

The High Performance Value Chain & Chicago's Residential Energy Disclosure Requirements

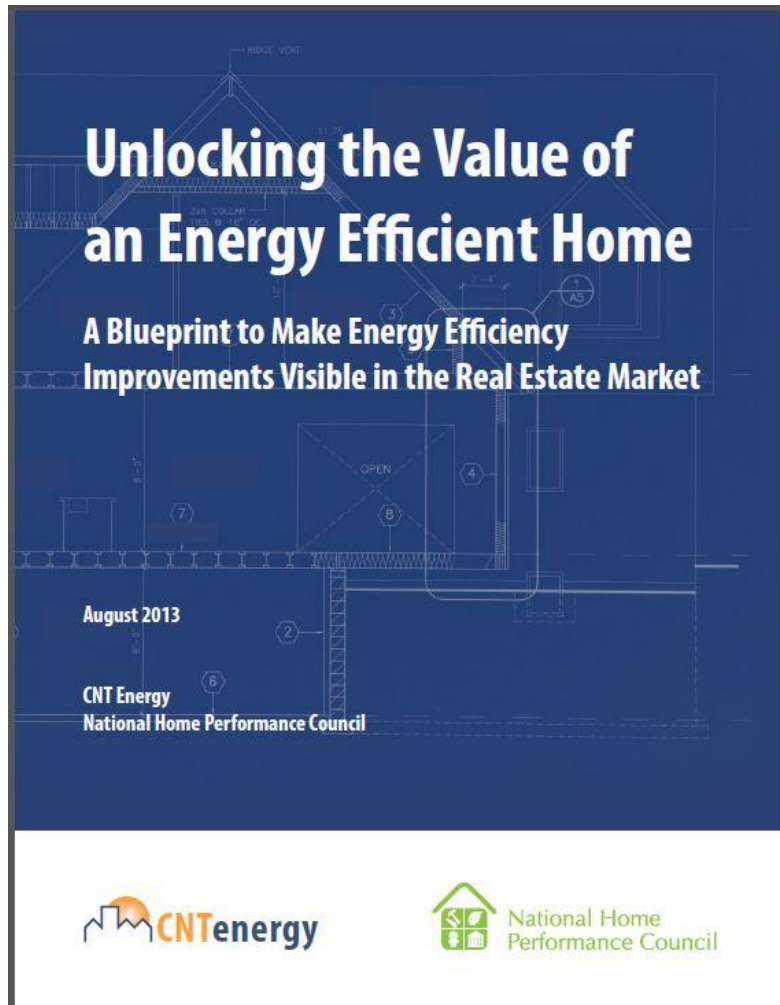
2014 National Symposium on Market Transformation
April 1, 2014



ELEVATE ENERGY
Smarter energy use for all



Seven Step Blueprint



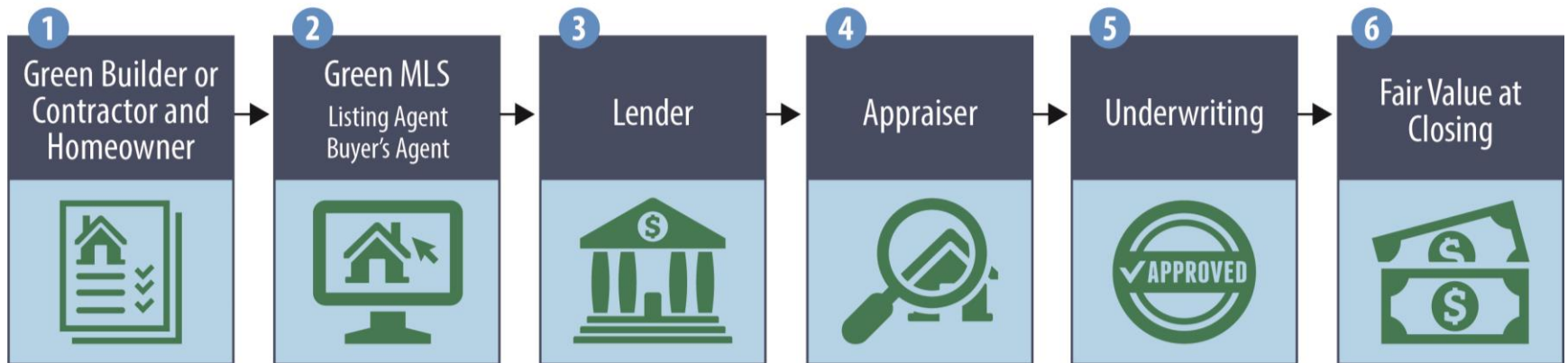
1. Document Improvements
2. Data for Appraisals
3. Data for MLS
4. Training Opportunities
5. Report Inventories
6. Standardized IT Solutions
7. Work with Financial Institutions

<http://www.elevateenergy.org/value-high-performance-homes/>



The High Performance Value Chain

Value for Green Homes



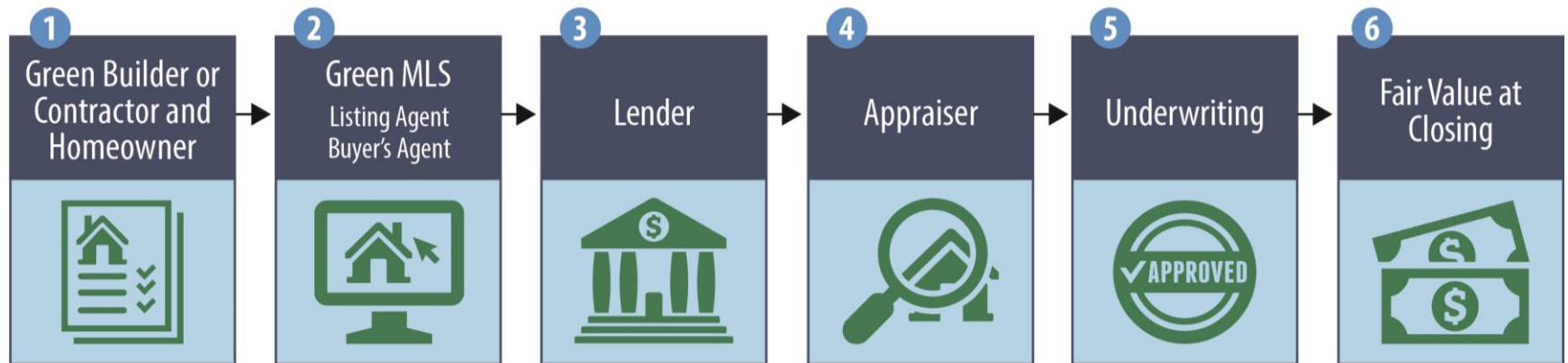
Documentation is key:

- ✓ Green building certificate
- ✓ Performance test results
- ✓ Local green disclosure form
- ✓ 12 month utility usage



Making Energy Efficiency Data Accessible

Value for Green Homes



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Chicago Energy Disclosure Ordinance

Agent submits applications to individual utilities

Utilities process request

Utilities send report via mail

City of Chicago
Department of Business Affairs and Consumer Protection
Application for Energy Disclosure

Agent Name: []
Agent Address: []
Agent Phone: []
Agent Email: []

Property Address: []
Property Phone: []
Property Email: []

Property Type: []
Property Size: []
Property Age: []

Property Description: []

Property Address: []
Property Phone: []
Property Email: []

Property Address: []
Property Phone: []
Property Email: []



An Exelon Company

PEOPLES GAS
NATURAL GAS DELIVERY

ENERGY DISCLOSURE REPORT

Property Address: []
Property Phone: []
Property Email: []

Property Type: []
Property Size: []
Property Age: []

Property Description: []

Property Address: []
Property Phone: []
Property Email: []

Property Address: []
Property Phone: []
Property Email: []

1-2+ weeks to complete

Agent submits utility info when listing home on MLS

3rd party site develops disclosure report

Report is uploaded to home's listing

connectMLS

Sellers/Buyers: How can I use connectMLS?
New Users: What is my username/password?

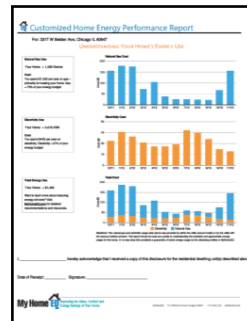
Enter your username and password to sign-in

Username: []
Password: []

Sign In

Remember my username

Forgot your Username or Password? Need Help?



ENERGY DISCLOSURE REPORT

Property Address: []
Property Phone: []
Property Email: []

Property Type: []
Property Size: []
Property Age: []

Property Description: []

Property Address: []
Property Phone: []
Property Email: []

Property Address: []
Property Phone: []
Property Email: []

Completed Instantly



Energy Cost Look-up

To fill-in the following fields, click the "Lookup Estimates" link and follow the instructions.

*Annual Estimated Electricity

Required



[Lookup Estimates](#)

Costs:

*Monthly Estimated Electricity

Required

Costs:

*Annual Estimated Gas Costs:

Required



[Lookup Estimates](#)

*Monthly Estimated Gas Costs:

Required



Energy Cost Disclosure

connectMLS - Connecting Your Real Estate Community - Google Chrome

demo1.dynaconnections.com/myhomeeq/common/HomeEQAccountLookup.jsp

OK Cancel

Below are the utility estimates for your listing at:

W Jackson St, Chicago, IL

Electricity Customer Account Number: **Confidential**

Gas Customer Account Number: Unknown


Click "OK" to save these values for your listing. Click "Cancel" to start over

Annual Estimated Electricity Costs: \$159.60

Monthly Average Electricity Costs: \$13.30

Annual Estimated Gas Costs: Unknown

Monthly Average Gas Costs: Unknown

 [Click Here to view the full disclosure](#)


It is strongly recommended that you save this disclosure as an attachment to your listing.
[Click here](#) to wait for the disclosure to be generated by connectMLS.

OK Cancel

*Condo/Central Boiler example
(no gas account)*



Energy Cost Disclosure






**MRED**
Midwest Real Estate Data
REinventing MLS

Welcome **Becky R Realtor for Team Becky**


Contact

My MLS **Search** **Listings** **Reports** **Forms** **Setup**

Search Results - Attached Single

[List View](#) [Refine Criteria](#)    [Quick](#)  [Advanced](#)  [En](#)

showing 1 of 1 listings



Detached Single
Status: **NEW**
Area: **8021**
List Date: **06/26/2013**
List Dt Rec: **06/26/2013**
List Price: **\$399,900**
Orig List Price: **\$399,900**
Sold Price:

Directions: **Diversey West to Rockwell, North to Property**
Sold by:
Closed:
Off Market:
Year Built: **1920**
Dimensions: **37.5X125**
Ownership: **Fee Simple**
Corp Limits: **Chicago**
Coordinates: **N:2900**
W:2600
Rooms: **7**
Bedrooms: **4**
Basement: **Full**
Contract:
Financing:
Blt Before 78: **Yes**
Subdivision:
Township: **North Chicago**
Model:
County: **Cook**
Fireplaces:
Lst. Mkt. Time: **1**
Points:
Contingency:
Curr. Leased: **No**
Parking: **Garage**
Spaces: **Gar:2**
Parking Incl. **Yes**
In Price:

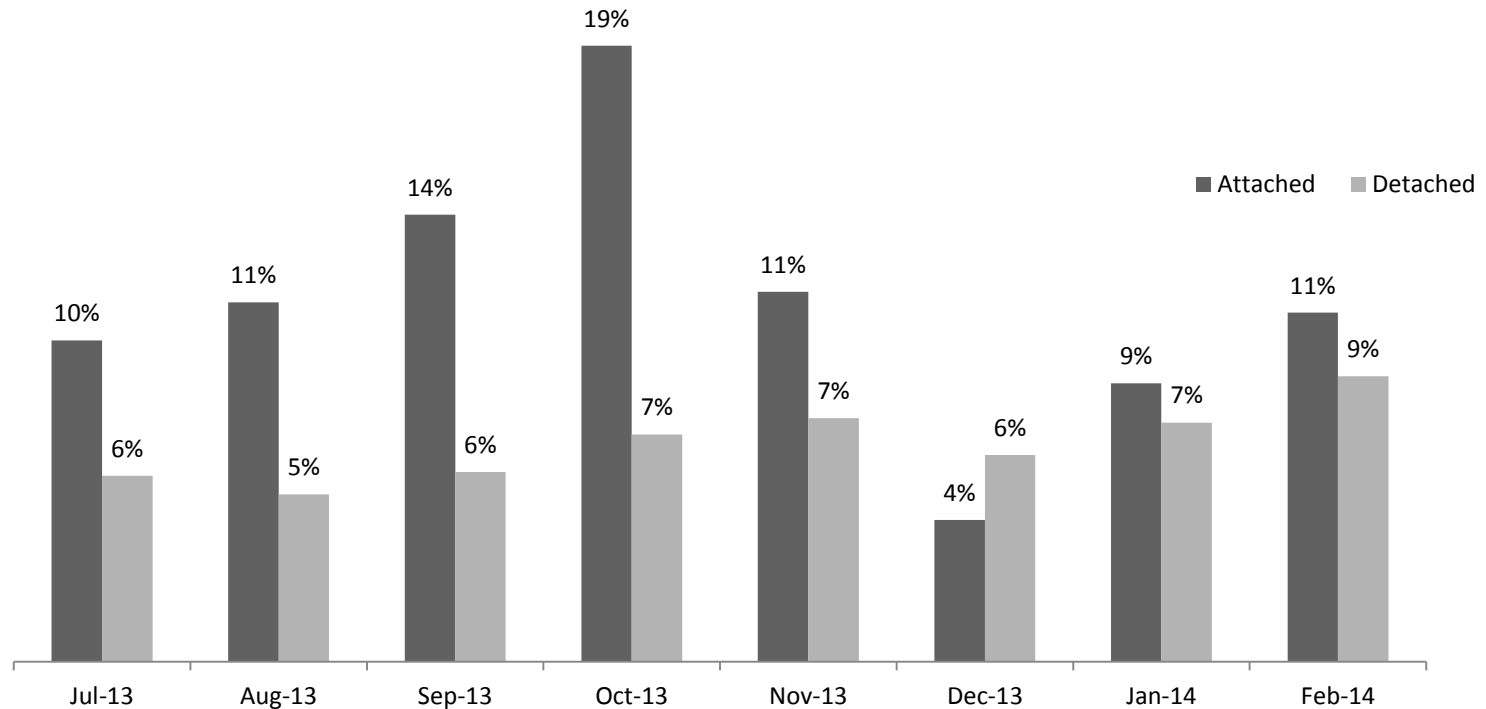
Utility Costs: Elec. - \$770.60/yr,\$64.22/mo; Gas - \$1198.00/yr,\$99.83/mo

Remarks: **CHARMING 4 BED+DEN, 1.1 BATH SINGLE FAMILY HOME ON LOT & A HALF IN DESIRABLE LOGAN SQAURE/AVONDALE LOCATION. REMODELED APPROX 10 YEARS AGO W/ NEWER HVAC, ELECTRIC, PLUMBING, H2O HEATER & ROOF. DIAG HDWD FLRS; LARGE EAT IN KITCHN W/ SS APPLS; HIGH CEILINGS; FULL BASEMENT; HUGE FENCED YARD W/ BLUE STONE PATIO; SECURITY SYS OVERSIZED 2 CAR GARAGE. CLOSE TO 90/94 & ALL LOGAN SQAURE/BUCKTOWN SHOPPING & RESTAURANTS!**



Energy Cost Disclosure Preliminary Data

Listings with Energy Disclosures as a Percentage of Total Listings

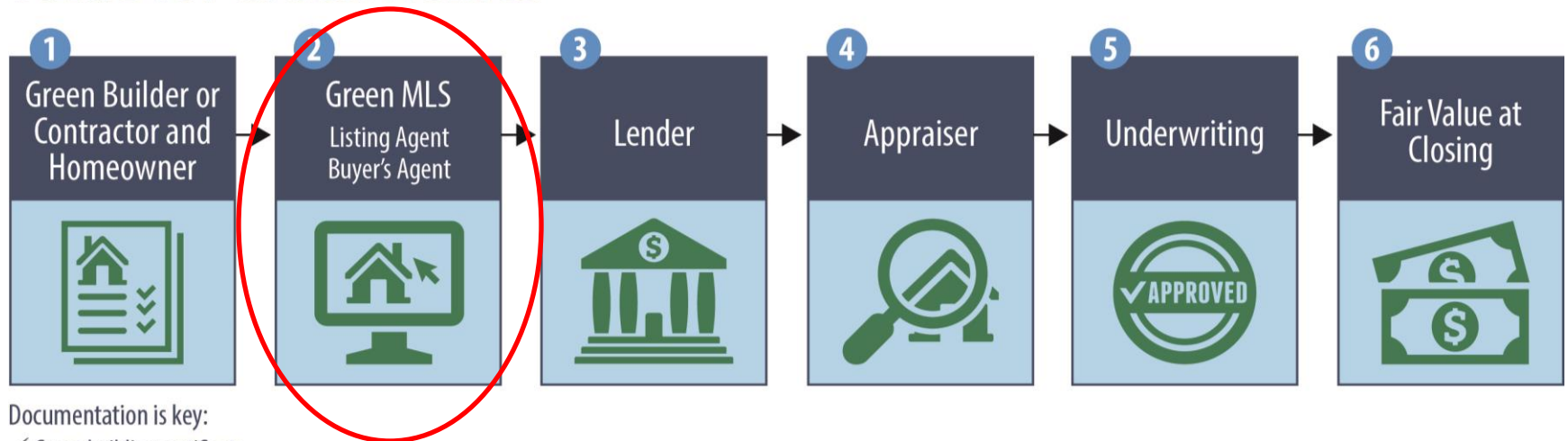


- Early market time and SP:OLP metrics positive, but may say more about early adopters than market



Green MLS

Value for Green Homes

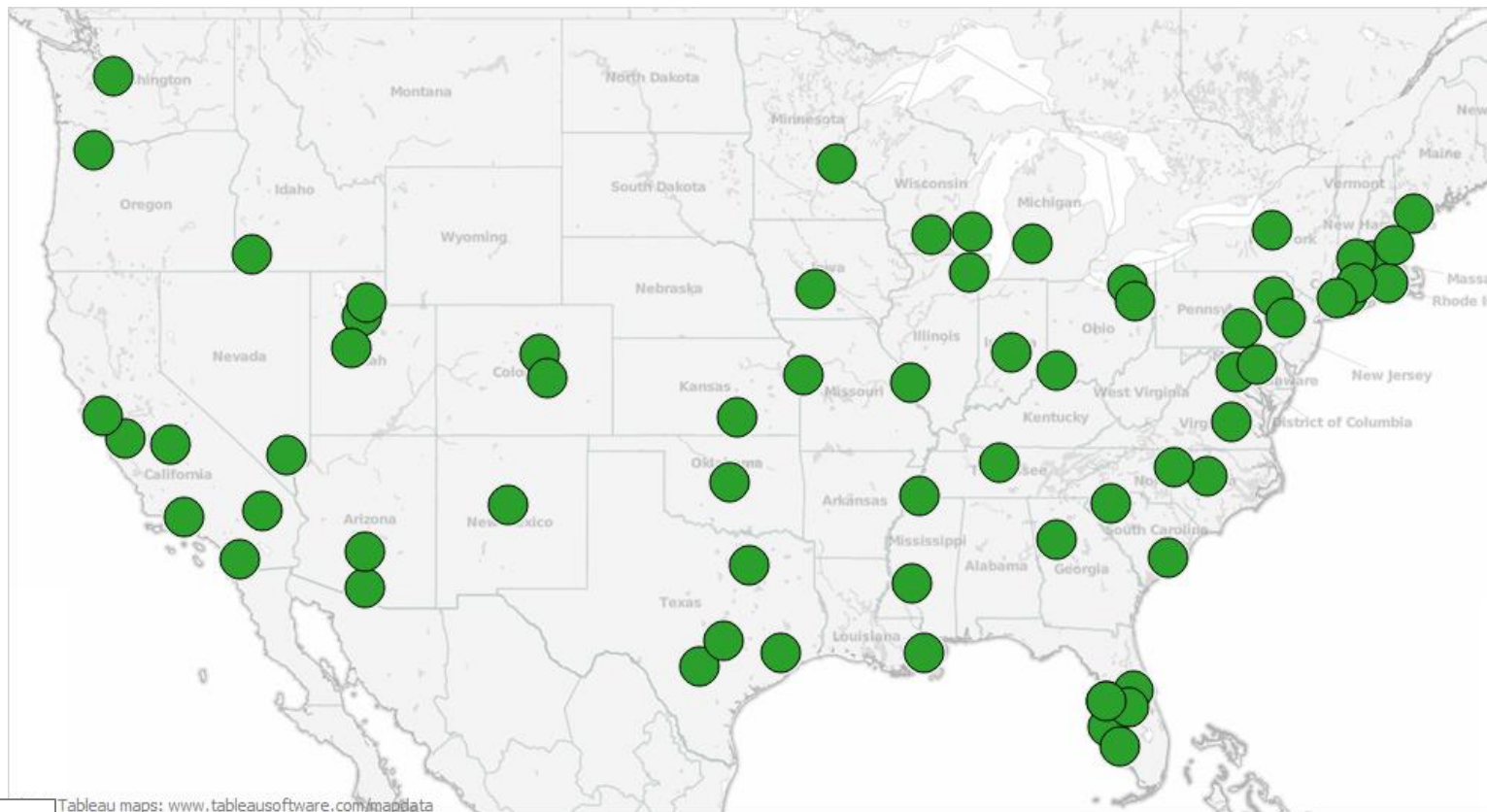


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Extensive Coverage of Green MLS Fields

75 out of Top 100 population markets




Source: 2010 MLS survey by NAR Green REsource Council.





IL Home Performance with Energy Star



Illinois Home Performance
www.IllinoisHomePerformance.org

Silver Certificate of Completion

Home address:
1234 Sample Street
Sample, IL 60000

Contractor:
Name of Contractor


Program Provider:
Name of Program Provider

Work Completed On*:
Date Completed

*Certificate issued 12/31/2014 by the Midwest Energy Efficiency Alliance (MEEA) on behalf of the Illinois Energy Office based solely on the reporting by or estimates of contractor. A minimum of 15% is required to receive a Certificate of Completion. See reverse.

This home has achieved an estimated total energy reduction of at least 15%* after the following home energy upgrades:

- ✓ Air sealing performed reducing total air leakage rate by 34%
- ✓ Attic insulation improved to R-49




Agnes Mrozowski
Assistant Deputy Director, Illinois Energy Office



HOME PERFORMANCE WITH ENERGY STAR

Home Performance with ENERGY STAR offers a comprehensive, whole-house approach to home improvement that results in better energy efficiency, greater comfort, and lower energy bills.

ENERGY STAR is a voluntary partnership sponsored by the U.S. EPA and the U.S. DOE to protect the environment through superior energy efficiency.



Illinois Department of Commerce & Economic Opportunity
Pat Quinn, Governor



Incorporating IHP into Real Estate Transactions

MRED
Midwest Real Estate Data
Reinventing MLS

My MLS **Search** **Listings** **Reports** **Forms** **Setup**

Edit Listing

General Ext. Feat. Int. Feat. Room Details **Utilities/Green** Tax/Assess. Office/Sales Media Tour/c

[Preview This Listing](#)

Caution: Review accurate. If the i in your listing. Us

Parcel ID Number: 06112160
MLS #: 07749200

<< Prev. Page

Fields marked with * are re

- *Air Conditioning
- *Wate
- *Sewe
- Electricity
- *Heat/Fue
- HERS Index Score
- Green Supporting Document

☐ G DOE Energy Star

☒ H IL Home Performance w/E...

☐ I Historic Chicago Bungal...

☐ J HERS Index Score


☒ K MyHome EQ Report

☒ L 12 Month Utility History

OK Clear Cancel



Chicago's First IL Home Performance Success


Welcome **Laura Reedy-Stukel**Contact MRED | Help

My MLS Search Listings Reports Forms Setup

Search Results - Detached Single

List View Refine Criteria Full - Agent Show Quick Advanced Email Icons

showing 1 of 2 listings



Detached Single
Status: **CLSD**
Area: **635**
Address: **2127 N 76th Ave, Elmwood Park, Illinois 60707**
Directions: **76th Ave. is a north bound street**
Sold by: **Terry DeNardo (240220) / Hometown Real Estate Group LLC (24060)**
Closed: **05/28/2013**
Off Market: **04/08/2013**
Year Built: **UNK**
Dimensions: **30X125**
Ownership: **Fee Simple**
Corp Limits: **Elmwood Park**
Coordinates: **N:2127 W:7600**
Rooms: **6**
Bedrooms: **2**
Basement: **Full**

MLS #: **08286971**
List Date: **03/08/2013**
List Dt Rec: **03/08/2013**

Contract: **04/08/2013**
Financing: **Conventional**
Blt Before 78: **Yes**

Subdivision:
Township: **Leyden**

Bathrooms **2 / 0**
(full/half):
Master Bath: **None**
Bsmnt. Bath: **Yes**

List Price: **\$165,000**
Orig List Price: **\$165,000**
Sold Price: **\$163,000**

Lst. Mkt. Time: **32**
Points:
Contingency:
Curr. Leased: **No**

Model:
County: **Cook**
Fireplaces:
Parking: **Garage**

Spaces: **Gar:2**
Parking Incl.
In Price:

Remarks: **First Silver Certificate Energy Star home in Elmwood Park! This means comfort and energy/\$ savings for you! Large bright eat-in kitchen. Spacious living room & Dining room. Gorgeous hardwood floors. w/Flood control system, full bath, tons of storage, could add 3rd bedroom. 2.5 car garage, patio, beautiful landscaped lawn w/in ground sprinkler. New hot water heater. Great block near schools**

School Data
Elementary: **Elmwood (401)**
Junior High: **Elm (401)**
High School: **Elmwood Park (401)**
Other:

Assessments
Amount: **\$0**
Frequency: **Not Applicable**
Special Assessments: **No**
Special Service Area: **No**
Master Association: **No**

Tax
Amount: **\$4,319**
PIN: **12362160050000 (Map)**
Mult PINs: **No**
Tax Year: **2010**
Tax Exmps: **Homeowner**

Miscellan
Waterfront: **No**
Appx SF: **0**
SF Source: **Not**
Acreage:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring
Living Room	12X14	Main Level	Hardwood		Master Bedroom	10X10	Main Level	Hardwood
Dining Room	12X12	Main Level	Hardwood		2nd Bedroom	10X10	Main Level	Hardwood
Kitchen	11X15	Main Level	Ceramic Tile		3rd Bedroom		Not Applicable	
Family Room		Not Applicable			4th Bedroom		Not Applicable	

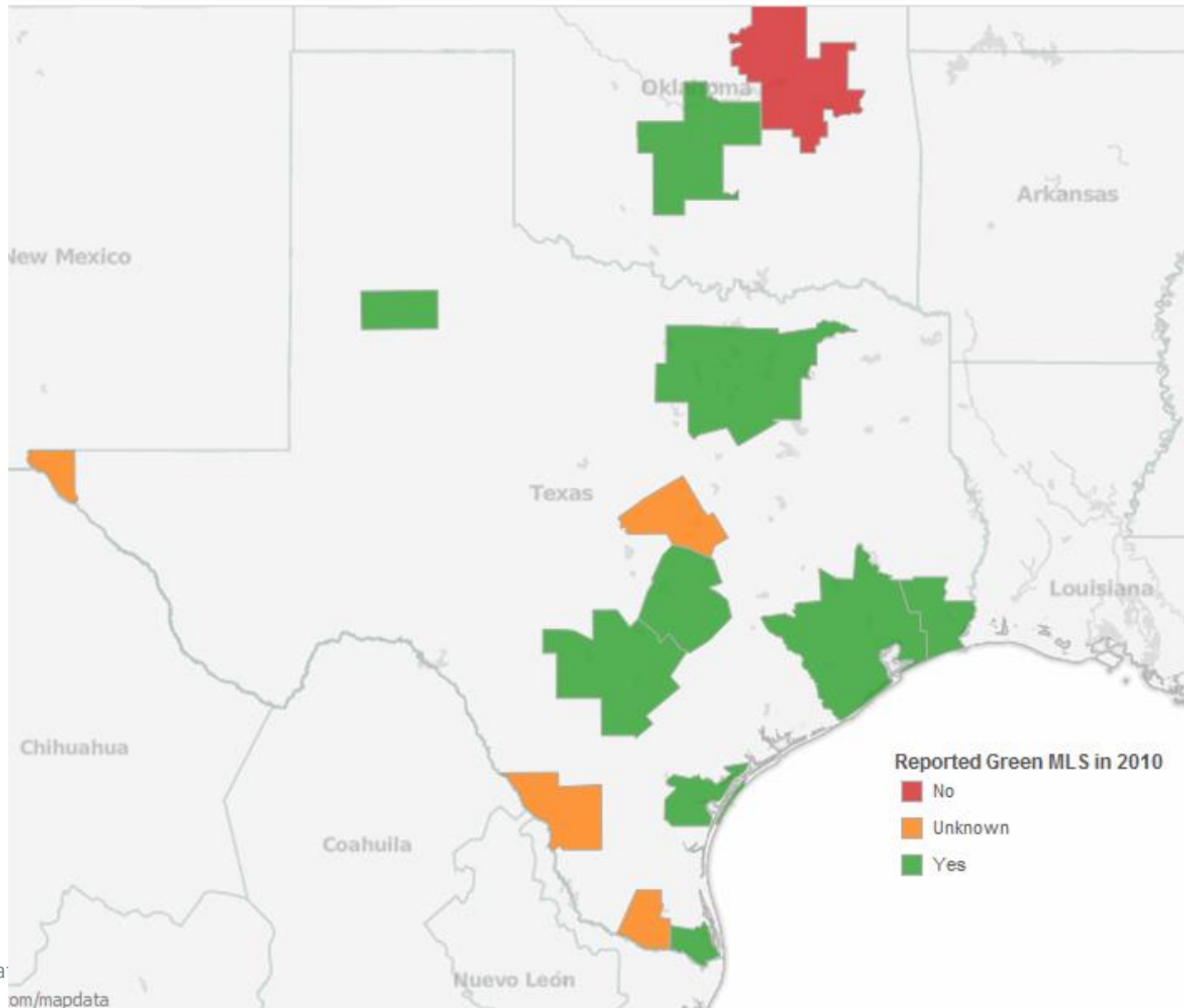


Chicago's First IL Home Performance Success

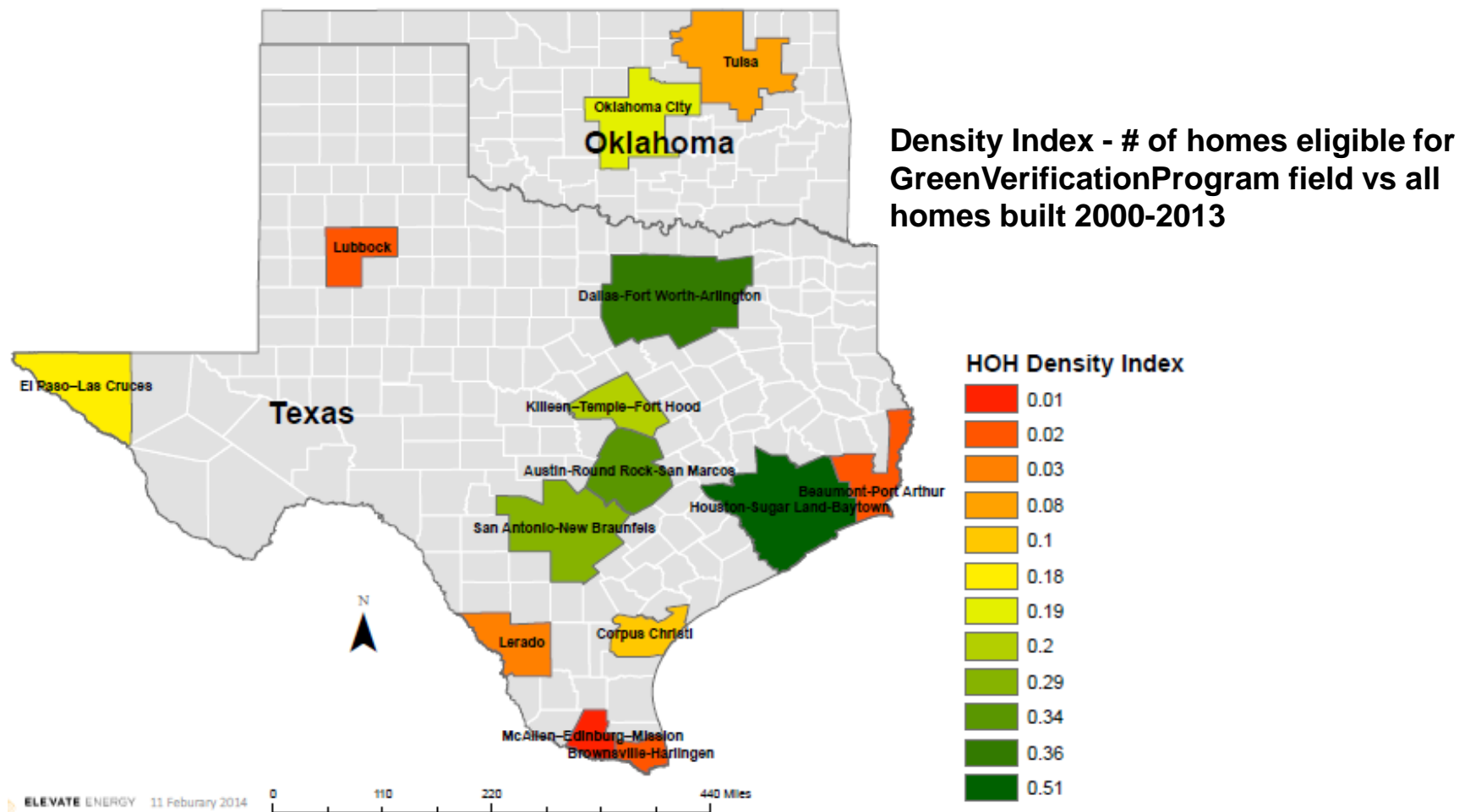
	IHP Home	Average of Competition
Final List Price	165,000	147,867
Closed Price	163,000	138,434
List Price compared to Closed Price	99%	94%
# of Listing Days	30	126
	Contract date - April 8, 2013	16 homes closed between Jan 1-June 30, 2013



Status of Green Fields – NAR 2010 Survey



TX/OK Spotlight –“Hot Spots” Estimate of SF-det 2000-2012



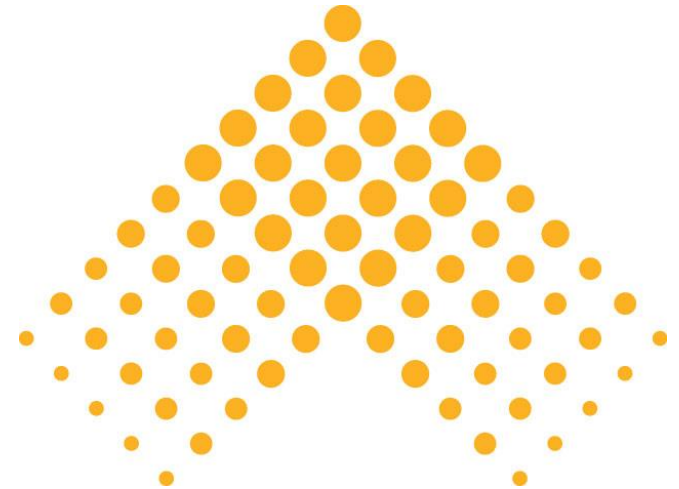


Thank You

Patrick MacRoy

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<http://www.elevateenergy.org/value-high-performance-homes/>



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