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# San Juan County

## Home Energy Rebates Work & Listening Session

**Report out to San Juan County Commission**

*May 19, 2026*

Drew Cooper and Caitlin McLennan

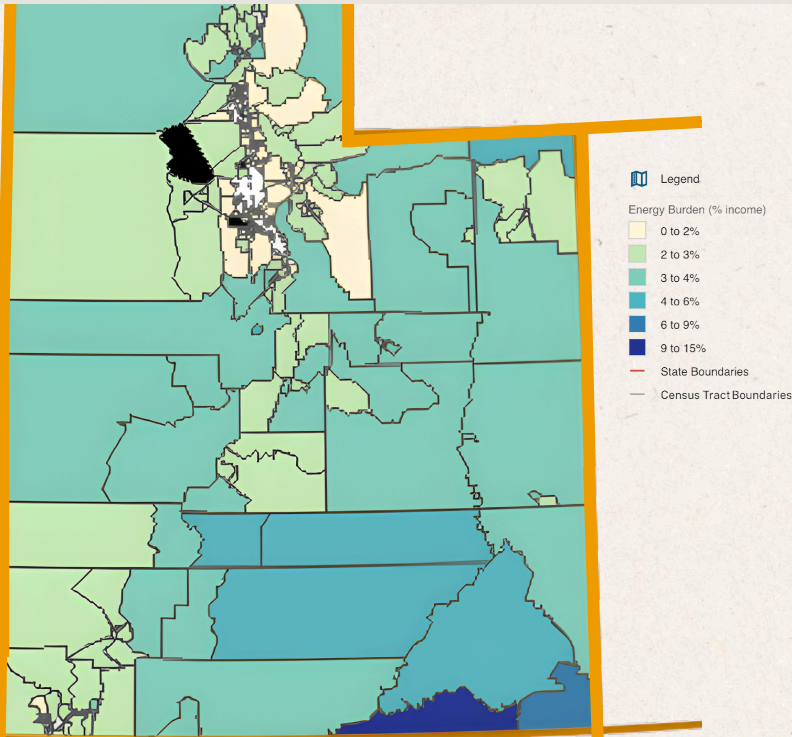
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# **What makes our County's energy affordability unique?**

*Establishing the need for residential weatherization and energy efficiency funding in San Juan County.*



# Energy Burden in San Juan County



Residents of San Juan County have **a much higher average energy burden of 7%**, compared to **Utah's statewide average of 2%**.

The average family in Monument Valley spends **\$3,431 on energy costs. That's a 9% energy burden.**

*Spring and Summer 2023*

# Community Energy Efficiency Upgrade Survey

**316**

**households**  
surveyed

**across**

**7**  
*Utah Chapters.*

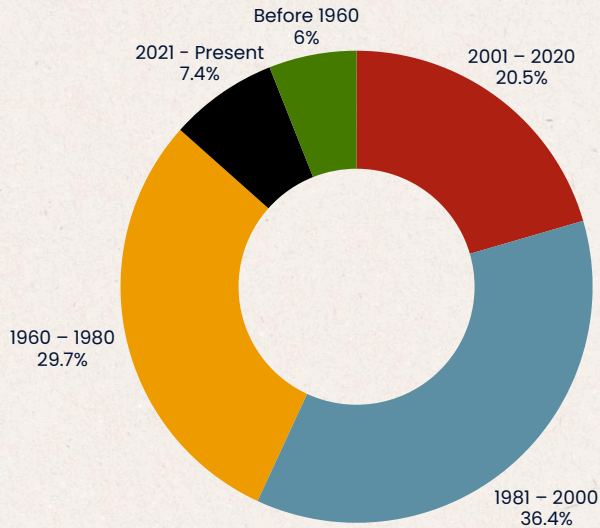
## Top findings:

- 95.6% of those surveyed indicated they would like weatherization performed in their home.
- Most sought after improvements include: new doors, insulation, and new windows were mentioned most, in order.
- Wood stoves are overwhelmingly the most common current heating system with 272 mentions, far surpassing the next most common, space Heaters/Electric Radiant Heaters.

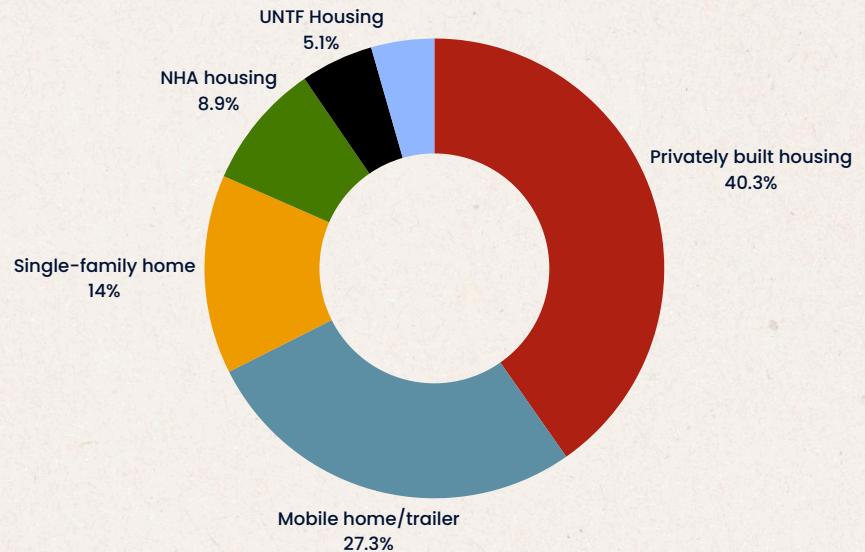
## Community Energy Efficiency Upgrade Survey

# Housing Stock trends

### Age of Housing Stock Surveyed



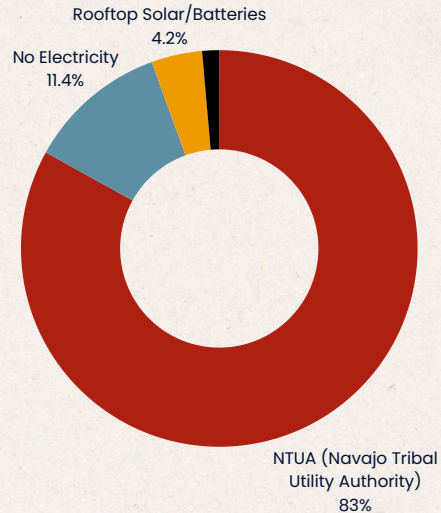
### Type of Homes Surveyed



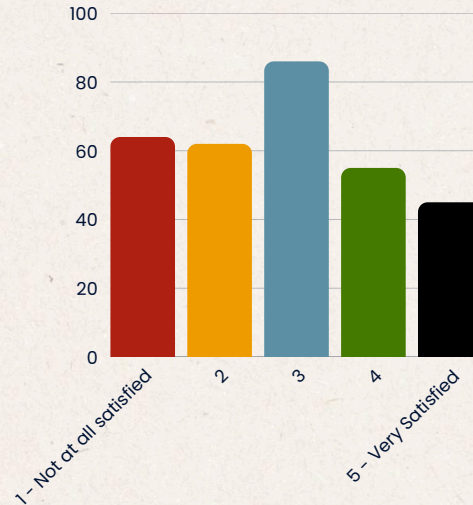
# Community Energy Efficiency Upgrade Survey

## Housing Stock trends

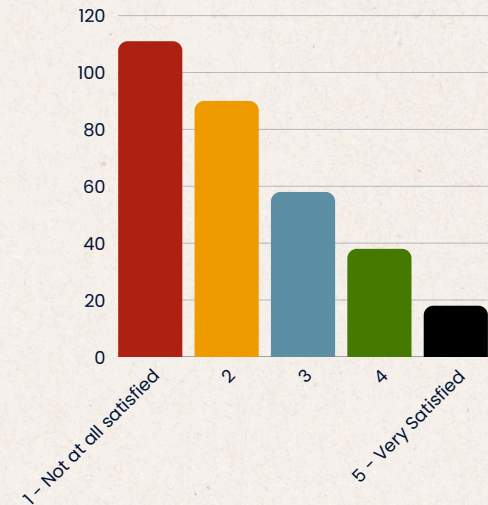
### Electricity Source



### Heating System: Satisfaction Levels



### Cooling System: Satisfaction Levels



An aerial photograph of a desert landscape. A dirt road winds through the terrain, leading to a small cluster of buildings and parked vehicles. The ground is sandy and sparsely vegetated. The sky is clear and blue.

# About the Home Energy & Efficiency Rebate Programs

Home Energy Performance Based, Whole House Rebate, or “Homes”

# Home Efficiency Rebates

**Total Funding: \$50,698,180**

- Rebate amount based on improvement of the overall energy performance of a single-family home (SFH) or multi-family building (MFB)
- If household is low or moderate income (LMI) household: Rebate covers 80% of project cost, rebate covers 50% of costs for all other households

**Tribal Lands Set Aside: ~\$8 Million**

**Table 1. HOMES Rebates Based on Modeled Energy Savings for Single-Family Homes**

	Rebate	Rebate Cap
at least 20% energy savings, but less than 35%		
if LMI household	80% of cost	\$4,000
all other households	50% of cost	\$2,000
at least 35% energy savings		
if LMI household	80% of cost	\$8,000
all other households	50% of cost	\$4,000

**Source:** §50121(c) of Inflation Reduction Act of 2022 (P.L. 117-169).

**Notes:** IRA defines LMI households to have income below 80% of the area median income for purposes of HOMES rebates.

# HOMES Program: The greater the energy savings, the larger the rebate.

<b>Level of Home Energy Savings</b>	<b><u>Above</u> 80% AMI Rebate Value</b>	<b><u>Under</u> 80% AMI Rebate Value</b>
20% to 34% energy savings	50% of the cost up to \$2,000*	80% of the cost up to \$4,000*
35% or greater energy savings	50% of the cost up to \$4,000*	80% of the cost up to \$8,000*

Known as “HER” or “HEAR”

# Home Electrification or Appliance Rebates

**Total Funding: \$50,403,030** | HEEHRA generally limited to \$14,000 per household\*

Authorizes point-of-sale rebates for purchases on new energy-efficient appliances:



up to \$8,000

Heat pumps for space heating



up to \$840

Heat pumps for clothes dryers or stoves



up to \$1,750

Electric water heaters

up to \$4,000



Electric load service center upgrade

up to \$1,600



Insulation, air sealing, and ventilation

up to \$2,500



Electric wiring upgrade

# HER/HEAR rebates are tiered based on annual median income:

<b>Below 80% AMI</b>	<b><u>Above</u> 80% AMI but not greater than 150%</b>	Above 150% AMI
May claim rebate for the full expense of the upgrade up to \$14,000	Eligible for rebates of 50% of their costs, up to \$14,000	Generally not eligible

# What we heard

Reporting out on barriers, benefits, and opportunities for San Juan County.

MINIMIZE BARRIERS?

super sticky super collantes súper adhesivas

CONT. 30 L x 25 IN/PU/PULG. x 30 IN/PO (63,5 cm x 76,2 cm) 5.2 FT<sup>2</sup>/PPF (0,483 m<sup>2</sup>)

FEUILLES BLOC DE HOJAS  
lantes súper adhesivas

CONT. 30 L x 25 IN/PU/PULG. x 30 IN/PO (63,5 cm x 76,2 cm)

INTERAC

no need

2-3 person

- digital

w/ penne

Connect lia

existing gra

NAP waitli

Daycare les

4-hour ses

reach

ONLY

of app.

nect w

cannot

vials to

avajo M

contract

all limitations - figure out what l  
or caused ved to

Chapter 100, zoning rules  
"single family" Community  
with separate units  
"SFR" - "SFR" -  
"SFR" - "SFR" -  
"SFR" - "SFR" -  
"SFR" - "SFR" -

Chapter CSN  
Educate them  
w/ 50% rule, etc.  
Local of  
Contractors

1. Very common  
information - 100%  
information - 100%  
information - 100%  
information - 100%  
information - 100%

NEEDED

to be visited

eviate barriers to contractors + MAX out bens re:  
jobs + economic development →



# Maximizing Outreach

- Hire community liaisons, fluent in Diné bizaad (Navajo language).
  - Liaisons should also be knowledgeable on other services and programs offered in the area.
- Prioritize those on WAP and HEAT lists across the state.
- Make information readily visible in places beyond Chapter Houses, including gas stations, high schools, day care centers, and health centers like UNHS locations, radio stations, and news channels.

7 ensure language access  
7 understand geographical limitations like Navajo  
VP w/ solutions for contractors/providers  
to understand all limitations - figure out what hasn't worked  
or caused red tape (home site)  
leases

# Key Recommendations

**1** Maintain consistent communication on the status of the program with Chapter Houses and local governments in the County.

**2** Establish a closed contractor network and ensure consumers are responsible for the remaining cost of work performed to the contractor, *after* work is complete.

**3** Consider “triaging” or bundling residential rebate projects in San Juan County and other rural areas in the state to generate sustained program demand.

**4** Include local hire and training hour requirements on the Request for Qualifications requirements for contractors applying to the closed contractors list.

# Any questions?

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United Today, Stronger Tomorrow (UTST) is an organizing project working across the Upper Mid- and Mountain West. We partner with grassroots leaders and community organizations to make sure governments and corporations are building a better future for families, friends, and neighbors.

**UnitedToday.org**

# Thank you!

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