

Benchmarking

Promoting Sustainability and Decarbonization



Benchmarking is a key first step to accessing new funding opportunities in climate resilience and sustainability. This guide provides background information on these opportunities and resources to help HUD program participants benchmark and invest in their properties by:

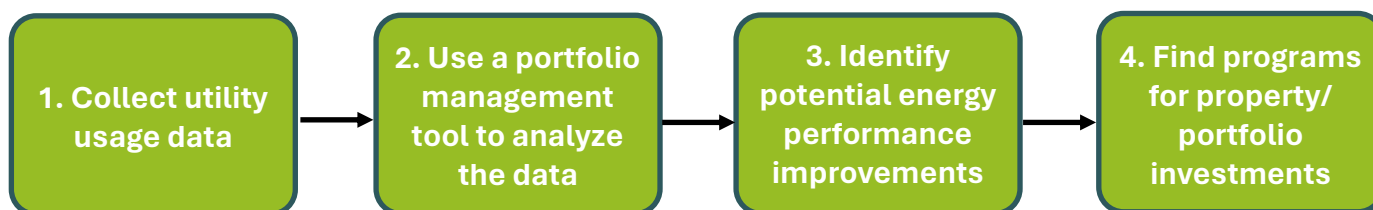
- Explaining how benchmarking connects to sustainability and decarbonization;
- Sharing information that helps explain benchmarking and why it is important;
- Highlighting funding for benchmarking costs; and
- Identifying resources available to property owners after benchmarking is completed to support investments in building improvements.

Why Benchmark? *“What gets measured, gets managed”*

Benchmarking helps an owner understand how their property is using energy and water and enables them to compare its usage to that of similar properties. Once a property has been 'benchmarked,' an owner can:

- **Better plan future investments** based on identified inefficiencies;
- **Qualify for and access funding** through energy efficiency rebates, credits, and energy standard certification; and
- **Compare energy and water usage** before and after an improvement to clearly measure its impact.

Benchmarking typically consists of four steps:



Benchmarking in Action: Court Tower Apartments, Newark, New Jersey

Court Tower Apartments is a 221-unit multifamily property that was acquired by Jonathan Rose Companies, a Department of Energy *Better Buildings Challenge* partner. After benchmarking, they implemented a suite of **energy conservation measures** (ECMs), among them window replacements, installation of LED fixtures and ENERGY STAR appliances, and a boiler upgrade. These ECMs reduced the building’s energy usage by 30% from its baseline, for an average savings of \$56,415 per year, as determined based on benchmarked data.

Benchmarking is a great first step for an owner to take in making their building more climate resilient and more sustainable as it helps identify opportunities for energy and water efficiency improvements. **Use the resources below to get started and help guide what actions to take.**

Benchmarking resources for HUD supported communities and properties

Background Information and Tools:

- [The Multifamily Benchmarking Toolkit](#) on HUD Exchange includes:
 - [Benchmarking 101](#) to learn more about utility benchmarking and its benefits;
 - [Multifamily Utility Benchmarking Step-by-Step Guide](#) for templates to help organizations gather necessary information and document decisions during the benchmarking process; and
 - [Policies and Programs](#) available to HUD communities related to or as a result of benchmarking, **including an overview of financial assistance that may be available.**
- The Environmental Protection Agency's (EPA) [ENERGY STAR Portfolio Manager](#) has helped thousands of organizations benchmark their energy use, water use, and greenhouse gas emissions.
- The Department of Energy (DOE) also has [information](#) on benchmarking including how to conduct a [DIY home energy assessment](#).

Benchmark Today:

- HUD's [Multifamily Benchmarking Initiative](#) offers benchmarking **at no cost** to multifamily property owners receiving HUD rental assistance under Section 8, Section 202, or Section 811. Owners should contact mfbenchmarking@hud.gov to request energy and water benchmarking.
- Join the [Better Buildings Challenge \(BBC\)](#) and the [Better Climate Challenge \(BCC\)](#) and get access to [technical assistance and peer learning](#) to help benchmark and set energy efficiency or emissions reduction goals. BBC and BCC participants may be able to access the [Management Add-On Fee Incentive](#), which adds to the normal management fee an owner receives to help offset costs such as hiring a benchmarking firm or consultant.

Funding Available After Benchmarking:

- Multiple **Loan Programs** provide financial incentives to properties that use benchmarking to demonstrate energy savings. [FHA's Green Mortgage Insurance Premium](#); [Fannie Mae's Green Financing Loans](#); and [Freddie Mac's Green Advantage programs](#) all provide different incentives.
- The DOE [Home Energy Rebates](#) provide funds to State energy offices and Tribal governments, who then provide rebates to single-family and multi-family building owners. Rebates require completing ECMs and benchmarking data that demonstrates the energy savings of the ECMs.
- Tax provisions, such as the [New Energy Efficient Home Tax Credit \(45L\)](#) and the [Commercial Buildings Energy-Efficiency Tax Deduction \(179D\)](#), provide financial incentives for buildings that use benchmarking data to achieve specific **energy standards**.
- **For more funding opportunities, visit the [Build for the Future Funding Navigator](#) on HUD Exchange and select the "Energy Efficiency and Renewables" project type in the first drop-down box and "Energy Efficient Buildings" project subtype in the second drop-down box.**

These resources are just the start!
Look for other information that matches your needs here:

[Build for the Future](#) — A wealth of technical resources on energy efficiency and resilience

[Build for the Future Funding Navigator](#) — A user-friendly searchable database for IRA and BIL grants

