

RESOLUTION NO. 20071213-064

WHEREAS, cost-effective energy efficiency retrofits and upgrades increase housing affordability, reduce business costs and are a critical strategy for energy resource planning; and

WHEREAS, by unanimous adoption of Resolution No. 20070215-023, the Austin Climate Protection Plan, the City Council directed the City Manager to develop and implement such policies, procedures, timelines and targets as are necessary to make Austin the leading city in the nation in the effort to reduce and reverse the negative impacts of global warming; and

WHEREAS, as part of such effort, Resolution No. 20070215-023 directed the City Manager to identify cost-effective energy efficiency retrofits and upgrades that can be made to existing Austin homes and buildings and to propose requirements for the implementation of such retrofits and upgrades; and

WHEREAS, the City Council desires to create a task force of stakeholder representatives to make recommendations to the City Manager and City Council regarding such requirements for retrofits and upgrades; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

- 1) That the Energy Efficiency Retrofit Task Force is hereby created to consider, identify and recommend such City Code and administrative requirements as may be prudent and necessary to implement Resolution 20070215-023 as it pertains to energy efficiency retrofits

and upgrades to existing homes and buildings; and,

2) That the task force shall produce recommendations reflecting the following guidelines and mandates:

- a. Efficiency retrofit and upgrade protocols shall apply to single-family, multifamily and commercial properties – including both owner- and renter-occupied properties. Efficiency retrofit and upgrade protocols may apply to institutional and industrial properties.
- b. For all classes of properties, protocols shall include requirements for basic efficiency outcomes and may include incentives or requirements for advanced efficiency outcomes. Outcomes may be achieved through either prescriptive or performance-based measures.
- c. Protocols shall require energy-use disclosure – through provision of historic energy consumption data, an energy rating system or another suitable method as recommended by the task force.
- d. Protocols shall apply to owner-occupied residential properties at the point of sale. Protocols may apply to residential rental properties, commercial properties, and institutional and industrial properties by a date certain. Point-of-sale protocols shall be designed to minimize any disruption to or delay of property closings and shall take into account the value of energy savings accruing to property buyers.
- e. Efficiency requirements shall be cost-effective. The task force shall recommend methodologies for defining and quantifying

cost-effectiveness.

- f. The task force shall consider and make recommendations regarding mechanisms for financing, verifying and enforcing efficiency upgrade and retrofit requirements; and

3) That the task force shall consist of individuals representing each of the following groups or constituencies. One individual may represent more than one constituency. Task force members shall be appointed by the Mayor:

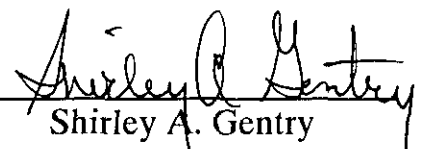
- a. Board of Realtors
- b. "Green" Realtors
- c. Real Estate Inspectors
- d. Real Estate Appraisers
- e. Mortgage Brokers
- f. Mortgage Lenders
- g. "Green" Lenders
- h. Title Companies
- i. County Clerks
- j. Austin Multiple Listing Service
- k. Energy Efficiency Auditors
- l. Home Performance Contractors
- m. The Resource Management Commission
- n. The Electric Utility Commission
- o. Affordable Housing Advocates
- p. Consumer Protection Advocates
- q. Energy Efficiency Advocates
- r. Environmental Justice Advocates

- s. The Austin Apartment Association
- t. The Austin Tenants' Council
- u. Small Multifamily Property Owners
- v. The Building Owners and Managers Association
- w. The International Facility Management Association
- x. The U.S. Green Building Council Central Texas-Balcones Chapter
- y. The American Institute of Architects
- z. And/or other representatives as may be useful and necessary;
and

- 4) That the task force shall provide a report of its findings and recommendations to the City Manager and Council by June 1, 2008;
and
- 5) That the City Manager shall seek additional public input through the City Boards and Commissions process and provide a draft ordinance to Council by August 1, 2008 implementing the recommendations of the task force, along with the City Manager's recommendations regarding the provisions of such ordinance; and
- 6) The Energy Efficiency Retrofit Task Force shall be dissolved upon completion of the tasks set forth in this resolution.

ADOPTED: December 13, 2007

ATTEST:


Shirley A. Gentry
City Clerk