U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
THE SECRETARY
WASHINGTON, DC 20410-0001

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Dear Property Owners and Operators:

Whether you are a public housing agency or an owner and operator of an assisted multifamily housing development, the management of operating expenses is a constant challenge, especially in today's environment of diminished federal resources. Perhaps the most difficult challenge is managing energy consumption and costs, the most volatile and unpredictable operating costs of all.

Reducing energy consumption is a goal that all of us at the Department of Housing and Urban Development share with you. We estimate that HUD subsidizes the spending of more than $6.4 billion annually on utility bills between public housing and multifamily assisted portfolios, with residents directly paying millions in addition to that. I want to make you aware of a free tool that is available to help with energy management.

The Environmental Protection Agency (EPA) has developed a free, helpful on-line program, ENERGY STAR Portfolio Manager. Portfolio Manager enables multifamily operators to track their entire building energy and water consumption and costs over time, and provides feed-back of analytic information that assists in identifying energy inefficient buildings. By using Portfolio Manager, operators may compare a building's performance against both similar buildings across the country and within their portfolio. Operators can then use the information to make strategic decisions regarding the best course of action to increase efficiency and contain costs.

EPA has just announced that a 1-100 ENERGY STAR score for multifamily housing properties will be available in the Portfolio Manager tool in the fall of 2014. The score will enable owners and managers to compare the energy performance of their multifamily housing properties against comparable properties nationwide, provide valuable information to help prioritize energy efficiency efforts, and track improvements.

The ENERGY STAR Portfolio Manager website provides more information, including start-up guides, introductory webinars, and strategies for saving energy. This tool and additional information can be found at: portfoliomanager.energystar.gov.

If you are not already using a utility management tool, the Department encourages you to consider using EPA's ENERGY STAR Portfolio Manager, alone or in conjunction with one of the many complementary tools that are available in the market.

Sincerely,

Shaun Donovan