

Residential Building Energy Labeling Working Group
Meeting Notes
6/11/20

Attendees: Leslie Badger (EVT); Karen Horn (VGS), Kelly Launder (PSD); Chris Gordon (EVT); Melanie Paskevich (NWWVT); Craig Peltier (VHCB); Martha Lange (BHHS Vermont Realty Group); Richard Faesy (EFG); Keith Levenson (PSD); Tom Lyle (BED); Mike Russom (BED); Amy McClellan (Milne-Allen Appraisal Co.); Jeff Gephart; Paul Zabriskie (Capstone); Tim Yandow (CVOEO)

- **Review/approve meeting minutes**

- Chris Gordon moved to approve the meeting minutes from April, Tim Yandow seconded. Paul Zabriskie abstained. Approved by voice vote.

- **Report Outline**

- Kelly: Although this is a legislative report, it includes items beyond what is required by statute to be included in the report as this would also be a place to present/retain all the information and work that has been done by this group and the recommendations.
- Who is the audience for the report, should that change how the report is structured?
 - Better to have more info memorialized than less. Richard: our sub-group report is already at 20 or 30 pages. Kelly: will need tight Exec. summary, but other info can be in body and maybe appendix.
 - Craig: I think Main report should be as short as possible with appendices or side bars or both. Differentiate background info from data that is needed for next steps.
- Chris: Include most recent version of the Home Energy Profile; include other graphics with the narrative
- Label design came from field testing of the HER. Need to call that out in label design section
- Leslie: sources of data should be included.
- Budgets: Break out costs in each section but also should have budget summary at end.
 - Tom: Do we need to discuss where the money is coming from? Kelly: wasn't planning to address that, typically something for the leg to figure out. Tom: likely they (leg) will go to the EEU budget. Richard: there are other sources beyond EEUs, like towns.
 - Assessors - Budget TBD, will need to include training for professionals and homeowners. Can be combined with EVT in-house trainings, but there is a cost. Jeff: could see opportunities for outreach to lenders, homeowners.
- Labeling Impact - anecdotal for Vermont (VAR survey declined)
 - Does it need a budget? Richard: don't think so.
 - Leslie: Will this include both qualitative and quantitative impact of labeling in VT? Richard: Yes, it is both. Taking some results from elsewhere and apply to VT.
- Should include a summary of recommendations under Res and Commercial sections
- Chris: When are draft chapters due? Workplan says Sept meeting. Earlier is better.
- Tim: any change in timeline due to Covid-19? Kelly: trying to stay on schedule. We should discuss if anyone feels otherwise as we haven't heard that anyone thinks we should delay.

- **Other**

- Beta testing site is open. Will send out link to committee. Feedback to Chris G. Kelly: No data being retained, right? CG: That's right, but will confirm. Tim: have 3 assessors here who would like to test. Can they get on w/o registering? Yes. Feel free to make up an address if

you don't want to use your own home. Melanie P: I claimed my own home, and my changes are still in the database.

- **Labeling Impact Subcommittee Presentation** - overview of information to include in report on the impact of energy ratings and labelling on the housing market and real estate industry (Richard Faesy)
 - 10 different use cases: time of listing, pre- post- upgrade, new construction cross referenced with impacted groups to create Use case impact grid.
 - Impacted groups - realtors, homeowners, owners, sellers, builders, appraisers etc.
 - Kelly: Why is Wx separate from other post home? Based on previous user case scenarios. Is there a reason to keep separate? Will look at, probably don't need to.
Paul: WAP Wx folks should be a unique stakeholder
 - Leslie: Similar question on rental differential
 - Green-certification and efficient homes sell 3-6% premium. Amy McLellan has evidence that it is higher. Will send to group. ML: what is basis for establishing causation of e.e. for premium? AM: in new construction there is a clear relationship.
 - Amy: Has some data she's been keeping that green/efficient homes sell for higher percentages. She will share that information.
 - Martha: Would be interested in what this is based on. For instance a new home will sell for more than an older home, so how is that factored in? Also, there are areas, such as central VT where there isn't much new construction happening.
 - Last slide: Supports transparency, consumer protection, High Eff homes sell faster
 - Martha: VAR board members not necessarily against the idea. They just don't want it to be assoc. with time-of-sale. Richard: need to capture that in the report. Martha: current energy information is sufficient. Not necessarily a hurdle. Kelly: would VAR draft comments for the report? Martha: I'll ask but probably run into a wall. Their Impression is that it is time-of-listing document, so that may be part of the resistance. Seems really complicated too. If voluntary and not time of listing, might get some uptake.
 - Richard: Probably need to have discussion of asset vs. operational in the report.
 - Leslie: Have call out boxes and terms and examples in report
- **Subcommittees updates** (Subcommittee Leads)
 - Nothing further than what has already been discussed to be reported out by the subcommittees.

Next Steps:

Next agenda: Report out from subcommittees/focus on budget estimates. Kelly will send out the information on accessing the tool and providing feedback to Chris G.