

**CITY OF ALBANY
MEMORANDUM**

DATE: March 21, 2018
TO: Sustainability Committee
FROM: Claire Griffing, Sustainability & Resilience Manager
SUBJECT: Home Energy Score Pilot Update

BACKGROUND

Albany’s Climate Action Plan identifies a RECO/CECO ordinance that requires property owners to make building efficiency upgrades on an established schedule as a priority measure for reducing greenhouse gas emissions. RECO/CECO ordinances have been repealed by other cities, however, because of concerns with cost effectiveness, low building turnover rates, and challenges keeping up with state building codes. Berkeley has replaced their RECO with a Building Energy Savings Ordinance (BESO), which requires property owners to conduct energy assessments at time of sale. The Sustainability Committee has been considering a similar Building Energy Assessment and Disclosure Ordinance (BEADO), which staff brought to Council for feedback in December 2015 and April 2016. Council expressed concerns about privacy, cost to homeowners, staff time, enforcement, and effectiveness. At a meeting in April 2017, the Oakland Berkeley Association of Realtors urged staff to consider a voluntary program due to concerns about the usefulness and cost effectiveness of assessments, and high deferral rates.

The Sustainability Committee approved the energy survey and voluntary assessment pilot program recommended by the CAP Implementation Subcommittee. Staff administered a pre-survey in September 2017 and selected 20 homes to receive free assessments. The City received four bids and hired Home Comfort and Energy Solutions to provide HES assessments to 20 Albany homeowners. All 20 assessments have been completed and staff is waiting for results.

DISCUSSION

[Home Energy Score](#) (HES) is a U.S. Department of Energy (DOE) initiative that provides homeowners with a Home Energy Score Report prepared by a DOE-trained Home Energy Score Assessor. Reports estimate home energy use and associated costs and provide recommendations to cost-effectively improve the home’s efficiency.

Stopwaste, the Alameda County Waste Management Authority, is the region’s DOE partner and administers the Home Energy Score Program in Alameda County, through its Energy Council. Stopwaste contracts with Frontier Energy for quality control of all assessments completed through the program. The Bay Area Regional Energy Network (BayREN) provides funding for the program and rebates for HES assessments.

TIMELINE

Task	Estimated Completion Date
Administer energy survey	Completed
Identify 20 homes to inspect	Completed
Contract with certified home energy score assessor to conduct assessments of 20 selected homes	Completed
Conduct post-survey after assessments are completed	March-April
Bring results of program and assessments to Committee	April
Refine energy assessment program and bring to City Council	April-July