

INCENTIVES

The following incentives reflect matching amounts from the City of West Bend and Northwest Telephone Cooperative with the City of West Bend paying for the \$250 cost of the rating.

**** 1/2	\$1,750
*****	\$2,250
***** 1/2	\$2,750

PROGRAM GUIDELINES

- The program will run from April 1, 1996 through June 30, 1997.
- One incentive per home buyer.
- One incentive per property.
- A maximum of six home buyers will receive incentives during the program year.

Any decision to continue or discontinue the program will be determined by the West Bend City Council and Northwest Telephone Cooperative.

FOR MORE INFORMATION...

For an application, please contact West Bend City Hall by calling 515-887-2181 or stop by during working hours, Monday through Friday, 8 AM to 4 PM.

CITY OF WEST BEND
301 SOUTH BROADWAY, PO Box 348
WEST BEND, IOWA 50597-0348
TELEPHONE (515) 887-2181
FAX (515) 887-6412

NORTHWEST TELEPHONE COOPERATIVE
P.O. Box 186
HAVELOCK, IOWA 50546
TELEPHONE (800) 247-2776
FAX (712) 776-4444

Residential New Construction Program



Comfort Plus Homes



Comfort Plus Homes

IOWA ASSOCIATION OF MUNICIPAL UTILITIES
6900 NE 14TH STREET, SUITE 27
ANKENY, IOWA 50021-8997
TELEPHONE (515) 289-1999
FAX (515) 289-2499

*Comfortable,
Energy Efficient,
and Affordable*

COMFORT PLUS HOMES

Building a new home or buying a newly constructed home is one of the most important decisions you will ever make. You want to make sure you are getting the best home for your money. For some, this means a bigger kitchen, for others it means detailed woodwork throughout the home. Unfortunately, these things do not increase the comfort of the home, lower its operating costs, or increase your purchasing power.

To help you get the most home for your money, the Iowa Association of Municipal Utilities (IAMU) has teamed with builders, lenders, real estate agents, and your local utility to create the *Comfort Plus Homes* program. A *Comfort Plus Home*:

- 1) Is certified energy efficient,
- 2) Offers superior comfort,
- 3) Provides low energy bills,
- 4) Increases affordability,
- 5) Enhances resale value, and
- 6) Qualifies for a utility incentive.



If you are in the market for a new home, you will want to consider a *Comfort Plus Home*. *Comfort Plus Homes* are built to high energy efficiency and comfort standards. Because of their energy efficiency, a *Comfort Plus Home* qualifies for an Energy Efficient Mortgage (EEM). An EEM is a relatively new financing mechanism which allows the home buyer to qualify for a larger mortgage due to the home's lower energy bills. Check with your local utility for a brochure on what an Energy Efficient Mortgage can do for you.

CERTIFYING ENERGY EFFICIENCY

To certify that the home is indeed "energy efficient", a *Comfort Plus Home* must be rated by a qualified energy rater. Energy Rated Homes of Iowa (ERHI) has been selected to serve as the independent rating agency for the *Comfort Plus Homes* program. Homes are rated on a scale of * to *****½, with *****½ being the highest rating.

A *Comfort Plus Homes* rater will evaluate the home's insulation levels and test the tightness of the home with a blower door. The fewer air leaks, the more efficient and comfortable the home will be. The rater will also calculate the proper size and evaluate the efficiency of the heating and air conditioning equipment.

QUALIFICATIONS

For a new home to qualify for an incentive (see **INCENTIVES** for further details), it must:

- 1) Receive utilities from a participating municipal utility,
- 2) Be a single family detached home,
- 3) Achieve a rating of ④④④④ ½ or better, and
- 4) Have properly sized heating and cooling equipment.

If the home doesn't meet the *Comfort Plus Homes* standard after the initial rating, the rater will provide the builder with a list of improvements that, if installed, will bring the home up to the desired level of efficiency.



Comfort Plus Homes

PROGRAM STEPS

- 1) Builder or owner obtains and completes a *Comfort Plus Homes* application from their local utility. Since proper sizing of equipment is a requirement, a rating is necessary before the heating and cooling equipment is purchased.
- 2) Utility contacts a *Comfort Plus Homes* rater. The utility will pay for the rating.
- 3) If home construction has not begun or is not near completion, the *Comfort Plus Homes* rater will do a preliminary rating and calculate the proper size for the heating and cooling equipment based on the home plans. This gives the builder or owner an idea of the type of construction and the size of equipment required to meet the *Comfort Plus Homes* standard. The builder of a spec home can use this preliminary rating for advertising the home while it's being built. A final rating will not be issued until the home has a final inspection and a blower door test. If the home is completed or near completion the rater will conduct the rating on the finished home. If the equipment is oversized, it will not qualify as a *Comfort Plus Home*.
- 4) If the home rates below ④④④④ ½, the rater will provide the home builder or owner with a list of improvements which would increase the home's rating to a minimum of ④④④④ ½. Another inspection and test will be necessary before a final rating can be issued.
- 5) If the home rates at ④④④④ ½ or more, the builder or owner takes a copy of the final rating to the local utility. If the home is still for sale, the utility will hold the incentive for the purchaser of the home and will present it to them at closing. If it is an owner-built home, the owner will receive the utility incentive.