

TillaWatts

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A potential "Tillamook Negawatt" project we're exploring with the Tillamook Public Utility District and Tillamook County Commissioners:

Combining Net-Zero-Energy retrofits of existing homes with accessory dwelling unit ordinances can permit easy partition of the oversized three-bedroom ranch houses that make up the majority of our housing stock and energy demand. That makes possible a win-win-win strategy:

- **"Negawatts" for the electric utility** (ie. us) at a fraction of the cost of any new generation, cutting fossil fuel use, global warming, and foreign debt.
- **"Storm-proof" homes** for residents, who can stay warm in power outages or whatever economic collapse occurs.
- **Affordable housing** at a fraction of the cost of construction.
- **Potential income to retirees** who have lost income from the stock market crash.
- **Enhanced ability of existing utility infrastructure** to serve twice as many residents.
- **Local-employment-intensive investments**, 100-year returns.
- **Better transportation and community** from improved housing density with very little investment.
- **Capacity for electric vehicle transportation** within our renewable hydro-based electrical allotment.

* **Net-Zero-Energy upgrades of existing homes can cut their energy use by 80%.**

* **ADU ordinances allow those homes to accommodate two families instead of one, cutting per-family energy use in half again!**

* **Together, they can improve our efficiency of energy use by 90%!**

ACCESSORY DWELLING UNIT ORDINANCES – The Second Half of the Story:

"ADUs" are a mechanism to create an additional dwelling from a portion of an existing single-family residence, without some of the costly requirements of the Building Code.

COMMUNITY BENEFITS OF ADUs

- Very affordable housing without government subsidies.
- Efficient use of existing housing and infrastructure.
- More density to support transit, neighborhood stores.
- Income for homeowners.
- Better maintenance and neighborhood stability.
- More housing opportunities within existing communities.
- Energy and resource efficiency.

HOMEOWNER BENEFITS OF ADUs:

- Care and support of elderly residents.
- Income allowing people to remain in neighborhood longer, meet rising costs.
- Increased security and companionship.

- Help first-time homeowners meet payments, qualify for mortgages.
- Easy “oversight” of rental property.
- Ability to make best use of existing home after children grow up.

ADU ordinance can be done quickly the way Washington State did – adopting an overall ordinance [for the county] with provision for local areas to “tune” SOME elements of it.

Details of ADU ordinances vary to meet local preferences in areas such as:

- More building on a lot vs. splitting existing
- Building size and lot coverage limitations.
- Parking, and energy upgrade requirements
- Owner-occupancy requirements
- Number of occupants, handicapped access
- Design/appearance requirements
- ADU Occupant requirements, home occupations
- Attached vs. detached ADUs
- Lot size, density, # of ADUs per lot
- Utility service, registration of ADUs

Some elements of an ADU ordinance that should probably NOT be changeable:

- Units must be registered.
- Rents not to exceed affordable by 80% of AMI.
- Energy upgrades required.
- Permanent resident only, not “motel” short-term rentals.

Elements to consider re the upgrades:

- *Require* upgrades on all home *sales*. That is an easy time for doing construction work, and \$\$ are available for any owner portion of costs.
- *Require* NZE on all *new* home construction (this is not far above the state’s “High Performance Home” program and incentive \$\$\$). This will significantly lower TPUD energy demand projections.
- Couple with “tiered” rate structure, to encourage good energy habits.
- Work with cities to adopt similar ADU ordinances and join the program.
- The retrofit program for existing homes would go somewhat beyond the state HPH program, and be tuned to specific coastal conditions.

TillaWatts: Possible Funding Sources

- Federal Tax Credits
- State Tax Credits
- TPUD 10% discount \$\$\$
- TPUD tiered rate structure
- BPA Conservation \$\$\$ pass-through
- Low-income weatherization \$\$\$
- Homeowner reduction of energy bills
- SB201 “Energy Matchmaker” funds

Affordable Comfort, Inc website has huge resources. There is a conference in PDX in early Feb which should be very interesting, and a pilot program nationally that we could get in on.