



# PIH

OFFICE OF PUBLIC & INDIAN HOUSING

## Best Practices for Utility Management: Benchmarking

### What is Benchmarking:

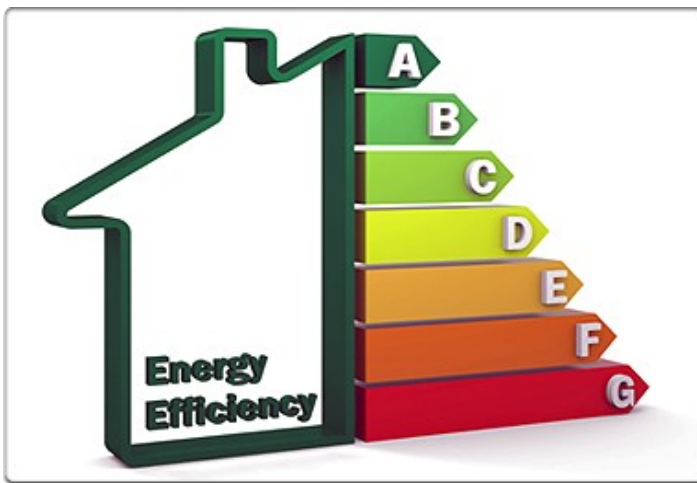
- Benchmarking is ongoing measurement of your Housing Authorities energy and water use over time.
- Benchmarking enables comparison of performance over time or with similar buildings.



### Benefits of Benchmarking:

Provides valuable information on energy performance. This information can be used to:

- Simply monitoring consumption can result in behavioral changes that lead to reducing energy and water consumption.
- Improve utility management (i.e. improved energy & water accounting, leak identification, portfolio comparison, rate comparison).
- Helps identify short and long term energy & water conservation projects that produce energy and water savings compared to implementation costs that can be included in capital needs planning documents. It will help identify no-cost / low-cost energy conservation measures (ECM) with immediate to short payback periods or period up to 20 years for more costly ECMs.



### How to get Started with Benchmarking:

- An easy first step is to calculate your Housing Authorities annual energy intensity (e.g. energy in British Thermal Units (BTU) per square foot). The data you need to perform this calculation is the total annual electrical and thermal (natural gas, propane, fuel oil, etc.) consumption (available from your form HUD-52722 for authority paid utilities) and the total square footage of all units & common areas that contribute to the reported energy. If you need any assistance with calculating this feel free to reach out to the Office Public Housing Programs, Financial Management Division, Energy Branch:  
[PHFMDEnergyBranch@hud.gov](mailto:PHFMDEnergyBranch@hud.gov)
- Once you know your overall annual energy intensity, you may want to dig deeper. Consider using one of the free Government sponsored or commercially available benchmarking tools such as EPA Portfolio Manager® , or Better®





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### Tools for Benchmarking:



Portfolio Manager ® (<https://portfoliomanager.energystar.gov>)

- Includes tracking of energy & water consumption.
- Provides graphical representation of energy & water trends & comparison to similar buildings in similar climate zone.
- Some utilities import meter data directly into Portfolio Manager.
- Mature platform with a robust training program.
- Potential to submit facilities for Energy Star™ Certification.

**ACME BANK** Your Property Type

We'll get into the details later. For now, overall, what main purpose does your property serve?

Multifamily Housing

[Learn more about Property Types.](#)

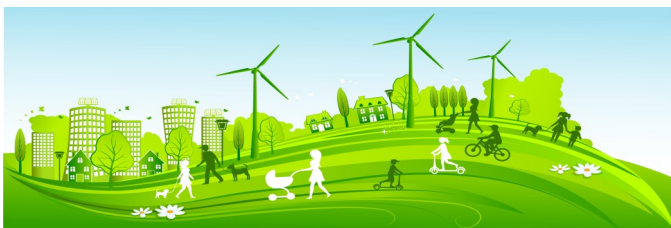
Standard ID - Other:

HUD Property AMP ID  ID:

[+ Add Another](#)

### Set a Goal & Track Your Progress:

- Benchmarking is the first step in setting a realistic and achievable energy and water reduction goal .
- Keep tracking your energy and water consumption and cost over time to identify trends and see your progress.
- Tracking your consumption can result in behaviors that reduce consumption.



### Help and Support Resources:

- Energy Branch Website: [www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/pheb](http://www.hud.gov/program_offices/public_indian_housing/programs/ph/pheb)

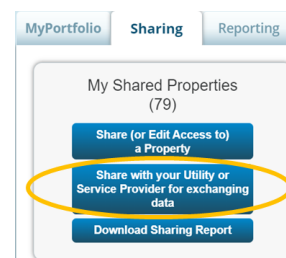


BETTER ® (<https://better.lbl.gov>)

- Includes tracking of energy consumption.
- Provides graphical representation of energy & water trends & comparison to similar buildings in similar climate zone.
- Provides analytics that identifies potential Energy Conservation Measures (ECMs).
- Provides resources for developing analytics findings into actionable projects.

### When setting up your properties in EPA Portfolio Manager:

- For the 'Property Type' field. please select 'Multifamily' for apartments, and 'Single-Family Home' for single family homes, duplexes and townhomes.
- For the 'Standard ID - Other' field please select 'HUD Property AMP ID' and enter the project number in the 'ID' field.
- Share data with **Public-Housing-Benchmarking**



### Resident Paid vs. Authority Paid Utilities:

You may not have access to resident paid utility bills directly. Some ways to include some data include: asking your utility data if they can provide the data, use consumption estimates from your utility allowance study, or use estimated resident consumption.

