certification to provide Home Energy Scores and evaluated 226 rental units. Almost 1/3 of the rentals evaluated received the lowest possible score.

Cost

According to the City of Portland, Oregon's, Bureau of Planning and Sustainability, energy assessments currently cost from \$150-250 and experience from Austin, Texas, suggests that as the volume of assessments increase the costs come down, with prices there currently stable at \$125.

Recommendations for Outreach

In the drafting of a Home Energy Score Policy, the Sustainability Commission recommends reaching out to a broad set of stakeholders including, but not limited to, the following:

- Consumers
- EWEB
- Energy Efficiency Contractors
- Realty Stakeholders (Appraisers, Lenders, Inspectors, Multiple Listing Services, Builders, Rental Unit Owners)
- Equity Stakeholders (Elderly, English as Second Language, Tenants, Low-Income, Communities of Color, Housing Advocates)

Home Energy Score Policy for Eugene Fact Sheet

Why pursue a Home Energy Score policy?

Providing a Home Energy Score, similar to a mpg rating for cars, when a home is listed for sale or rent can help prospective buyers and renters better assess expected energy cost and increase the likelihood that improvements will happen at the time of property transfer, lowering future energy costs for residents.

What is a “home energy performance report”?

A home energy performance report is defined in Oregon Revised Statutes 469.703 and 469.040 and in Oregon Administrative Rule OAR 330-063-0000, and includes the following information:

- A score and an explanation of the score.
- An estimate of the total annual energy used in the home, by fuel type.
- An estimate of the total monthly or annual cost of energy purchased for use in the home, in dollars, by fuel type.
- The current average annual utility retail energy price, by fuel type.

What Does a Home Energy Score Cost (from Portland BPS)?

As of July 2016, the market rate cost to obtain a home energy performance report is between \$150 and \$250. This is the cost of having a trained, certified home energy assessor conduct a 45-minute, in-home assessment and generate the report based on the data gathered from the home visit. The information obtained through a home energy assessment goes beyond a typical home inspection, including a review of the home’s mechanical systems, insulation, air sealing and opportunities for cost-effective energy efficiency upgrades. Sellers pay a private-sector home energy assessor for the cost of the home energy performance report, not the City. Home energy scores are a market-based solution for making home energy performance more transparent in the home buying process.

Experience from Austin, Texas suggests that as the volume of home energy assessments increases, the retail cost of the assessment declines. The cost of a home energy performance assessment in Austin is currently stable at \$125.

What other cities have passed similar policies (from Portland BPS)?

Several U.S. cities have passed similar disclosure policies for the homes market, including Austin, Texas; Berkeley, California; Santa Fe, New Mexico; and Boulder, Colorado. Internationally, residential disclosure policies are in effect in the United Kingdom, Denmark and Australia.

Relation to Poverty and Homelessness

In April 2016, the Lane County Poverty and Homelessness Board (PHB) adopted a strategic plan which, in part, addresses the need to increase the availability and access to coordinated supportive housing, shelter, and services. The strategic plan identified the lack of affordable

housing in Eugene as an issue of concern. According to 2015 US Census data, the gross cost of rental housing in Eugene, including utilities, is \$851 per month. Energy costs are one piece of this cost that can be addressed through increased information and greater investment in the current building stock.

Relation to Climate Recovery Ordinance

The City of Eugene Council adopted the Climate Recovery Ordinance (CRO) in 2014 which was later amended in 2016. The CRO established targets and benchmarks including a community-wide 50 percent reduction in fossil fuel usage of 2010 levels by 2030. To achieve CRO targets and benchmarks, all sectors in Eugene including housing will need to reduce fossil fuel usage.

One of the large contributors to GHG emissions in Eugene is home heating, including heating water. In 2015 residential natural gas use represented approximately 7% of the Eugene's Scope 1 emissions (Eugene's 2015 GHG Inventory - market-based Electricity accounting methodology). Reducing energy use in buildings is an important step in reducing the City's overall GHG emissions that can be achieved while also lowering costs.

Currently, the City of Eugene is updating the 2010 Climate and Energy Action Plan (CEAP) which will identify actions that will be necessary for meeting CRO requirements. Eugene's 2010 CEAP recommended the adoption of a Home Energy Score Policy, but it was never implemented. The updated CEAP is expected to be finalized by late 2018.

Current Lack of Incentives

Currently, there is little incentive for property owners to improve energy efficiency in rental units. Electricity is almost always paid by the tenants, who have little access to information about likely costs prior to renting, and many energy efficiency improvements are not easily visible to prospective renters, limiting property owners ability to market the added value. A home energy score program would provide information to prospective renters and buyers on energy efficiency, allowing them to make better decisions, while providing owners with an incentive to make improvements prior to posting a unit for rent or sale.

Additional Actions

The Commission also recommends that EWEB develop a system in which prospective renters can obtain information on historic electricity consumption at a rental unit. We acknowledge that there are likely privacy issues related to disclosing this kind of information. However, there may be ways to convey this kind of information while protecting the privacy of previous tenants.

Triple Bottom Line Analysis for Home Energy Score Policy

Environmental Health

One of the large contributors to GHG emissions in Eugene is home heating (including hot water). In 2015 residential natural gas use, primarily for heating, represented approximately 7% of the City's Scope 1 GHG emissions (Eugene's 2015 GHG Inventory - market-based Electricity accounting methodology). A well-designed Home Energy Score program should help renters and buyers get access to energy information at times when important decisions affecting the homes energy use can be made and improve the energy efficiency of the City's building stock over time. For homes that use fossil fuels or are updating heating systems, low-carbon heat pumps are encouraged over fossil fuels.

Economic Prosperity

Home Energy Scores provide an opportunity to increase energy efficiency of the City's building stock while also lowering total cost for renters and home buyers. The program encourages energy efficiency investments in properties, which creates local jobs, healthier homes, and reduced energy burden for customers. Reducing energy burden keeps families in homes which benefits the community overall.

Social Equity

Rental units are often inefficient and poorly insulated, with high energy costs coming as a surprise for some tenants and few incentives for landlords to improve. Providing energy usage information early in the rental process can help tenants assess the total cost of living in a unit, including energy, before they move in. Requiring this information be made available to potential renters incentivizes landlords to act to improve the efficiency of their rentals and lower total cost. Similar benefits are shared by home-buyers, including first time buyers, who are better able to assess the total cost of living in a home before purchase. It also gives home buyers access to information that can help them roll potential improvements into their mortgage, lowering total cost. The recommendations of Equity Stakeholders including Elderly, ESL, Tenant, Low-Income, Communities of Color, and Housing Advocates should be sought in the policy drafting process.