

Energy Benchmarking Requirements for Multifamily Properties

Energy Benchmarking is the process of aggregating energy usage across multifamily properties and then comparing similar properties. Many large cities have adopted an energy benchmarking ordinance which requires commercial and multifamily building owners to report building energy and water usage through EPA's Portfolio Manager benchmarking tool. Portfolio Manager utilizes a 1 – 100 scoring system to benchmark buildings against a baseline of peer facilities. Your annual EPA score describes how your building rates on energy performance against the median score within your property segment across the country. A score of 50 is the median. A score of 67 means your property is performing better than 67% of all similar properties.



If you have properties located in one of the following 17 cities, and that meet or exceed the square footage/unit threshold, you are required to report their 2016 energy and water usage data through Portfolio Manager.

Multifamily Benchmarking Requirements

- Atlanta, GA - 25,000 square feet or larger
- Austin, TX – Commercial only
- Berkeley, CA - 25,000 square feet or larger
- Boston, MA - 35,000 square feet or larger or 35 units or larger
- Cambridge, MA - 50 units or larger
- Chicago, IL - 50,000 square feet or larger
- Denver, CO - 50,000 square feet or larger
- Evanston, IL - 100,000 square feet or larger
- Kansas City, MO - 100,000 square feet or larger
- Los Angeles, CA - 100,000 square feet or larger
- New York City, NY - 50,000 square feet or larger
- Orlando, FL - 50,000 square feet or larger
- Philadelphia, PA - 50,000 square feet or larger
- Portland, ME - 50 units or larger
- Seattle, WA - 20,000 square feet or larger
- St. Louis, MO - 50,000 square feet or larger
- Washington, DC - 50,000 square feet or larger

AUM has already helped hundreds of multifamily properties like yours comply with mandated benchmarking requirements. We'll gather, validate and upload your property characteristics as well as energy and water usage data necessary to ensure compliance with all filing requirements. And we can help you take advantage of green lending options through Fannie May and Freddie Mac.

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Our process to ensure your compliance with local benchmarking ordinances is as follows:

1. Set up each property in the EPA Portfolio Manager (PM) system and load all survey data
2. Work with the local electric, gas and water utilities to obtain whole building usage data
3. Present each property with their Annual PM 1-100 Score, Energy Use Intensity (EUI), and Greenhouse Gas Emissions
4. Outline opportunities to improve your property's energy efficiency and corresponding economics for implementing any Energy Conservation Programs

We can also assist you in securing better loan rates and find the best green lending opportunity for you from Freddie Mac or Fannie Mae.

Freddie Mac

- Program options: Green Assessment, Green Assessment Plus, Green Up, Green Up Plus
- Reimbursement up to \$3,500 of the cost of the report when the borrower closes a loan with Freddie Mac
- Freddie Mac will underwrite up to 75% of projected energy savings
<http://www.freddiemac.com/multifamily/product/green-advantage.html>



Fannie Mae

- Program options: Green Rewards, Green Building Certification, Green Preservation Plus
- Audit paid 100% by Fannie Mae
- Lower interest rates
- Underwrite up to 75% of owner's and 25% of tenant's cost savings
<https://www.fanniemae.com/multifamily/green-initiative-financing>

To talk with an AUM representative about your energy benchmarking requirements and green lending opportunities, [click here](#).