

8.3 Benchmark Energy and Water Use for Multifamily Housing

5 Points

10 Points

15 Points

Objective

Encourage multifamily property owners to analyze energy and water use data over time and implement projects to improve building energy performance, save money, and reduce carbon emissions.

Multifamily housing is defined as residential properties with five or more units.

Complementary actions:

- [Participate in and Promote the C-PACE Program](#)

What to Do

If you collaborate with other municipalities or other stakeholders to implement this Action, please describe the partnership in the “partners” box of your submission. Please also consult this [guidance document](#) to help your municipality earn points for actions pursued in partnership. Regional collaboration and other forms of partnership are highly encouraged. Municipalities may work collaboratively to implement this Action. Each participating municipality will receive points.

The more you do, the more points you earn.

1. Develop and implement an ongoing educational campaign, including hosting or sponsoring one or more educational forums, for owners of multifamily properties within the municipality. Demonstrate the importance and benefits of comparing their properties’ residential energy and water use over time. Demonstrate how and why to benchmark. Benchmarking involves comparing utility accounts, and energy and water use data from similar buildings over time, followed by analyzing trends in energy and water use patterns for each building. Platforms such as ENERGY STAR Portfolio Manager and WegoWise aid in this process. Disseminate a current list of resources to help property owners implement energy and water-saving actions, including energy audits, retro-commissioning, and financing. **(10 points)**

Submit: Overview of your outreach (5 sentences maximum); examples of materials used to engage in public outreach and education, including flyers, articles or letters, website links, or any resource sheet(s) distributed; and a list of any educational forums and the dates they were held.

2. Track multifamily buildings that have had their energy and water use benchmarked, the dates covered, and the property owner(s) for the time period benchmarked. **(5 points)**

Submit: For each building benchmarked, submit a document containing the address of the property, the dates covered by the benchmarking, and if possible, the property owner(s) for the time benchmarked. If BenchmarkCT has been used, the Connecticut Green Bank can provide evidence that the property has been benchmarked, though other platforms may be used instead.

Credit for Past Action

For spring certification, count back from February 1st of the current year. For fall certification, count back from

August 1st of the current year. For further clarification on determining if your prior work is eligible to earn points, [click here](#).

- Public outreach activities must have occurred and the resource list must have been distributed within the past 3 years.
- Buildings must have been benchmarked within 3 years prior to application submission.

Potential Municipal and Community Collaborators

Any municipal departments involved with physical plant, facilities and operations, as well as departments engaged in community outreach, especially to property owners, should be involved in the implementation of this action. Additional partners include owners and managers of multifamily housing (apartment buildings and complexes, condominiums and cooperatives, congregate and senior housing, and mixed-use residential properties.) Owners may be municipal or federal housing authorities, non-profits or private owners. The Connecticut Green Bank, Connecticut Housing Finance Authority and utility companies can provide training on materials, benchmarking platform, and data acquisition.

Funding

For a complete listing of potential funding opportunities to assist with implementing Sustainable CT Actions, please visit the [Sustainable CT Grants Portal](#), which is searchable by Action. Please also visit the [Sustainable CT Resources for Certification](#) page for opportunities for technical assistance and other supports.

- [Urban Act Grant Program](#)
- [Municipal Grant Program \(MGP\)](#)
- [2020 Sustainable CT Community Match Fund](#)

Resources

Toolkits, Calculators, Guidance Documents

- [HUD Exchange Multifamily Utility Benchmarking Tool](#)
- [Energy Star Portfolio Manager](#)
- [Bright Power](#)
- [Green Building Certification Financing](#)

Organizations and Relevant Programs

- [Connecticut Green Bank](#)

Benefits

Benchmarking helps owners and property managers understand where their building portfolio's energy and water use performance rank relative to other multifamily properties in the state. Benchmarking is an important tool and first step for informing resource saving opportunities and cost-effective investment decisions in energy and water improvement measures. It is a relatively easy, low-cost, low-risk action for gaining important building performance information. It is also an easy way to get owners thinking about and planning for building energy and sustainability, saving on operating costs, improving property values, improving the living environment for residents, and reducing tenant utility cost burdens.

CT Success Stories

- [2018 Glastonbury - Multiple Submission Details](#)
- [Plaza-on-the-Green, Waterbury](#)