



February 6, 2017

Chair Evans, Members of the Committee
House Committee on Veterans & Emergency Preparedness
900 Court Street NE
Salem, Oregon 97301

RE: Support for House Bill 2140, requiring seller of real property to disclose seismic risk in seller's property disclosure statement

Dear Chair Evans and Members of the Committee:

Enhabit is pleased to provide this unique information in SUPPORT of HB2140.

Enhabit, formerly Clean Energy Works, is an Oregon non-profit that has worked with local contractors to help motivate and facilitate over 5,000 Oregon families to retrofit their homes for improved energy efficiency, affordability, seismic strengthening, health-related improvements and other upgrades.

We know from our work with thousands of customers that clear information about a home empowers homebuyers to make better choices. This also affects the knowledge base in the entire market, and thus gives homeowners a tangible value (an immediate return on investment) for important improvements they make on their homes. This basic information – sometimes coupled with programs and incentives – can be crucial for accelerating adoption of these important improvements. These lasting improvements help create local jobs, improve the safety, value and durability of our housing stock, and ultimately help build more resilient communities.

Enhabit has unique experience performing seismic upgrades for homeowners working with local contractors. For over three years we have collaborated with FEMA, the State Office of Emergency Management, and the Portland Bureau of Emergency Management to design and implement seismic retrofit programs. From this work we have seen tremendous interest and concern from the public, and a clear need for this information defined in HB2140.

- In June of 2015 the *New Yorker* rocked the northwest when they published the Pulitzer Prize winning article "The Really Big One," over 4,000 homeowners signed up with Enhabit to potentially receive assistance in bolting their homes to their foundations.
- Since only 150 families could be served by the grant-funded program, many homeowners have gone ahead to do the work themselves (nearly as many as have been served by the program). This work, and work outside our programs, have kept several local contractors busy, and growth has the potential to create many more good, local construction jobs.
- Over 1,000 Oregonians have downloaded our earthquake preparedness guide, a comprehensive resource for homeowners concerned about this issue.

There is a clear demonstrated interest among Oregonians for this information, and it is essential for homebuyers to be able to make good decisions. This simple disclosure at the time of sale is an ideal time to help inform and educate homeowners. More information in this area will help lead to safer families, good work in our local companies, and more resilient communities.

Sincerely,

Tim Miller
CEO, Enhabit