

# Milwaukie Home Energy Score Continued Discussion

January 7th, 2019

**Peter Passarelli**

Public Works Director

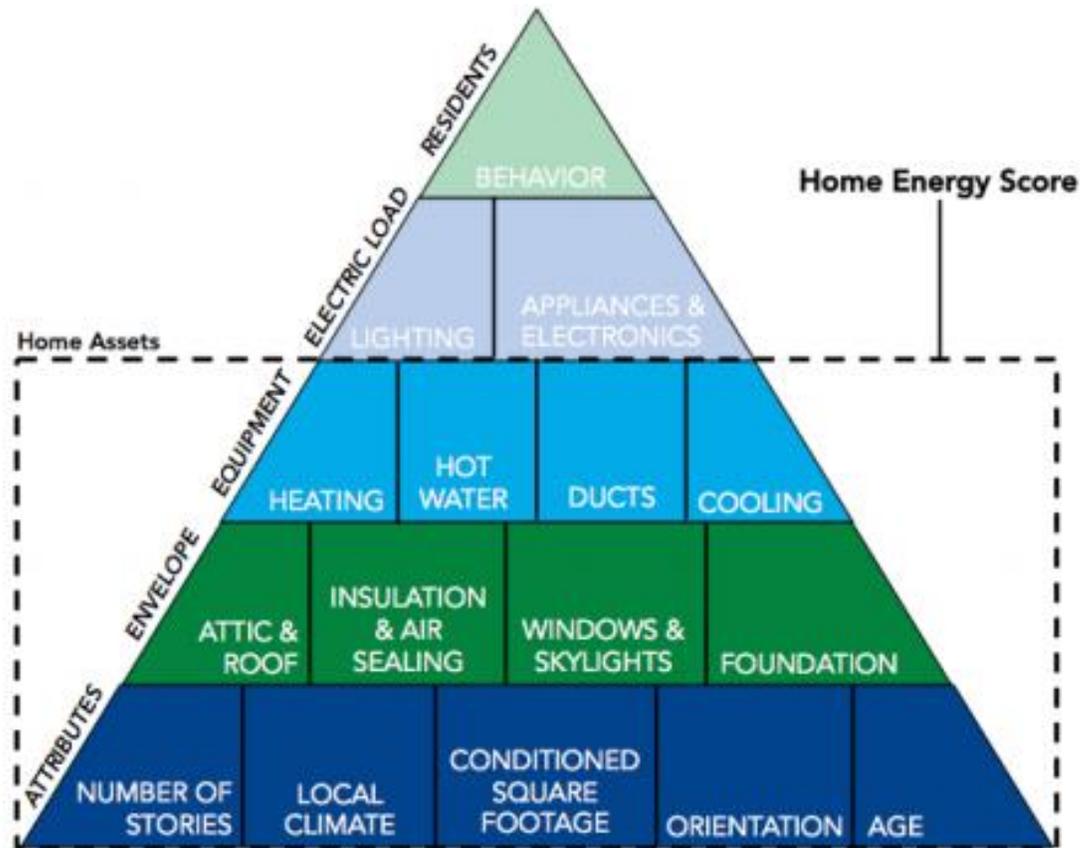
**Natalie Rogers**

Climate Action and Sustainability  
Coordinator



CITY OF MILWAUKIE

# Residential Energy Scoring using US DOE's Home Energy Score methodology is an **easy, replicable, and comparable** way to see the energy efficiency and carbon impact of a home's assets.





**OREGON**  
DEPARTMENT OF  
ENERGY



**THIS HOME'S SCORE**  
**6**

THIS HOME'S ESTIMATED  
**ENERGY COSTS**  
**\$1,257**  
PER YEAR

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**HOME PROFILE**

**LOCATION:**  
4359 SE Something Ave  
Salem, OR 97304

**YEAR BUILT:**  
1925

**HEATED FLOOR AREA:**  
2,348 sq. ft.

**NUMBER OF BEDROOMS:**  
3

**ASSESSMENT**

**ASSESSMENT DATE:**  
04/29/2019

**SCORE EXPIRATION DATE:**  
04/29/2027

**ASSESSOR:**  
John Smith  
Medford Home Performance

**PHONE:**  
503-555-1212

**EMAIL:**  
smith@medfordhp.com

**LICENSE #:**  
1234567890

*Flip over to learn how to improve this score and use less energy!*

**Better Buildings** Home Energy Score

Average Home

Higher energy use 1 2 3 4 5 **6** 7 8 9 10 Lower energy use

SCORE TODAY

Official Assessment | ID# 233283

The Home Energy Score is a national rating system developed by the U.S. Department of Energy. The score reflects the average energy efficiency of a home based upon the home's structure and heating, cooling, and hot water systems. The average score is a 5. Learn more at HomeEnergyScore.gov.

**HOW MUCH ENERGY IS THIS HOME LIKELY TO USE?**

Electric:	8,275 kWh/yr (\$0.11/kWh)	.....\$943
Natural Gas:	677 therms/yr (\$1.09/therm)	.....\$738
Other:	.....	\$0
Solar Generation:	.....	(\$424)
<b>TOTAL ENERGY COSTS PER YEAR</b>	.....	<b>\$1,257</b>

**THIS HOME'S CARBON FOOTPRINT**

15 tons/year WORSE  0 tons/year BEST

Carbon footprint by fuel type: Electric: 3.4, Natural Gas 3.0, Other 0.0

- Actual energy use and costs may vary based on occupant behavior and other factors.
- Estimated energy costs were calculated based on current utility prices in your area.
- Carbon footprint is based only on estimated home energy use. Carbon emissions are estimated based on utility and fuel-specific emissions factors provided by the OR Department of Energy.
- This report is valid for eight years from the assessment date. A free reprint of the report is available from [us.greenbuildingregistry.com](http://us.greenbuildingregistry.com) with updated utility and carbon information annually.
- This report meets Oregon's Home Energy Performance Score Standard.

## Recent studies of City of Austin's mandatory residential energy scoring program show **positive impacts**



- Austin disclosure policy increases capitalization of energy efficiency, especially for difficult-to-observe features (Cassidy 2019; Myers et al. 2019)
- Disclosures increase homeowner awareness of energy efficiency information (Myers et al. 2019)
- Disclosures encourage energy-saving residential investments (Cassidy 2019; Myers et al. 2019)

# Proposed changes to code



- Removal of foreclosure exemption
- Changed language to low income assistance
  - Community Energy Project managing qualification process
- Compliance windows
  - 30 day notice of violation
    - Outreach and education at 15 day mark
  - 90 day recurrence of fine if no compliance

\*Proposed ordinance effective on October 1, 2020\*

# Questions?

## Peter Passarelli

Public Works Director

[passarellip@milwaukieoregon.gov](mailto:passarellip@milwaukieoregon.gov)

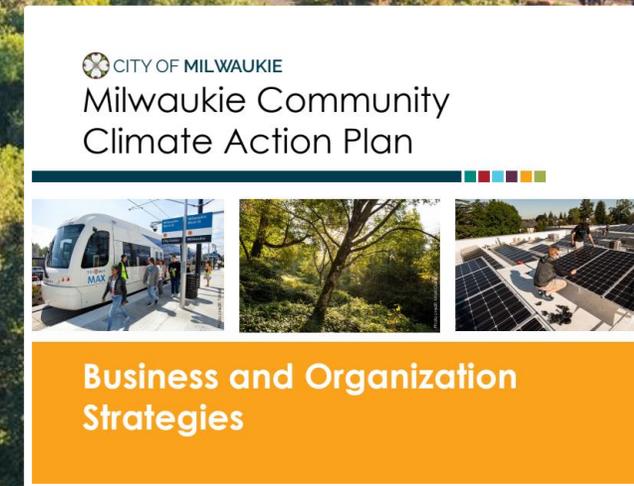
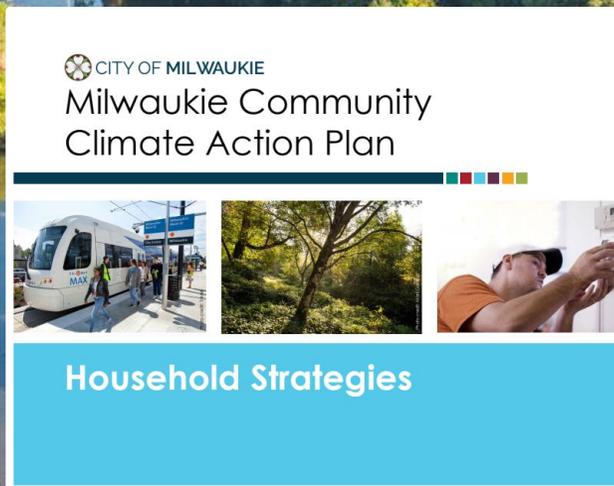
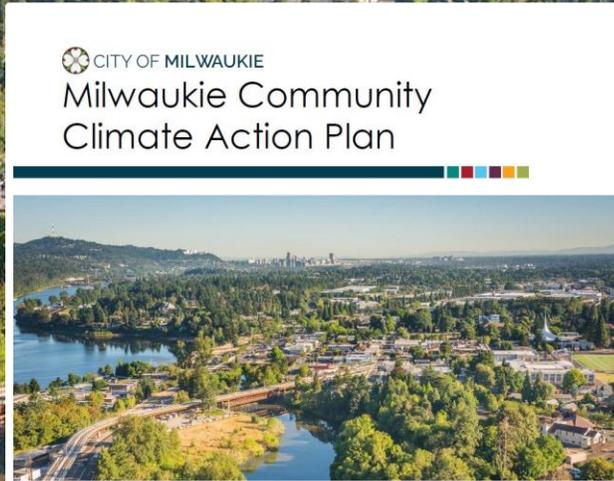
503-786-7614

## Natalie Rogers

Climate Action and  
Sustainability Coordinator

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503-786-7668



CITY OF MILWAUKIE

# Home Energy Score – Home Seller Process



## City of Portland Home Energy Assessors

Home Energy Assessors must be authorized to provide the City of Portland Home Energy Score. The City of Portland, along with its quality assurance partner Earth Advantage, manages the authorization of Home Energy Assessors and maintains a list of professionals who have completed the required steps in the authorization process. Please continue to check this list as additional Home Energy Assessors become authorized to provide the City of Portland Home Energy Score.

IF YOU ARE LOOKING FOR A PRE-CONSTRUCTION DESIGNATED ENERGY ASSESSOR, PLEASE VISIT THIS PAGE:  
[PRE-CONSTRUCTION ENERGY ASSESSORS](#)

### BROWNING INSPECTIONS LLC

503-255-8971  
[browninginspections@gmail.com](mailto:browninginspections@gmail.com)  
CDB# 211342  
Company's Authorized Home Energy Assessors  
David Browning

### PROPERTY EXAM CORP

503-255-7144  
[pea@propertyexam.com](mailto:pea@propertyexam.com)  
CDB# 187791  
Company's Authorized Home Energy Assessors  
Scott Harris

### JBC INSPECTIONS

503-316-8807  
[jbcinspections.com](mailto:jbcinspections.com)  
CDB# 183403  
Company's Authorized Home Energy Assessors  
James Covington

### EAST SIDE PILLAR TO POST HOME INSPECTIONS

503-777-0276  
[espi@eastsidepillar.com](mailto:espi@eastsidepillar.com)  
CDB# 202222  
Company's Authorized Home Energy Assessors  
Tom Cushman

Determine if your home listing needs a HES

Schedule an assessment with a state-certified assessor

Notify your realtor of report completion

List your home with the HES

Have HES Scorecards printed and available at all open house events

Review your scorecard for optional energy efficiency improvements

**Zillow** Save Share More

**\$474,900** 2 bd | 3 ba | 1,518 sqft  
2830 SE 15th Ave, Portland, OR 97202  
For sale | Zestimate®: \$471,900  
Est. payment: \$2,450/mo | Get pre-qualified

Contact Agent Take a Tour

**Overview**

Time on Zillow	Views	Saves
89 days	697	18

Like New, End Unit! Pristinely Maintained Townhome w Private Yard & Gated Drive to the 2 Car Garage! Exquisite design w high ceilings, open flow, arches & mahogany floors. Kitchen w steel appliances, granite tops, breakfast bar. Spacious, landscaped fenced backyard. Loft w desk, built-ins & back deck. Master suite w balcony, walk in closet & spa like bath. Minutes to downtown, blocks to Clinton & Division St.

91 walk & 97 bike scores! (Home Energy Score = 7, HES Report at <https://rpt.greenbuildingregistry.com/hes/OR10164434>)

**What I love about this home**

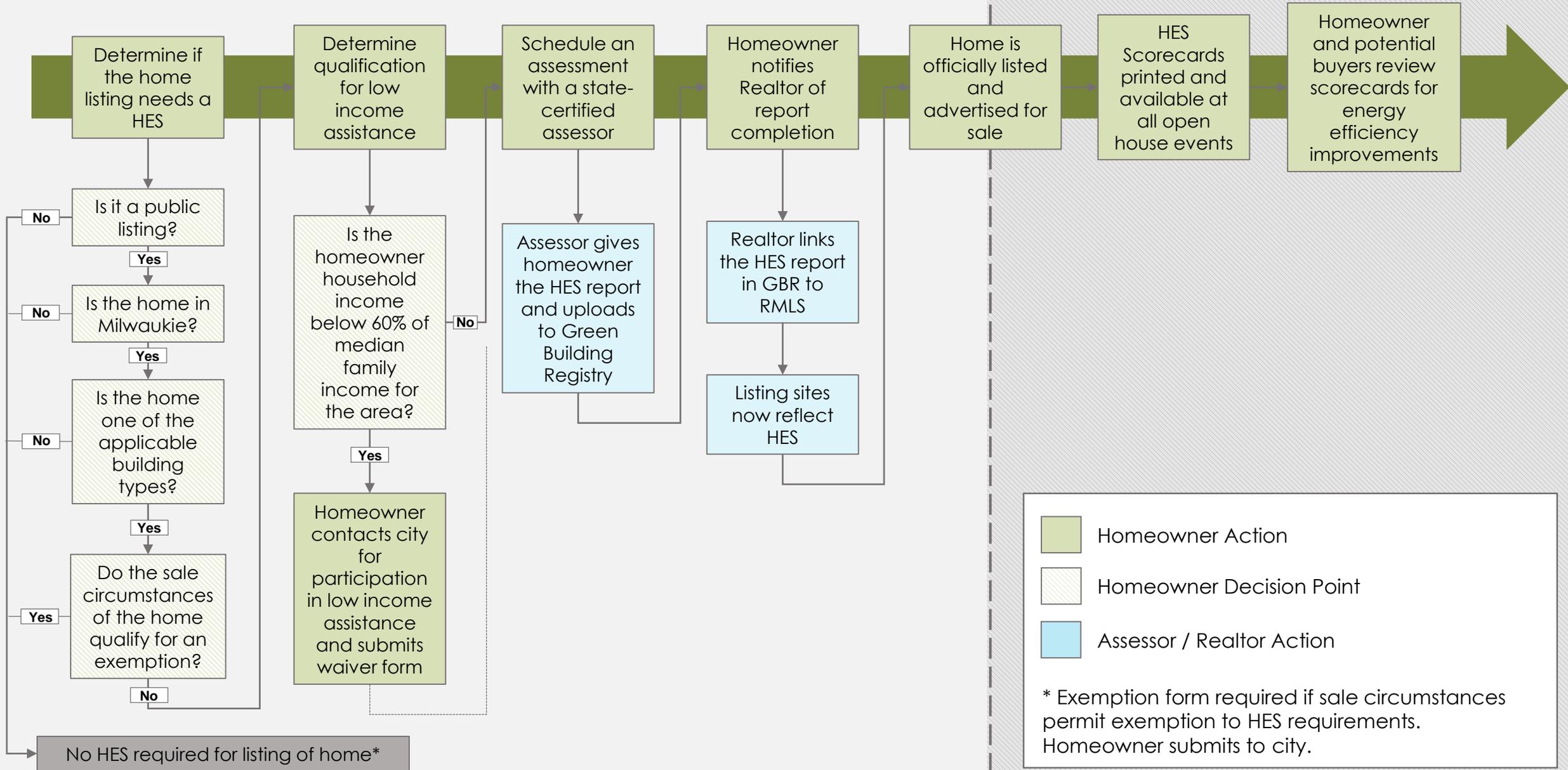
Great location 2 blocks off Division Street. Walk to Portland's hottest restaurants, cafe's, yoga, etc. Max station a few blocks away; easy walk. Easy access to Interstate 5, Hwy 99, 205.

**Listing Agent**

The Stephen Fitzmaurice Team  
Premiere Property Group, LLC

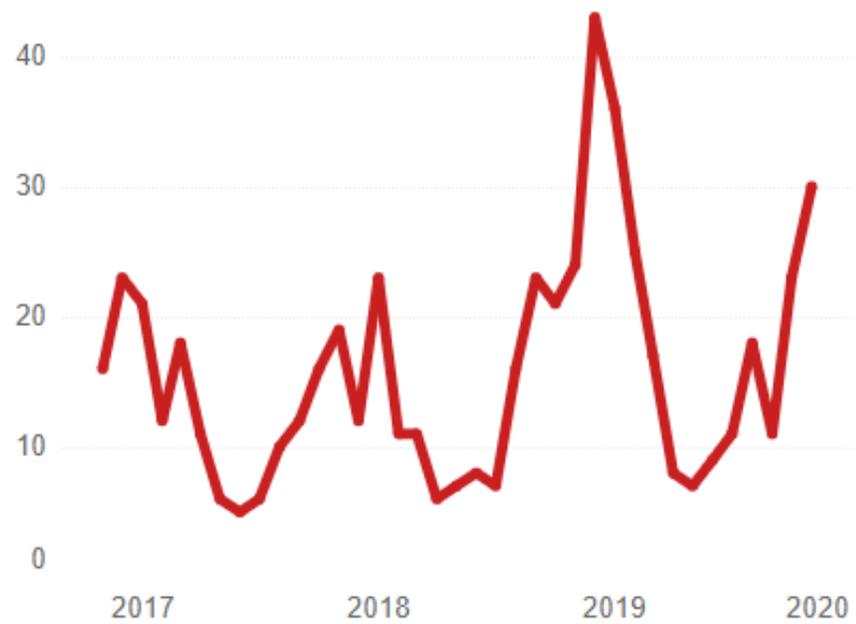
## Before Listing

## After Listing



### Median Days on Market

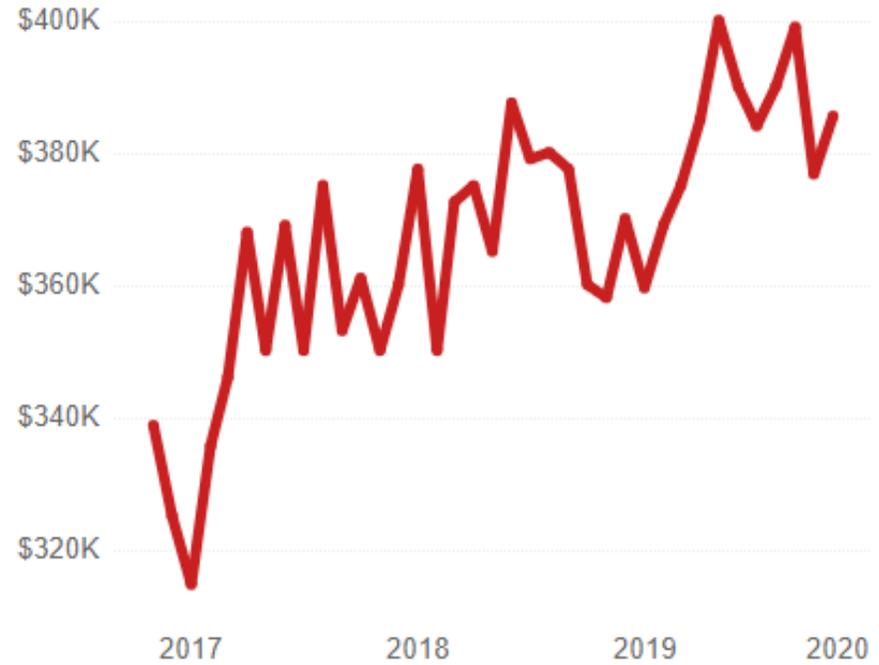
Shows the average number of days homes are listed before accepting an offer.



November 2019	Year-Over-Year
<b>30</b>	<b>+6</b>

### Median Sale Price

Shows the average sale prices in the area.

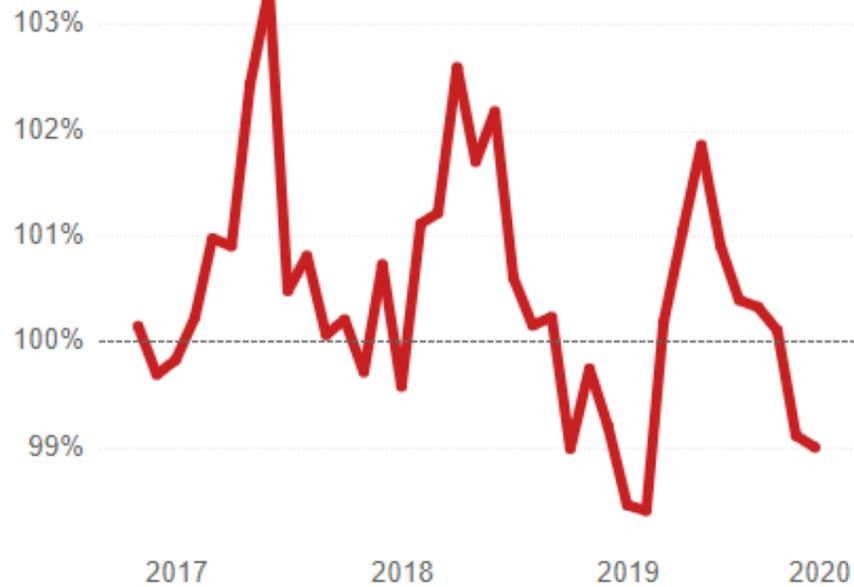


November 2019	Year-Over-Year
<b>\$386K</b>	<b>+8%</b>

Credit: Redfin Data Center

### Average Sale-to-List Percentage

Shows how closely the final sale price matches the original asking price.



November 2019

**99.0%**

Year-Over-Year

**-0.7%**

### Mortgage Rates

Shows how mortgage rates have changed over time.



December 2019

**3.7%**

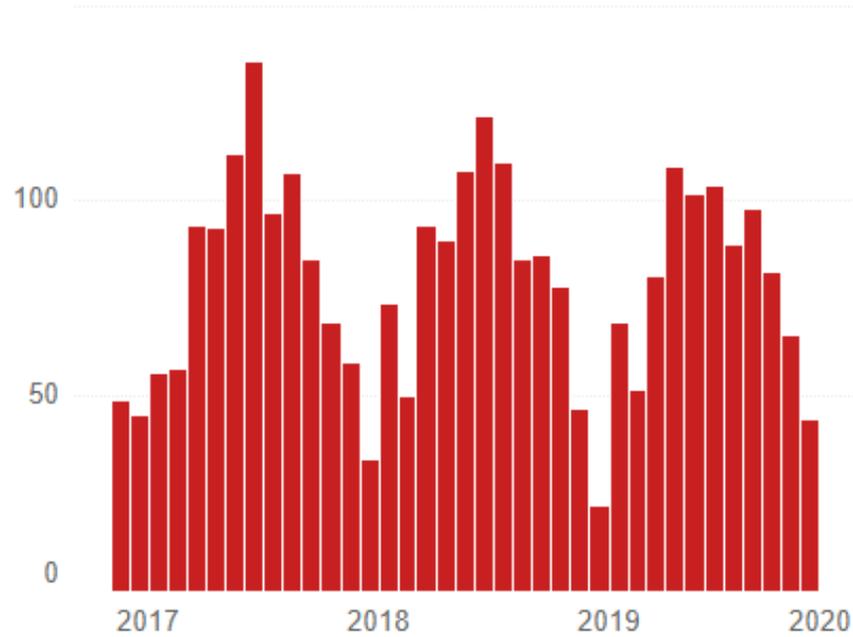
Year-Over-Year

**-0.8%**

Credit: Redfin Data Center

### New Listings

Shows the total number of new homes listed for sale in the month.



November 2019

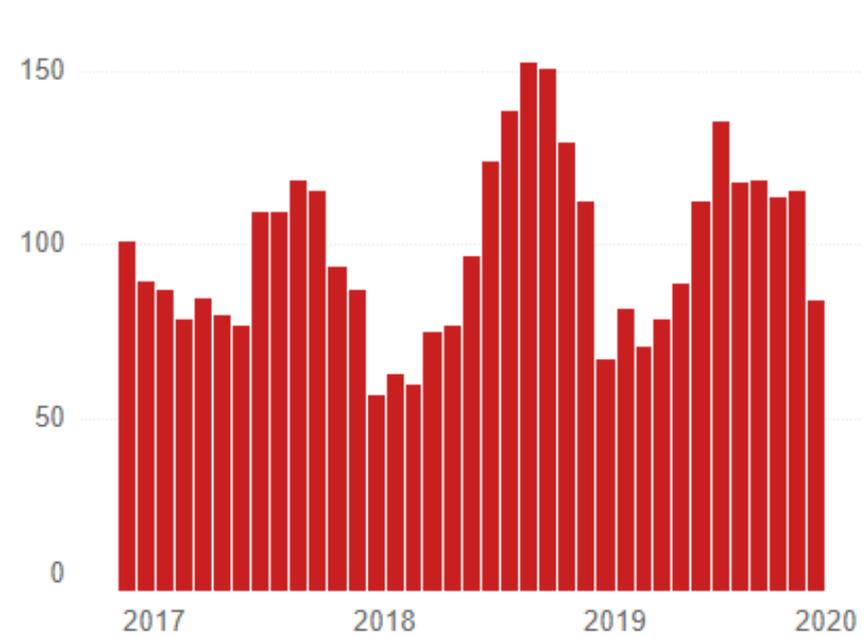
**44**

Year-Over-Year

**-6%**

### Number of Homes for Sale

Shows the total inventory, or number of homes for sale each month.



November 2019

**84**

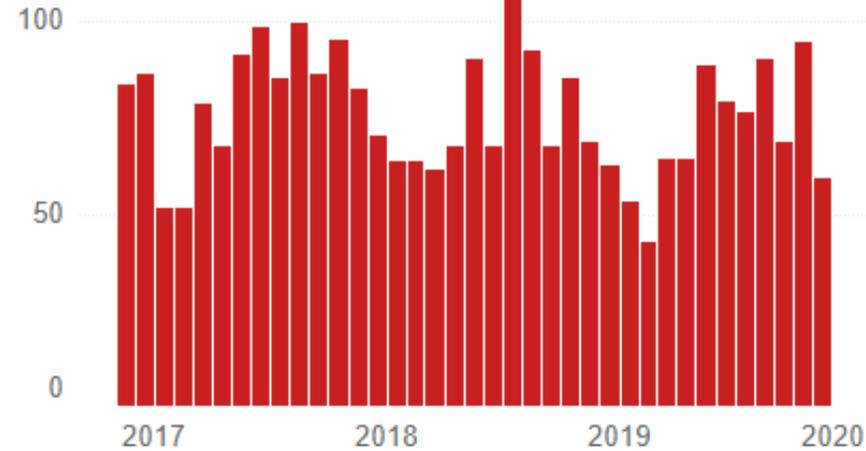
Year-Over-Year

**-26%**

Credit: Redfin Data Center

### Homes Sold

Shows the total number of homes that sold in a given month.



November 2019

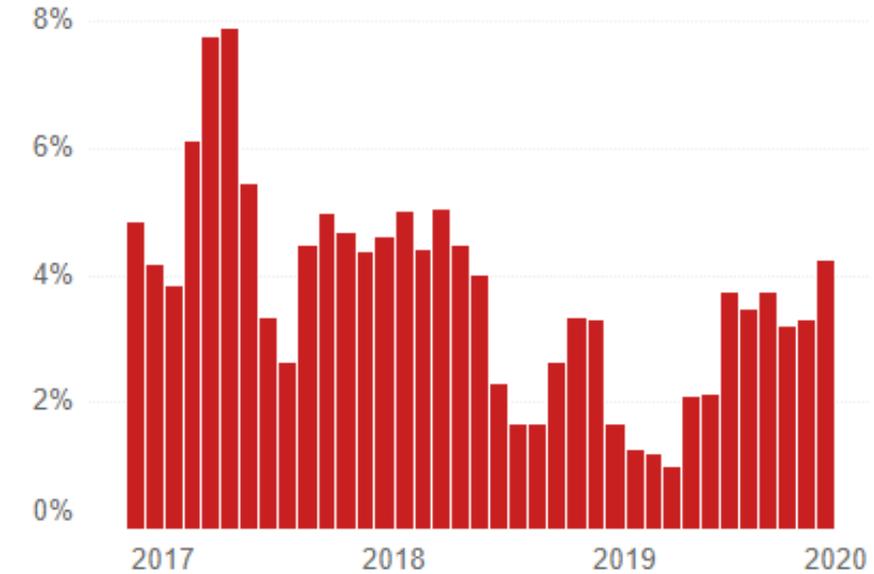
**60**

Year-Over-Year

**-13.0%**

### Waived Contingencies, %

Shows what percent of Redfin customers waived either a financing or inspection contingency on an offer.



November 2019

**4%**

Year-Over-Year

**1%**