

**City of Bend  
Environment and Climate Committee  
Home Energy Score Subgroup  
January 5, 2022**

The meeting of the Environment and Climate Committee (ECC) Home Energy Score Subgroup was called to order at 1:00 p.m. on Wednesday, January 5, 2022, online and by phone.

**Roll Call:** Kavi Chokshi, Kersey Goodwin, Neil Baunsgard (optional), Serena Dietrich, Peter Grube

**1. Approve December 21, 2021 Meeting Minutes**

Member Goodwin moved to approve the December 21, 2021 meeting minutes. Member Chokshi seconded the motion, the motion passed unanimously (3-0).

Member Grube joined the meeting around 1:01 p.m.

**2. Central Oregon Association of Realtors**

Tyler Neese, Central Oregon Association of Realtors (COAR) Government Affairs Director, presented the following slides on the Home Energy Score Program:

- Background
- Pro-Home Energy Score
- Home Energy Score Should Be a Choice
- Support for the Citywide Climate Action Plan (CCAP)
- Key Concerns
  - Cost and Impact on Affordability
  - Affordability and Equity
  - Age of Housing Stock and Stigma
  - Capacity
- Alternatives and Recommendations
  - Focus on Changing Behaviors
  - Incentives Over Mandates
  - Intent of the CCAP
- Summary
- Questions

**3. Q&A and Discussion**

Members discussed the following:

- Add other stakeholders for the subgroup to talk to – Bend Economic Development Advisory Board (BEDAB), Bend Chamber of Commerce, Central Oregon Association of Builders

- Need to no get caught up with making the program mandatory or voluntary
- Have a good centralized tool for people to use
- COAR is open to have more conversations about their concerns
- COAR Government Affairs Committee
- Gaps in data – energy efficient information
- COAR will continue to have future conversations on the Home Energy Score Program
- Portland news articles – COAR is having conversation with realtors in Portland
- COAR has done outreach from similar organizations in other cities
- What is process that real estate agents will have with the Home Energy Score Program
- Key concerns can be addressed and other conclusions could be reached – how does one have those discussions with the Government Affairs Committee?
- Big education and incentive component – with all stakeholders involved
- Incentive model that goes beyond a voluntary or mandatory model – how to get realtors excited and incentivized to talk to homeowners about the program
- Lower score – harder to sell home? Require to make upgrades?
- If the perception or reality is that the score is preventing homes from being sold, that needs to be something that needs to be addressed
- Looking from the perspective of wanting to reduce greenhouse gas emissions - people need to look beyond the score
- Being able to communicate the Home Energy Score on a transaction – would be in alignment with the values of COAR
- Normalize the Home Energy Score
- American Council for an Energy Efficient Economy – energy efficiency and real estate listings controlled experiment
- Climate Change becoming more of the conversation in real estate – seeing it in construction (materials), where people want to buy homes, buyers and seller's preferences

Member Grube volunteered to share a report on what was learned at the January ECC meeting.

#### **4. Adjourned at 1:59 p.m.**

Respectfully Submitted,

Kayla M. Duddy  
Deputy City Recorder