SEASON'S GREETINGS FROM SAN ISABEL ELECTRIC

BY REG RUDOLPH GENERAL MANAGER

REG RUDOLPH

The holidays. It's a time of reflection. I'm grateful for my own family as well as my co-op family. At San Isabel Electric, we're driven by a sense of mission and purpose. Our team feels a strong connection to our community and our members, because we live here too.

As charitable initiatives, such as toy and food drives, ramp up this time of year, I want to remind members we have several programs and services in place to help our members year-round. I want to remind you about some of these offerings in hopes you find them beneficial.

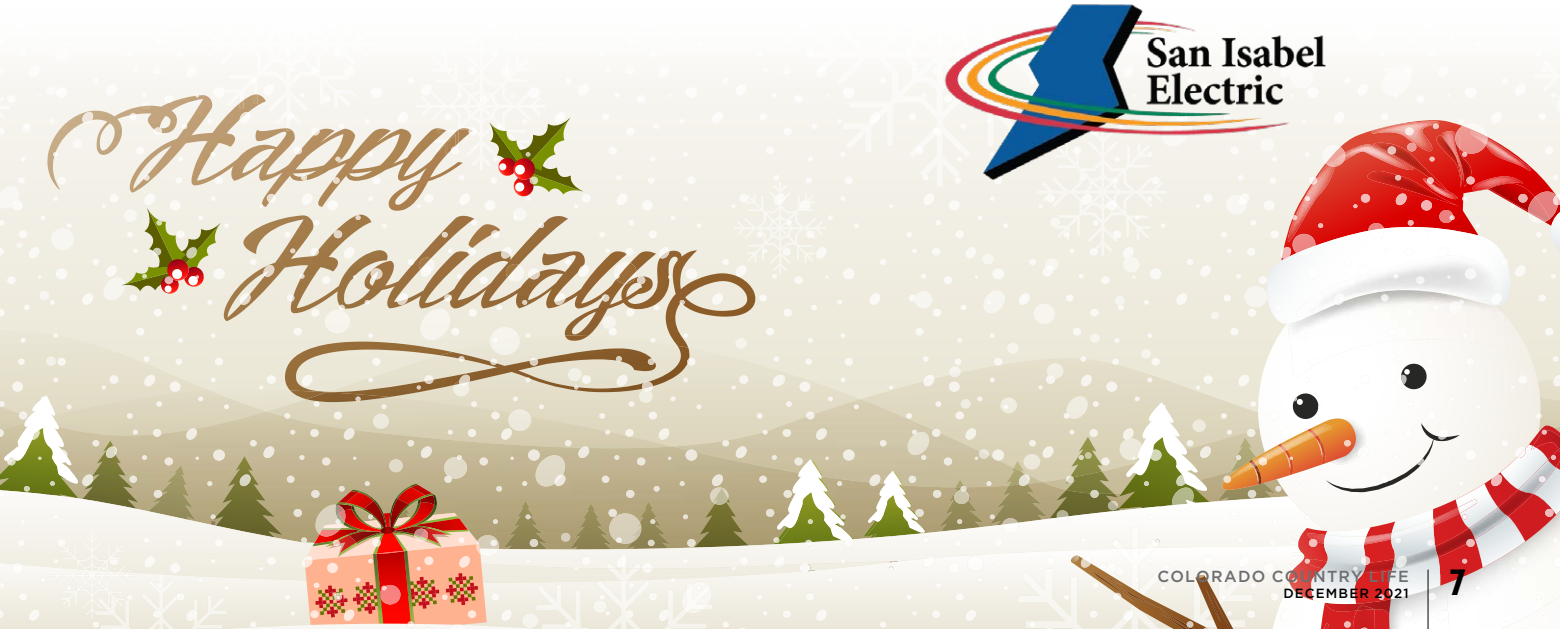
We hope you'll take advantage of SmartHub, an app that empowers you to monitor, manage and pay your energy bill conveniently through your phone. Another service we offer is prepaid billing, which is intended to help budget your monthly energy costs. San Isabel Electric members can pay for electricity before it's used, then use the electricity until the credit expires. During the time period paid for, you'll receive regular feedback on your balance. With SmartHub, you can also monitor your energy usage down to the hour with the Usage Explorer tool or sign up for power usage alerts to receive notifications when your energy usage reaches specific thresholds. We also offer, sell and install energy efficiency products and services such as home insulation, water heating and HVAC equipment, solar panels and more to help save you money and energy.

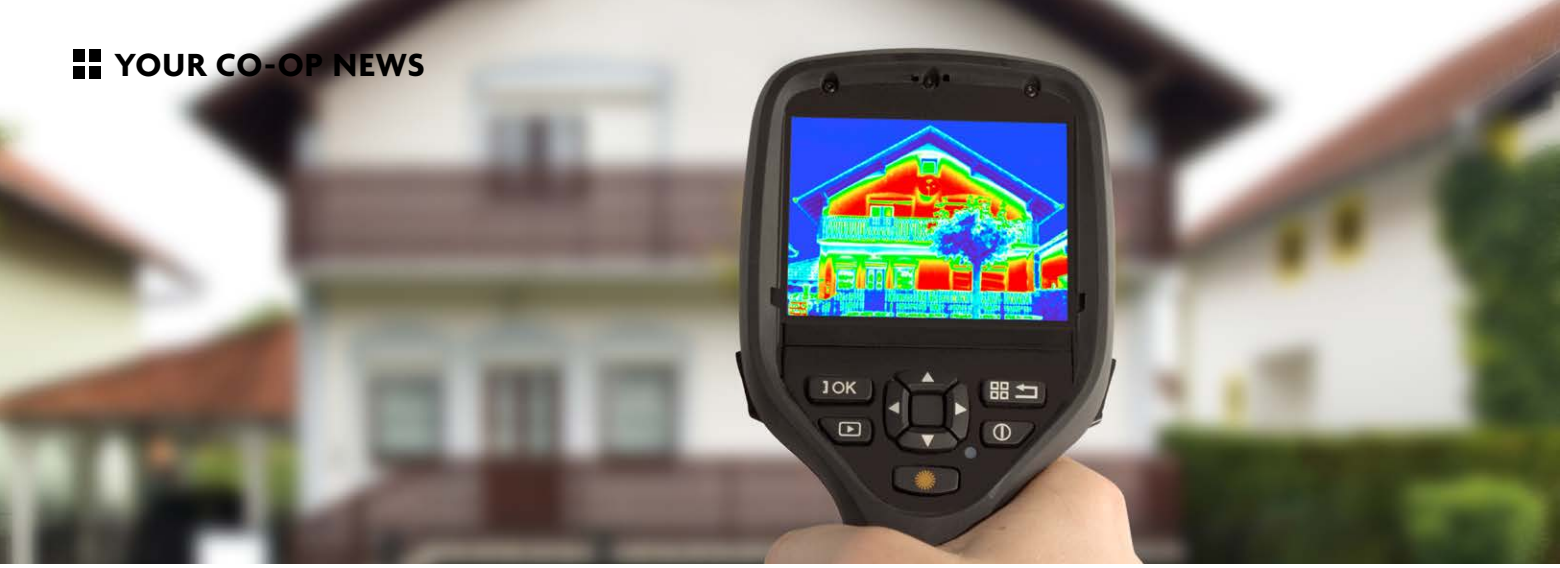
In addition to helping members save today, we're focusing on the future. In our area, we're seeing increased interest in renewable energy sources. Recent innovations and advances have led to significant cost decreases in renewable energy, making it more feasible and accessible. In recent years, San Isabel Electric has been able to adjust its fuel mix by incorporating more renewables. Today, nearly a third of the energy consumed by members comes from renewable energy sources, the majority of which is solar and wind.

But the most important investment we make is in our local youth. San Isabel Electric donates thousands of dollars every year to support schools, youth clubs and programs along with providing more than $30,000 in scholarships for local students annually. Each year, through our Youth Tour and Youth Camp program, we send high school juniors to Washington, D.C., and a resort near Steamboat Springs for a week-long immersion to experience democracy in action.

At the heart of all these programs is you: the members we proudly serve. Looking back, I'm grateful for so many wonderful community partners and for the positive impact we can continue to make.

This holiday season, I wish you and your loved ones peace, joy and prosperity. Speaking on behalf of our team at San Isabel Electric, I know the future will be bright, because of you.





HOME ENERGY **SCORES AND RATINGS**

WHAT ARE THEY?

Home energy scores and ratings provide homeowners, buyers and renters with comparable and reliable information about a home's energy use. Home energy scores and ratings look at energy-specific elements of a home to easily compare energy use across the housing market. As the Department of Energy says, it's "like a miles-per-gallon rating for homes."

WHY DO WE HAVE THEM?

Energy efficiency is persistently undervalued in the residential real estate market. Mortgage lenders and underwriters lack data on which they can base energy-efficiency financing; appraisers lack comps for attributing value to energy-efficient homes; and energy contractors generally lack data standardization for energy-related upgrade metrics. Homeowners and local governments also often lack awareness about best-fit efficiency upgrades and benefits, and these tools can empower residents and landlords to make cost-effective improvements to their properties.

WHAT'S THE VALUE TO ME?

If you have a particularly energy-efficient home or recently implemented energy efficiency or renewable energy upgrades through Empower or another program, you can use your score to quantify the value of these upgrades for resale.

A 2018 white paper from FreddieMac (sf.freddiemac.com/content/_assets/resources/pdf/fact-sheet/energy_efficiency_white_paper.pdf) reported an analysis of energy-efficient homes **rated using HES and HERS systems between 2013 and 2017 and found that rated homes are sold for, on average, 2.7% more than comparable unrated homes.** The paper also found that **better-rated homes are sold for 3%–5% more than lesser-rated homes.**

If you're looking to purchase a home, a rated home can help you understand the home's long-term impact to both your energy bills and your carbon footprint. A highly rated home can also qualify you to borrow more money on your mortgage.

If you have not yet undertaken any energy-efficiency or renewable energy upgrades, these ratings can help you better understand where to begin. These ratings can often come with fees, however, so if you would like a free home or business energy assessment, be sure to contact San Isabel Electric's Empower Program at siea.com/empower, or call 719-647-6250.

View a sample home energy score report

WHICH ONE DO I USE?

Two of the most prominent home energy scores in the business are the Department of Energy's Home Energy Score (HES) and the Residential Energy Services Network (RESNET) Home Energy Rating System (HERS).

The Home Energy Score (HES)

Established by the Department of Energy and its national laboratories in 2010 and subsequently updated in 2016, the Home Energy Score report estimates home-energy use and associated costs and provides energy solutions to cost-effectively improve the home's efficiency. Each HES is shown on a simple 1-to-10 scale, where a 10 represents the most efficient homes. Homes with a score of 10 are expected to use less energy than 90% of U.S. homes. Homes with a score of 5 are expected to use more energy each year than 50% of U.S. homes. A sample of more than 100,000 scored homes reveals an average initial score of 4.7 and a score of 7.3 with recommended improvements.

This rating accounts for home attributes such as the building's age, conditioned floor area and the local climate. It then layers on data about the building envelope: attic, roof, insulation, windows and foundation. Finally, it assesses equipment that most prominently contribute

to your energy bill: HVAC, water heating and ducts.

In addition to providing a feasible "new score with recommended improvements," the HES report will give you an estimated annual savings total that is to be expected once the improvements have been made. This helps guide your energy upgrade investment process.

The Home Energy Rating System (HERS)

A group of mortgage industry leaders wanted a better way to measure the financial savings generated by energy-efficient features in a home and to credit that home's energy efficiency in the mortgage loan. In 1995, representatives of the national mortgage industry, the National Association of State Energy Officials, and Energy Rates Homes of America, founded the Residential Energy Services Network, or RESNET. The new network's task was to develop national standards for home energy ratings and to create a market for home energy rating systems and energy mortgages.

The HERS was the rating product that emerged from this network. Unlike the HES, the lower the HERS score, the better. The index runs from 0 to 150, and a home with a HERS Index Score of 70 is 30% more energy efficient than a standard new home, while a home with a HERS Index Score of 130 is 30% less energy efficient than a standard new home. A typical resale home scores a 130 on the HERS index, while a net-zero energy home (or extremely energy-efficient home) scores a HERS Index of 0.

To calculate a home's HERS Index Score, the HERS rater conducts an energy rating on a home and compares the data against a "reference home" — a designed model home of the same size and shape as the actual home, so the score is always relative to the size, shape and type of house being rated. This model home is built to the specifications of the 2006 International Energy Conservation Code, and it always scores a HERS Index of 100.

The HERS score looks at all exterior walls, floors over unconditioned spaces, ceilings and roofs, attics, foundations and crawlspaces, windows and doors, vents and ductwork, HVAC systems, water heating system and your thermostat.

Today, many builders use a HERS score and report to certify minimum building code compliance with their local or state building authority. To date, more than 2.5 million homes in the U.S. have received HERS scores.

HOW DO I GET ONE?

You can find a list of registered raters on the respective rating websites.

View a sample home energy rating system report.

Home Energy Scorer Qualifications:

- Hold a relevant credential, such as BPI Building Science Principles, BPI Building Analyst, BPI Envelope, HEP Energy Auditor or HEP Quality Control Inspector
- Score an 80% or better on a 20-question written exam about the Home Energy Score
- Score an 80% or better on three "Challenge/Practice" homes
- Score a 90% or better on two test homes
- Be accompanied by a "mentor" during their first home walk-through

To find a qualified home energy scorer, visit betterbuildingssolutioncenter.energy.gov/home-energy-score/home-energy-score-partner-map.

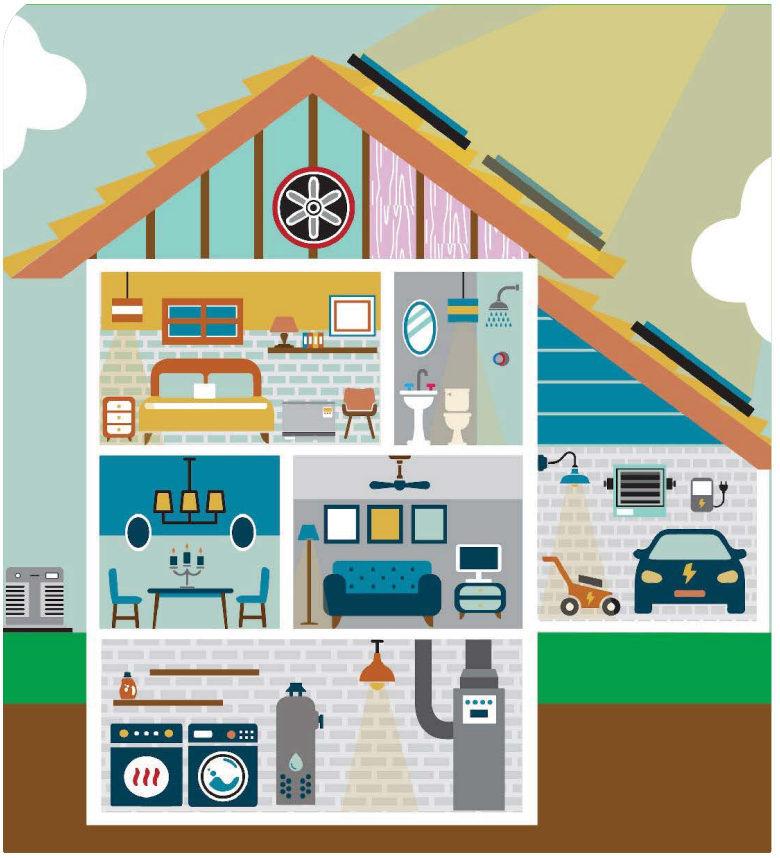
HERS Rater Qualifications:

- Pass the RESNET Core written exam with a score of 80% or higher
- Pass the RESNET Practical Simulation exam with a score of 80% or higher on both houses
- Pass the RESNET Combustion Safety written exam with a score of 80% or higher
- Pass the RESNET Combustion Safety simulation exam with a score of 85% or higher
- Complete two home energy ratings – one from blueprints and one from a real home
- Join an approved RESNET Quality Assurance Provider
- Pay an annual membership fee for rating reviews
- Complete a supervised energy rating with a Quality Assurance Designee
- Perform two energy ratings for practice
- Submit all ratings to QA Provider
- Pay a fee for all rating reviews

To find a qualified home energy rater, visit hersindex.com/find-a-hers-rater/.

Learn More!

Visit the Home Energy Score and Home Energy Rating System websites; contact empower@siea.com; visit siea.com/empower; or call 719-647-6250. To learn more about energy-efficient mortgages, visit the Energy Star Energy Efficient Mortgages page.



HOME ENERGY-EFFICIENCY MAKEOVER

UP TO $25,000

The home energy makeover could include but is not limited to:

- heating & cooling
- duct & air sealing
- attic insulation
- lighting
- appliance upgrades
- water heater
- home ventilation
- windows
- solar
- EV charger
- outdoor power equipment
- & more

Participants can apply online or call 800-279-SIEA to request a printable application or an application by mail. Mailed applications will include a self-addressed return envelope.

APPLICATION DEADLINE:
MARCH 31, 2022

CALL 800-279-SIEA TO REQUEST A PRINTABLE APPLICATION

The Internal Revenue Service requires San Isabel Electric Association, Inc. to send a 1099-MISC form to anyone awarded a prize of more than $ 600.00. Please be aware that the home energy efficiency donation may be considered taxable to the recipient at the fair market value of the reward. The recipient of the award should seek the advice of his or her own individual or business tax practitioner.

HOME ENERGY EFFICIENCY MAKEOVER

San Isabel Electric empower

SIEA.COM/HOMEENERGYMAKEOVER