



The slide features a background image of a row of colorful houses. On the left, two green shield-shaped icons contain the numbers '1' and '6'. The title 'Home Energy Score Policy Discussion' is prominently displayed in white text on a dark blue background. Below the title, the date 'March 9, 2026' and the names of the speakers, 'Danielle Klinkebiel, Climate Policy Analyst' and 'Ian Penn, Sustainability Manager', are listed. The Eugene logo is in the top right corner.

Home Energy Score Policy Discussion

March 9, 2026

Danielle Klinkebiel, Climate Policy Analyst
Ian Penn, Sustainability Manager



1



The slide has a dark blue background with a faint image of houses. The title 'Agenda' is centered in large white font. Below it, six items are listed in two columns, each with a large number and a vertical line. The Eugene logo is in the bottom right corner.

Agenda

- 1 | Recap
- 2 | Overview of Engagement and Research
- 3 | Cost Estimates and Potential Funding Approaches
- 4 | Potential Regulatory Framework
- 5 | Implementation Plan
- 6 | Q&A, Discussion, Possible Action



2

Background

- Condition of housing stock in Eugene
- City Council building decarbonization goal
- Building decarb engagement in 2024 and top community priorities:
 - Provide education and guidance
 - Expand awareness of incentives

Expanding the use of Home Energy Score (HES) can help achieve these priorities.



3

Previous Council Direction related to HES

November 17, 2021

1. Councilor Yeh, seconded by Councilor Syrett, moved to direct the City Manager to complete a community engagement process and schedule a work session to share feedback from that process and develop a framework of a draft ordinance requiring sellers of residential, single-family homes to obtain and disclose an energy performance rating prior to publicly listing the home for sale and to include the rating in sale listings.
2. Councilor Yeh, seconded by Councilor Syrett, moved to direct the City Manager to bring back an implementation plan including potential funding sources for the mandatory Home Energy Score Program.
3. Councilor Yeh, seconded by Councilor Syrett, moved to direct the City Manager to develop additional Home Energy Score Program options for renters in alignment with CAP2.0 Action B3.



4

What is a Home Energy Score™?

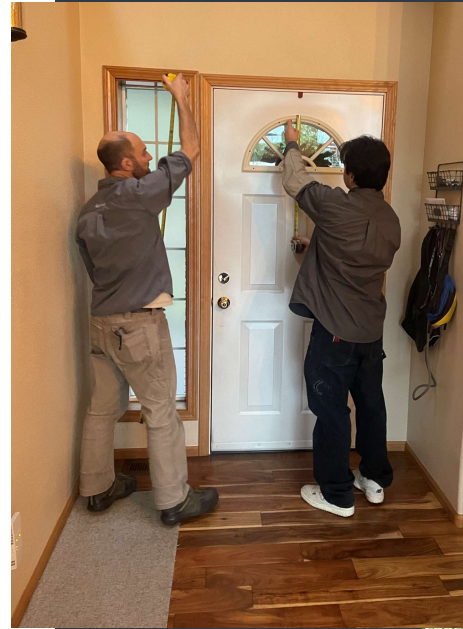
- Energy assessment tool developed by US Dept of Energy
- \$150-\$250, about 1 hour to complete
- Completed by licensed energy assessor

What is evaluated?

- Insulation and air sealing
- Heating and cooling system
- Windows and doors
- Water heating
- And more!

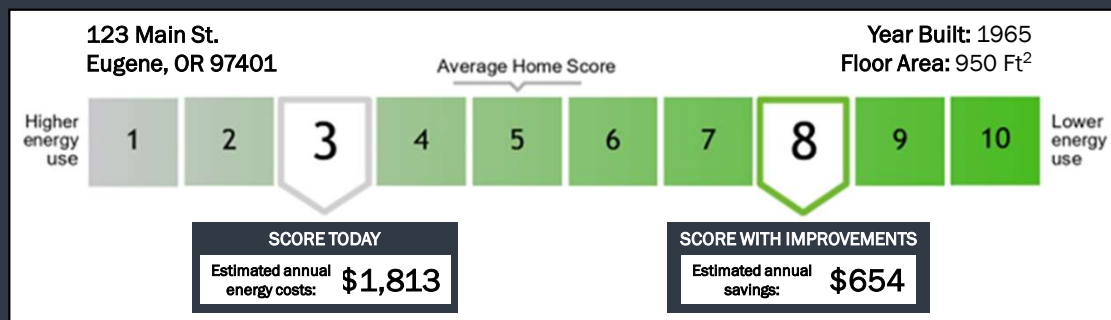
What's in the report?

- Score on a scale of 1-10
- Details about energy features
- Energy cost estimates
- Recommendations
- Links to rebates



5

Sample Home Energy Score Report



Recommended Improvements

- Add attic insulation to R-49 as space allows*
- Have the home professionally air sealed
- Install an efficient heat pump*
- Install a heat pump water heater*
- Consider upgrading windows*

* Improvements may be eligible for incentives.



6



HES disclosure policy

Implemented in Bend, Hillsboro, Milwaukie and Portland, OR.

The seller of a home would:

- Get a HES before advertising a home for sale.
- Include the HES report in the Regional Multiple Listing Service (RMLS) database
- Allow prospective buyers to view the HES on Zillow, Redfin, etc...

A HES disclosure requirement **does not require** sellers or buyers to make energy improvements



7

Policy Goals

1. Increase transparency about home energy features and costs
2. Educate homeowners and buyers about energy efficiency opportunities
3. Connect homeowners to resources and incentives

Related Council Priorities:

- Climate Action Plan 2.0 (Action B4)
- Housing Implementation Pipeline (IQ-2.1)
- Strategic Plan ("Advance Climate Action")



8



Community Engagement

- ~630 people
- Mock debates, community events, group meetings, interviews, online survey



National Research

- Best practices, observed impacts in other cities
- Housing market trends in Eugene



earth advantage.



9

Key Themes from Engagement and Research



1

Transparency of home energy information

2

Impact on completion of energy efficiency improvements

3

Impact on housing prices

4

Operational impacts on the real estate market

5

Impact on climate and emissions

6

Implementation considerations



10

Estimated Non-Personnel and Total Costs

Item	Unit Cost	Units	Cost Estimate
Technical Start Up (One-Time)	\$10,000	1	\$10,000
Assessor Training (One-Time)	\$1,500 / assessor	10	\$15,000
Technical System Maintenance	\$5,000 / year	1	\$5,000 / year
Free Home Energy Score Fund	\$250 / HES report	20	\$5,000 / year
Estimated Year 1 Cost			\$35,000
Estimated Year 2+ Cost			\$10,000



11

Estimated Staffing Need

- Manage compliance
- Respond to public inquiries
- Outreach to realtors and other community stakeholders
- Track and analyze data

~0.5 Full Time Employee

Estimated Fully-burdened Annual Personnel Cost: \$70,000–\$90,000

Estimated Total Annual Cost: \$80,000 - \$100,000



12



Potential Funding Approaches

- Reprioritize existing Sustainability Program resources
- Allocate additional funds through a budget process
- Explore revenue options previously presented to Council by the Revenue Advisor group (2024)
- Pursue external funding (e.g., grants or partnerships)



13

Potential Regulatory Framework

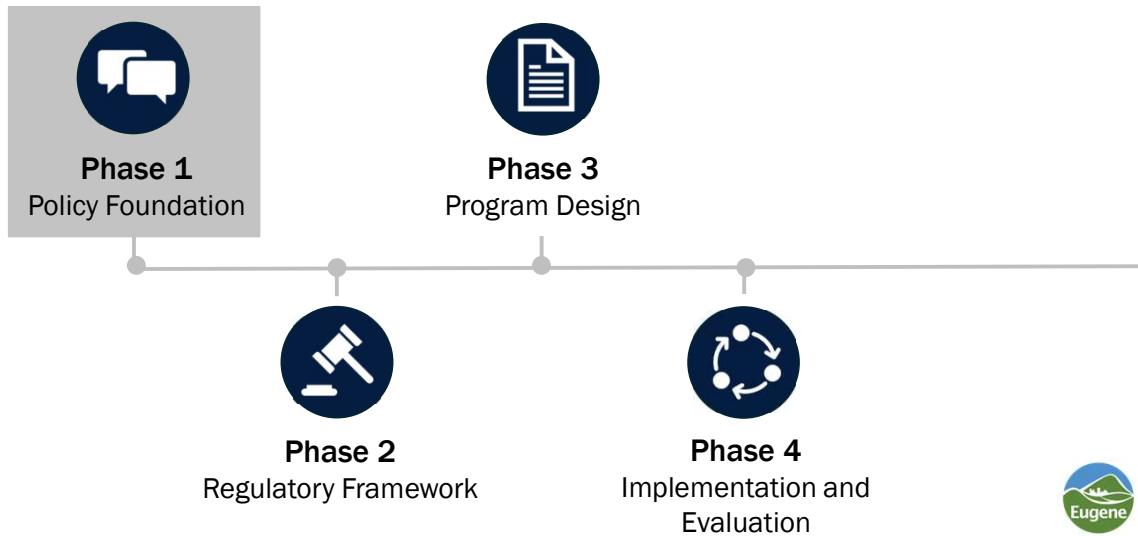
Elements commonly addressed in local disclosure regulatory frameworks:

- Purpose
- Definitions
- Applicability
- Trigger event
- Methodology
- Compliance
- Enforcement and penalties
- Financial assistance
- Duration of validity of Home Energy Score report
- Exemptions and waivers

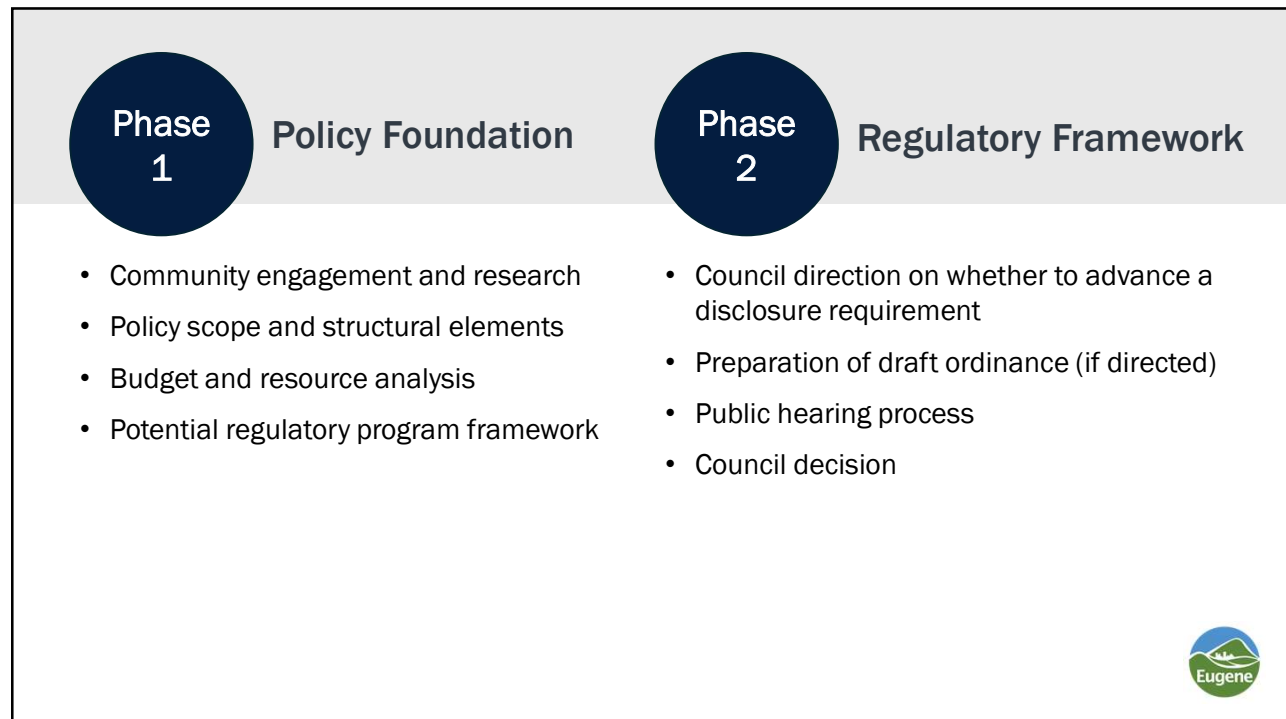


14

Implementation Plan



15



16

<div>Phase 3</div>	Program Design	<div>Phase 4</div>	Implementation and Evaluation
	<ul style="list-style-type: none"> • Operational systems and data workflows • Compliance, enforcement and exemptions • Assessor capacity development • Utility coordination + outreach 		<ul style="list-style-type: none"> • Compliance monitoring • Data tracking and analysis • Reporting to Council • Periodic evaluation



17

In Summary

- Policy outcomes: expand awareness of home energy use
- Informed by research and best practices
- Alignment with previous Council direction and engagement
- Cost and potential funding sources
- Potential regulatory framework



18

