

Sample letter to Local Utility Provider

(NAME OF COMPANY) is the owner of (Number of units/Number of communities) apartment homes in (NAME OF UTILITY PROVIDER) service area. We are committed to providing our residents a high-quality environment that requires careful attention to property operations and maintenance. An essential aspect of that commitment is the enhancement and monitoring of the energy performance of our buildings. Our efforts are currently constrained by (NAME OF UTILITY) being unable to provide owners of multi-tenanted properties with aggregated whole building energy consumption data.

Accurate whole building energy data is essential to our efforts to benchmark and monitor the performance of our properties. Energy consumption in resident-controlled spaces represents a significant share of total energy usage on our properties. Information about common area spaces under the control of the property manager is insufficient to provide the full picture we are seeking when making important capital investment decisions to enhance building performance. The inability to access this data also limits opportunities to access financing programs that would enable us to enhance the value of our property and provide benefits to our residents.

EPA's Energy Star Program for multifamily properties is predicated on aggregated whole building energy data. According to the recent EPA *DataTrends* study, buildings that consistently benchmark energy use can save an average of 2.4 percent per year.¹ However, we can only effectively benchmark buildings when we have access to accurate whole building energy usage data – and currently, we are unable to access this aggregated data.

The Department of Energy has facilitated collaborations involving several utilities and cities around the country that demonstrate the feasibility of providing building owners this information in a way that protects individual consumer privacy, provides data in an electronic format that can be integrated into the benchmarking tools like EPA's Portfolio Manager database and is available on a monthly, rather than annual basis, so that incremental changes can be documented.

A national survey of over 120,000 apartment renters conducted by NMHC and Kingsley Associates² found that increasingly, our residents are concerned with environmental quality issues. They value green and sustainable features and programs ranging from access to transit, waste recycling and energy efficient appliances and green building designations. We share a mutual desire to provide quality customer service. We encourage you to move forward with the development of a program that provides access to this essential building information.

Sincerely,

¹https://www.energystar.gov/sites/default/files/buildings/tools/DataTrends_Savings_20121002.pdf

²<https://www.dropbox.com/s/xrjz4zlua6ykt60/NMHC%20Kingsley%20Study%20Green%20Renter%20Preferences.pdf?dl=0>