



2025 High Efficiency Homes (HEH) Manual

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1. Introduction

1.1 Overview

The 2025 High Efficiency Homes (HEH) Program was developed by CenterPoint Energy to provide incentives to local builders who build and certify high-performance and ENERGY STAR® homes. These homes use less energy than those built only to the Texas residential building code, providing homeowners with a more comfortable home that operates for less money. An independent third-party home energy rater assesses every home in this Program to ensure it meets strict energy efficiency specifications, which results in lower utility bills and a cleaner environment.

This Program has been developed to comply with Texas' energy efficiency goals as outlined by the Public Utility Commission of Texas (PUCT) Substantive Rule §25.181. Participants in the 2025 HEH Program must meet the eligibility criteria, read this manual, comply with all program rules and procedures, and enter into a Standard Agreement with CenterPoint Energy.

1.2 Background

In 1999, the Texas Legislature passed Senate Bill 7 (SB7) which restructured the state's electric utility industry. The bill requires each investor-owned electric utility to reduce Texas customers' energy consumption by a minimum of 10% of the utility's annual growth in demand. Utilities must achieve this goal through standard offer programs or limited target market transformation programs that reduce energy consumption. In March of 2000, the PUCT passed Substantive Rule §25.181, which implements the energy efficiency goal of SB7. Interested parties, the state's investor-owned utilities, and PUCT staff then developed templates for energy efficiency programs that were adopted and are now offered and administered throughout Texas by the investor-owned utilities. In September 2007, House Bill 3693 set new Energy Efficiency Goals for electric utilities in Texas. The bill requires each investor-owned electric utility to reduce Texas customers' energy consumption by a minimum of 30% of the utility's annual growth in 2014.

1.3 Goals

The HEH program's main goal is to continue advancing efficient technology in new home construction in the CenterPoint Energy electric service area. The HEH program aims to increase visibility, awareness, and the benefits of efficient technology in the new home market.

2. Guidelines

CenterPoint Energy strives to adhere to all rules and regulations established in the Technical Resource Manual (TRM) as administered by the PUCT. In line with this effort, CenterPoint Energy reviews its Energy Efficiency Programs and evaluates general program recommendations annually. The outcome of this review may result in periodic updates to this manual. The Sponsor/Participant is responsible for reading the 2025 HEH Program Manual in its entirety.

3. Program Requirements

3.1 Program Description

The CenterPoint Energy HEH program works closely with builders and raters in the Houston market to promote incentives and education to reduce market barriers and encourage the adoption of energy-efficient equipment and best practices in new construction homes. TRC's dedicated program team will work closely with CenterPoint Energy Program staff to support builders, raters, and other market actors in achieving success in the CenterPoint Energy High Efficiency Homes Program.

3.2 Program Participant Requirements

3.2.1 Home location

The homes must be located within the Greater-Houston area of CenterPoint Energy's service territory and receive electric distribution from CenterPoint Energy. Ultimately, this will be evident with the placement of a permanent electric utility revenue meter and the assignment of an ESI ID to the property address.

3.2.2 Build and Meter Set Date

Only homes built within the following date boundaries of the 2025 Program will be eligible:

- The CenterPoint Energy permanent utility revenue meter must be set on or after September 1st, 2024
- The home must be rated and registered with RESNET

3.2.3 Home Builders

- Obtain builder permits as necessary to design, build, and market high-efficiency homes that receive a CenterPoint Energy permanent revenue meter
- Retain the services of a RESNET-approved energy rater to inspect and test the home as needed
- Ensure all installed heating and cooling equipment efficiencies have an active AHRI Certificate of efficiency
- Coordinate with the HERS Rater and HVAC contractor to provide the program with information required to process the new home application
- Cooperate with information requests, including Quality Assurance/Quality Control or other field inspection requests

3.2.4 HERS Raters

- Inspect and test homes appropriate to the energy code enforced in the new homes jurisdiction
- Register the homes with the RESNET HERS Index Registry
- Provide the RESNET Registry ID with each new home incentive application
- Complete and provide inspection reports that demonstrate compliance with all requirements of this guide upon request

3.2.5 HVAC contractors

- Install only AHRI certified heating and cooling equipment that meets the SEER2 and/or HSPF2 expectations of the home builder and meets all applicable standards including installation best practices
- Provide HERS Rater and/or builder with information related to the efficiency of the home, including space conditioning efficiencies and mechanical ventilation flow rates (cfm), run-time (hours), and wattage of the fan providing fresh air ventilation (if known and applicable)
- Provide the AHRI number of the certified equipment to the home builder and/or rater

3.3 Eligible Energy Efficiency Measures and Program Incentives

The High Efficiency Homes (HEH) Program has the following incentives available to home builders and raters for completed homes submitted to the Program within the timeframe that constitutes the program year and meets all eligibility requirements.

Incentives are available to home builders for DOE Zero Energy Ready Home certification, ENERGY STAR certification and RESNET HERS rated homes.

Incentives

Performance packages per home		
	Incentive	Savings threshold
DOE ZERH certification	\$600	2000 kWh
ENERGY STAR-certified v3.2	\$300	1000 kWh
ENERGY STAR-certified v3.1	\$150	800 kWh
RESNET HERS rated	\$75	400 kWh

Add-on incentives				
AC units	15.2-15.9 SEER2		16 SEER2 +	
	\$25/ton		\$50/ton	
Heat pump systems	8.5-9.5 HSPF2	9.5-11 HSPF2	11-12 HSPF2	12+ HSPF2
	\$75 per ton	\$100 per ton	\$125 per ton	\$150/ton
ENERGY STAR-qualified heat pump water heater			\$500 each	
ENERGY STAR-qualified smart thermostat			\$25/thermostat	
ENERGY STAR-qualified electric vehicle charger			\$35/level 2 electric vehicle supply equipment (EVSE)	
Roof mounted solar PV (DOE ZERH only, 5 kW cap)			\$250/kW	
Rater bonus			\$15/home	

All incentives are provided directly to home builders or raters, not to individual homeowners.

4. Registration and Enrollment

4.1 Database

CenterPoint Energy uses a platform, AEG Vision, for Program Participant applications, approval, data collection, and incentive processing. CenterPoint Energy will continue to utilize the Vision platform for data collection and incentive processing. Please feel free to contact Julia Emerson at (281) 841-9927 if you have questions or need help with an application.

New participants, both builders and their raters, need to register in the CenterPoint Energy Sponsor Portal and receive approval from their accounts payable department to receive program payments. Please visit <https://cnpsponsor.programprocessing.com/> to register.

New and existing participating home builders can enroll for the 2025 program by completing the Home Builder Participation Application.

The information listed below is required of all project Participants:

- Builder and Rater Participation Agreements
- W9
- Vendor Master Agreement

4.2 Application Review Procedures

Applications are uploaded via CenterPoint Energy's AEG Vision portal. Applications are then reviewed and processed by the 20th of every month. Payments are then distributed within 30 days from processing to approval.

CenterPoint Energy reserves the right to limit or disqualify Sponsors who have performed poorly in previous HEH Programs. CenterPoint Energy may also reject a project application if:

- Project application is received after the Program is fully subscribed
- Project fails to meet eligibility requirements
- Participant is unresponsive to requests for additional information
- Participant has made material misrepresentations in the project application
- Participant fails to comply with applicable federal, state and/or local laws or regulations
- CenterPoint Program Manager determines that the Participant is incapable of fulfilling the terms and conditions of the HEH Program

5. Program Implementation

TRC performs several functions to help facilitate your participation and serves as your day-to-day point of contact.

5.1 Application for Incentives

An individual request for an incentive must be completed for each home. The program is overseen by a third-party evaluator that requires certain data points be collected to ensure the integrity, validity, and accuracy of efficiency claims. To this end, the program must collect numerous pieces of data to support the incentive payment and the claimed energy savings. We thank you in advance for supporting this effort.

5.2 Allocations and Milestones

Two allocations will be awarded to home builders, one at the start of the program year and another halfway through which must be 100% used by the end dates outlined below. The allocation amount is determined by the overall program budget, home builders' historic and projected sales of efficient program-qualified equipment, and the number of participating home builders. Home builders should submit qualifying claims on a timely and regular basis, which provides CenterPoint Energy and TRC with a clear picture of program status.

Builders and raters are encouraged to continue submitting until the end of the program year. Applications that exceed the allocation amount will be placed on a waitlist "On Hold". Projects on hold may be paid at a reduced rate as a bonus at CenterPoint Energy's discretion if funding becomes available at a later date.

Performance Requirements	Date
First Allocation	March 21
Second Allocation	August 21

Home builders who exceed or fall below the milestones may see their allocations rebalanced to reflect the pace of activity and funding availability. Program staff will regularly evaluate progress and reallocate incentives as necessary to expend program funds and meet or exceed program goals.

5.3 Training

The program staff can guide home builders in how to best promote energy-efficient program branding, communicate the associated benefits of buying a high-efficiency home, and improve their homes' energy performance.

The program can also provide the following support to program participants upon request:

- Program, operational, and technical leaders are available to guide home builders through the lifecycle of the program
- Plan reviews and performance consulting to determine the most appropriate, cost-effective measures needed to build high-efficiency homes
- Support for home builder marketing staff to help successfully integrate High-Efficiency Homes into corporate messaging

5.4 Quality Data Assurance

Continuous improvement is an important goal of this program. As part of the program's quality assurance and control procedures (QA/QC) builders/raters will be required to provide a field inspection report for a percentage of homes upon request to verify that installed products match incentive claims made. The results of QA/QC will be shared with home builders as needed.

All measures installed in the HEH Program must conform to or exceed the standards listed in the [TRM](#). If measures installed do not meet these standards, they will not be eligible for incentives.

5.5 Field Inspections

CenterPoint Energy can and will inspect and performance test a random selection of homes. By participating in the program home builders agree to this procedure. CenterPoint Energy staff will work with participating HERS raters to design field inspection requests and scheduling processes.

5.6 Other Important Program Information

CenterPoint Energy will not reimburse any project participant for any costs incurred by participating in the HEH Program, other than those specified in the Participation Agreement. CenterPoint Energy's HEH Program is subject to oversight by the PUCT, which may request a copy of any HEH materials that CNP receives. Sensitive information submitted by the Participant to CNP will be fully treated confidentially and will not be provided directly to outside parties other than the PUCT. CenterPoint Energy will have no liability to any project sponsor or other party due to public disclosure of any submittals.

CenterPoint Energy may change the HEH Program's guidelines, measures and/or incentive amounts at any time for any reason.

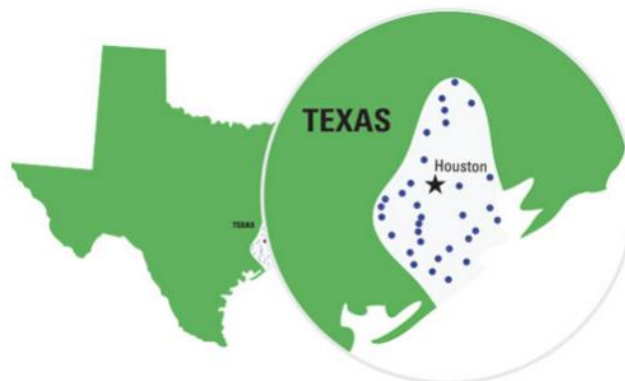
Appendix A: CenterPoint Energy Electric Service Territory

Gas and Electric

Alvin***	League City***
Angleton**	Liverpool*
Baytown*	Manvel*
Beach City*	Meadows Place*
Beasley*	Missouri City*
Bellaire*	Mont Belvieu*
Brookshire*	Morgan's Point*
Brookside Village*	Nassau Bay*
Bunker Hill Village*	Needville*
Clear Lake Shores*	New Waverly*
Clute*	Oak Ridge North*
Conroe** *	Orchard*
Cut and Shoot**	Oyster Creek*
Danbury*	Panorama Village*
Deer Park*	Pasadena*
Dickinson***	Pearland**
East Bernard*	Piney Point Village*
El Lago*	Pleak*
Freeport*	Richmond*
Friendswood***	Richwood*
Galena Park*	Roman Forest*
Hedwig Village*	Rosenberg*
Hillcrest Village*	Santa Fe*
Hilshire Village*	Seabrook*
Hitchcock*	Shenandoah**
Houston*	Shoreacres*
Humble*	South Houston*
Hunters Creek Village*	Southside Place*
Jacinto City*	Spring Valley*
Jersey Village*	Stafford*
Jones Creek*	Sugar Land*
Katy*	Taylor Lake Village*
Kemah*	Texas City***
Kendleton*	Wallis*
La Marque***	Webster*
La Porte*	West Columbia***
Lake Jackson*	West University Place*
	Wharton*
	Willis**

Electric Only

Arocola
Bonney
Brazos Country
Cove
Fairchilds
Galveston
Iowa Colony
Jamaica Beach Village
Magnolia
Old-River Winfree
Pattison
Pine Island
Prairie View
Quintana
San Felipe
Sandy Point
Thompsons
Tiki Island
Tomball
Waller



*** Indicates customers with electric and gas services**

**** Indicates customers with gas services only**

***** Indicates customers with gas services and a minority of customers with electric services**

- See more at: <http://www.centerpointenergy.com/en-us/Corp/Pages/communities-we-serve-HO.aspx>

Appendix B: ENERGY STAR Certified Qualified Product List

All ENERGY STAR qualifying equipment must be field verified by the Energy Advisor. An updated list of all ENERGY STAR qualifying equipment is maintained on the ENERGY STAR website, accessible here:
www.energystar.gov/productfinder/advanced

The ENERGY STAR QPL is updated regularly. Please alert program management if a qualifying product is not a selection on the incentive application to have it added.

Smart Thermostats

Use the link for an up-to-date list of eligible Smart Thermostats:
www.energystar.gov/productfinder/product/certified-connected-thermostats/results

Hybrid Heat Pump Water Heaters

Use the link for an up-to-date list of eligible Hybrid Heat Pump Water Heaters:
www.energystar.gov/productfinder/product/certified-water-heaters/results

Electric Vehicle Chargers

Use the link for an up-to-date list of eligible Electric Vehicle Chargers:
www.energystar.gov/productfinder/product/certified-evse/results

Appendix C: AHRI Information

Electric space heating and cooling efficiency levels must be demonstrated with a printed AHRI certificate of efficiency or a numerical equivalent, "AHRI Number". The directory can be found here: www.ahridirectory.org

Routinely, AHRI certificates "expire" and fall into discontinued or obsolete statuses – these are no longer considered "certified" AHRI certificates. See the AHRI user guide for more information.



Eligible for Federal Tax Credit

AHRI CERTIFIED®
www.ahridirectory.org

Certificate of Product Ratings

AHRI Certified Reference Number : 204277891 **Date : 02-09-2023** **Model Status : Active**

AHRI Type : RCU-A-CB (Split System: Air-Cooled Condensing Unit, Coil with Blower)

Outdoor Unit Brand Name : RUUD

Outdoor Unit Model Number (Condenser or Single Package) : RA1624AJ1

Indoor Unit Model Number (Evaporator and/or Air Handler) : RCF2417STA

Furnace Model Number : R801CA050314M

Region : All (AK, AL, AR, AZ, CA, CO, CT, DC, DE, FL, GA, HI, ID, IL, IA, IN, KS, KY, LA, MA, MD, ME, MI, MN, MO, MS, MT, NC, ND, NE, NH, NJ, NM, NV, NY, OH, OK, OR, PA, RI, SC, SD, TN, TX, UT, VA, VT, WA, WV, WI, WY, U.S. Territories)

Region Note : Central air conditioners manufactured prior to January 1, 2015 are eligible to be installed in all regions until June 30, 2016. Beginning July 1, 2016 central air conditioners can only be installed in region(s) for which they meet the regional efficiency requirement.

The manufacturer of this RUUD product is responsible for the rating of this system combination.

Rated as follows in accordance with the latest edition of AHRI 210/240 - 2017 with Addendum 1, Performance Rating of Unitary Air-Conditioning & Air-Source Heat Pump Equipment and subject to rating accuracy by AHRI-sponsored, independent, third party testing:

Cooling Capacity (A2) - Single or High Stage (95F), btuh : 22800

SEER : 16.00

EER (A2) - Single or High Stage (95F) : 13.00

AHRI CERTIFIED®
www.ahridirectory.org

The program recommends saving printed / electronically stored AHRI certificates for every combination planned for installation in 2025 for participating homes.