



Home
Performance
Coalition



EfficiencyFirst

America's Home Performance Industry Association

Residential Energy Efficiency Policy for Existing Homes

High Performance Building Congressional Briefing

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What Policies Can Help Increase Existing Residential Energy Efficiency?

- **Value of Energy Efficiency**
- **Financing**
- **Access to Energy Data**
- **Building the Convenience**

Federal

- Congress
- Administration

States

- Legislation
- Energy Office
- Public Utility Commissions

Value in Energy Efficiency

Energy bills are not high-enough to motivate many consumers to act on energy efficiency. However, customers have other built-in motivators to make their buildings more efficiency: comfort, health, durability, increased home value, etc. Policies and education that can help lower financial barriers and display the value of EE to consumers outside the energy bill are key:

- In financing a home
- In funding programs
- In the real estate transaction
- As a convenience!

The Sensible Accounting to Value Energy (SAVE) Act

Require all federal lenders to consider projected energy efficiency when underwriting mortgages would provide lower rate mortgage financing for cost effective energy improvements and enable better federal mortgage underwriting while lowering utility bills for American households.

113th - *The Sensible Accounting to Value Energy (SAVE) Act*
(H.R. 4615 and S. 1106)

S.2012 The Energy Policy Modernization Act of 2015

- limited to only cover homes that are insured by (FHA). FHA currently insures nearly [5 million single family homes.](#)

Tax Reform: Providing Incentives for Home Building Performance Retrofits

Providing Incentives for Home Building Performance Retrofits

- *(113th) Incentive: Energy Efficiency Tax Incentives Act (S.2189) by Sens Cardin (D-MD), Feinstein (D-CA), and Schatz (D-HI).*
- *(113th) Rebate: The Home Owner Managing Energy Savings (HOMES) Act (HR 2128), introduced in by Reps. McKinley (R-WV), Welch (D-VT), and Courtney (D-CT).*

Financing Energy Efficient Upgrades

(114th) Residential Energy Savings Act – S.878
(Sanders/Cantwell/Wyden/King/Whitehouse/Markey/Franken). Would authorize loans to states who, in turn, would provide residential loans for energy efficiency upgrades.

Financing Energy Efficient Upgrades PACE

Property Assessed Clean Energy: unique financing that allows local governments to help homeowners afford home energy efficiency projects with repayment through property taxes.

Congress

- *113th The PACE Assessment Protection Act (H.R. 4285)*

White House

- Subordinate PACE promise in August 2015
- Still Awaiting Rule

States: More than 350 local governments in CA offer PACE to residents – covering 75% of the state's population. CT, FL, etc.

How PACE Works

City or county creates land-secured financing district and conducts judicial validation



Property owners voluntarily sign-up for financing and install energy projects



Proceeds from Revenue bond or other financing provided to property owner to pay for energy project



Property owner repays bond through property tax bill (up to 20 years)



PACE Protections are Unique

Protection	PACE	Home Equity Loans	Credit Cards
Single purpose financing – product requirements	Yes	No	No
Contractor Requirements	Yes	No	No
Fair Pricing Requirements	Yes	No	No
Permit Requirements	Yes	No	No
Funding Only Provided After Homeowner Signs Off	Yes	No	No
Dispute Resolution	Yes	No	No
Senior Protections (65+)	Yes	No	No

Ensuring Access to Utility Data

Establish the right for consumers to have access to their own data, including direct access to the meter. Allow homeowners to designate a third party to access the data.

Congress

- 114th – Access to Consumer Energy Information Act or E-Access Act or “eAccess” - S.1044, H.R. 1980
- *(112th - The Electric Consumer Right to Know Act (S.1029)*

Administration

- Green Button and Green Button Connect My Data

States

- PUC orders to allow Open Access (CA, TX)

Value of Energy Efficiency, Real Estate, and Convenience

Cost-Effectiveness Testing

- Reforming cost-effectiveness screening so that rate-payer funds can be used to properly value energy efficiency and advance energy efficiency programs.

Data Standards and Utilization

- HPXML and other
- MLS Systems
- Real Estate Certifications

Smart Home Systems

- Thermostats, Energy Monitoring, Smart Devices
- Efficiency made simple



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Thank you!

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