



Texas Ratepayers' Organization to Save Energy

2010 NEUAC CONFERENCE Home Energy Audits/Efficiency

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June 15, 2010

BACKGROUND AUSTIN ENERGY

- Population 880,000
- Customers 400,000
- Service Area 437 mi.²
- Vertically Integrated Utility
- 9th Largest Public Power Utility



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WHY A POINT OF SALE ORDINANCE?

- Climate Change Task Force
- Save Electricity
- Reduce Carbon Emissions
- Utility Bill Reduction



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SINGLE FAMILY HOUSING ENERGY INTENSITY

Decade Built	kWh /ft ²	Number of Units	Energy Costs 1800 ft ² Home
1950	8.867	30,926	\$1,596
1970	9.147	24,489	\$1,646
2000	7.421	10,912	\$1,336



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MULTI FAMILY HOUSING

Date of Construction	Number of Properties	Estimated Number of Units
Before 1970	539	37,100
1970 – 1979	434	20,000
1980 – 2000	353	25,000
After 2000	96	8,400
TOTAL	1,422	90,500



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ENERGY EFFICIENCY POTENTIAL

- Annual sales rates have potential to impact 2.3 percent of all units.
- \$431 Million 10-Year Utility Bill Savings
- Residential Payback 4.40 years
- Non-Residential 1.52 to 2.87 years



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MAYOR'S TASK FORCE

- 22 Real Estate, Banking, Contractor and Building Inspection Representatives
- 2 Consumer Representatives
- 4 Resource Representatives
- Meetings February to September 2009



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OTHER JURISDICTIONS

Berkely, San Francisco, Boulder, Denver

Burlington, Ann Arbor, Wisconsin, Nevada,
Seattle, Portland, Montgomery County, MD,
California



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BOARD OF REALTORS' OPPOSITION

- Slow Home Sales
- Problems for Low-Income Consumer Sales
- Problems for Elderly Consumer Sales



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CONSUMER CONSIDERATIONS

- Better information at time of rental or sale
- Lower energy costs
- Reaching apartments
- Reasonable costs
- Protecting vulnerable consumers



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ORIGINAL PROPOSAL

- Mandatory audit and energy efficiency upgrade for all residential and commercial buildings.



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EXEMPTIONS FOR ELDERLY AND LOW INCOME HOMEOWNERS

- Homes upgraded in Austin Energy's programs in previous ten years.
- Homes that received or applied for free weatherization program



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RENTAL PROPERTIES

- Use audit data for an apartment rating system
- Make air conditioning efficiency a first priority in ranking measures for upgrade.



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COST CAP

- Cap of \$1500 on out of pocket expenses for single family upgrade.



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SINGLE FAMILY ORDINANCE ADOPTED

- Mandatory audit for single family homes at time of sale.
- Audit must be available by closing.
- Energy efficiency upgrade is voluntary.



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MULTI-FAMILY ORDINANCE ADOPTED

- In two years (by 2011) all properties must have an energy audit
- Energy audit information is made public
- Mandatory upgrade for properties with higher than average energy intensity



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PROBLEMS FOR LOW-INCOME OWNERS

- Exemptions apply to mandatory audit and upgrade, not the audit by itself
- Few problems with payment for audit
- Negotiations favorable for buyer if received early enough in buying process



CONCLUSIONS

- Point of sale energy efficiency measures produce cost effective savings.
- Measures can and should be taken in the process to protect elderly and low-and moderate income households.



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