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HIGH-PERFORMANCE HOMES INSIDER

We're excited to bring you the latest from the **TNMP High-Performance Homes (HPH) Program!** As cooler temperatures begin to arrive and we transition into the fall season, we want to take a moment to thank you for your continued partnership to the TNMP High-Performance Homes Program.

In this issue, we have included a section on **Understanding the Texas Electricity Market**, especially helpful for builders operating across multiple states or those less familiar with Texas' deregulated market structure.

As always, we are here to support you. Please feel free to contact your Account Manager with any questions or if there's anything you need.

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2026 Program Documents and Milestones

Stay on track with key dates and required documentation for the 2026 TNMP Energy Efficiency Program. Use the resources below to ensure timely submissions and full program compliance.

Date	Performance Milestone Date Requirements
April 30, 2026	At least 20% of total committed homes/systems must be <u>entered</u> on the Program's online system; Homebuilder must have selected at least one preferred HERS Rater or Contractor to the online system.
June 30, 2026	At least 60% of total committed homes/systems must be <u>entered</u> on the Program's online system <u>and</u> the required documentation for the invoiced homes must be uploaded to the online system.
September 30, 2026	At least 85% of total committed homes/systems must be <u>invoiced</u> on the Program's online system <u>and</u> the required documentation for the invoiced homes must be uploaded to the online system.
November 30, 2026	100% of total committed homes/systems must be <u>invoiced</u> on the Program's online system <u>and</u> the required documentation for the invoiced homes must be uploaded to the online system.

Check out the [TNMP Energy Efficiency](#) website to explore program details and access essential documents.

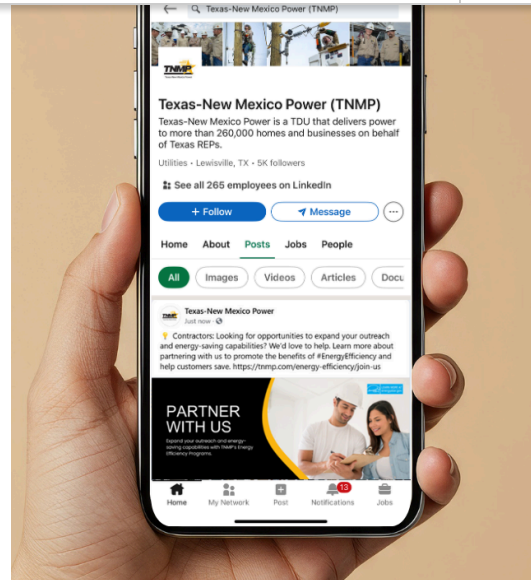
- [Online Tracking System](#)
- [Program Guide](#)
- [Builder Participation Agreement](#)
- [HERS Rater Participation Agreement](#)

Marketing Updates

We are spreading the word on social media! Help us amplify the message!

Share TNMP's content to boost community participation and attract more homeowners to build with you!

Follow TNMP



Understanding the Texas Electricity Market

While many of our home builders are born and raised in Texas, some builders may operate in multiple states and may not be familiar with working in a deregulated electricity market. If that is the case, see below to learn more about the Texas electricity market and how it might affect your business.

Why is Texas a Deregulated Market?

Before deregulation, electric utilities generated, delivered and sold electricity to customers in their service territory. Customers had no choice in their provider, and prices were set through regulation instead of competition. In 1999, Texas lawmakers passed Senate Bill 7 to break up monopolies and introduce market competition. This also required each part of electricity service (generation, transmission, retail sales) to be provided by different companies.

What are the Benefits of a Deregulated Market?

Texas policymakers believed that adding competition in the electricity market would bring many benefits for customers. These include lower prices, improved service, increased innovation, and greater investment in power generation and infrastructure. Since its implementation in 2002, the results on price and reliability have actually been mixed over time. The deregulated model has provided customers greater control in choosing their electricity provider, and

What are the Drawbacks of a Deregulated Market?

As mentioned above, the results of a deregulated market have been mixed over time. Although customers have more control over their provider, they must also actively manage their electricity service and be willing to change plans to optimize their rates. Energy prices in a deregulated market are more volatile than in regulated states and can be higher on average. Texas also uses an “energy-only” market where power generators are compensated only when producing electricity. This structure can reduce incentives to maintain backup capacity, potentially creating reliability concerns during extreme events (such as the Winter storm in 2021).

What Challenges do Home Builders Experience in a Deregulated Market?

One of the biggest challenges for home builders working in a deregulated electricity market is effectively communicating cost savings to customers. Convincing potential home buyers of the benefits of a high-performance home is more difficult in Texas because electricity prices are variable and depend on the selected provider and plan. While builders in regulated markets can say “This upgrade will save your home \$X per year”, builders in a deregulated market must use more nuanced messaging that reflects variability in energy costs.

What Opportunities do Home Builders Have in a Deregulated Market?

In a deregulated electricity market, energy costs can be complex and volatile for our customers, but this can also create opportunities for builders. Home builders can position high-efficiency, high-performance homes as a way to help customers better manage and reduce their energy usage regardless of their electricity plan. These homes can automatically optimize energy consumption, helping homeowners achieve more consistent and potentially lower utility bills without needing to frequently change providers or plans. A builder that can effectively communicate the benefits of high-performance homes can find a lot of success in this market.

Networking Opportunities + Events



BS (Building Science) + Beer

Join other building science enthusiasts at local breweries every month!

DFW Chapter - [DFW Instagram](#)

Houston Chapter - [Houston Instagram](#)

RESNET 2027 Conference Update

RESNET announced there will not be a Conference in 2027. They will instead delivering professional development through monthly technical and leadership sessions.

Check the [RESNET Event Website](#) for updates.

Upcoming GHBA Events

[Homebuilding and Remodeling Expo](#)

October 15

[Witches Who Bunco!](#)

October 22

Register on [GHBA Website](#).

Upcoming DBA Events

[Dallas Division](#)

October 8

[Boos and Booze, PWB](#)

October 21

Register on [DBA Website](#).



ENERGY STAR Update

Earlier this year, the EPA and DOE signed a Memorandum of Agreement to move ENERGY STAR's primary leadership and administration to the DOE. The complete transition of trademarks, databases, and IT systems is scheduled to finish by July 2027.

Visit the [DOE's Website](#) to review the Transition Plan.

Questions?

We're here to help. Contact our program support team.

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