

Multifamily Asset Management Portal Release 4.1 – Energy Metrics

Frequently Asked Questions

1. Which Energy Metrics will Fannie Mae collect?

Energy metrics are data points that quantify the amount of energy used by a property. Fannie Mae will collect two annual metrics related to a property's annual energy usage: **Source Energy Use Intensity (EUI)** and the **ENERGY STAR® score for Existing Multifamily Housing Properties**.

The Source EUI represents the total annual energy consumed per square foot at the property. The U.S. national average Source EUI is 127 kBtu/sq. ft. for Multifamily Properties. The ENERGY STAR® score, available in the fall of 2014, is calculated using an algorithm in Portfolio Manager. It translates the property's energy performance to a 1 to 100 percentile scale. For example, a property with a score of 65 is performing well, and uses less energy than 65% of U.S. existing multifamily properties with similar property configurations and energy usage.

2. Why are Energy Metrics important?

Both the Source EUI and the ENERGY STAR® score help property owners understand their property's energy performance and identify areas of opportunity for savings. Following the energy metrics over time can also point out potential problems to property owners and managers. By knowing their own property's Source EUI and comparing it to the national average, an owner will be able to determine their relative performance and opportunities to save on energy costs.

3. When will Fannie Mae start collecting Energy Metrics?

Starting in June 2014, for all properties located in jurisdictions where energy benchmarking is required by law, we will collect the property's annual **Source Energy Use Intensity**. Starting in June 2015, we will collect the **ENERGY STAR® score**.

4. Is this reporting required for all properties?

No, energy metrics are **only required for properties located in jurisdictions where energy benchmarking is required by law and that meet the square footage requirements**. Properties located in these jurisdictions must already collect this information to comply with local benchmarking laws. As of April 2014, jurisdictions requiring Multifamily Properties to benchmark and report in 2014 are:

- New York City - Multifamily Properties 50,000 sq.ft. or larger;
- Seattle - Multifamily Properties 20,000 sq.ft. or larger; and
- Washington, D.C. - Multifamily Properties 50,000 sq.ft. or larger.

Additional jurisdictions that will require Multifamily Properties to benchmark and report energy metrics in 2015 include:

- Boston; and,
- Chicago.

Additional jurisdictions will be added as legislation is approved, the required reporting period becomes effective or the properties eligible for reporting are added.

5. How do I get this information?

Lenders will need to contact the borrower/property manager to receive this information. To find the Source EUI and ENERGY STAR® score, the borrower/property manager should access the annual Statement of Energy Performance report generated in ENERGY STAR® Portfolio Manager for that property for reporting year.

6. How are the Energy Metrics calculated?

ENERGY STAR® Portfolio Manager calculates the Source EUI and ENERGY STAR® score. Portfolio Manager is a proprietary application owned and operated by the U.S. Environmental Protection Agency (www.energystar.gov/benchmark). Borrower/property managers must submit twelve months of energy usage data into Portfolio Manager to calculate the Source EUI and the ENERGY STAR® score.

The Source EUI and ENERGY STAR® score must be calculated for the same twelve month time period as other financial data points submitted through the Portal, i.e. January through December of the prior year.

7. What other new data elements will need to be reported in MAMP?

In addition to Source EUI and the ENERGY STAR® score, lenders will be required to report the **ENERGY STAR® Portfolio Manager Property ID**, which is the unique identifier for a particular building in Portfolio Manager, and the **Source EUI/ENERGY STAR® score as of Date**, which identifies the period of time the Source EUI/ENERGY STAR® score represents.

8. Have the changes to the .csv file specifications been communicated?

The updated .csv file specifications, inclusive of new data fields for energy metrics, were communicated to servicers with the MAMP 4.1 release notes in December 9, 2013. If you did not receive the release notes, please contact mf_operatingstatements@fanniemae.com for updated csv file specifications.

Note: The updated .csv file specifications communicated on December 9, 2013 should be used after the 4.1 implementation. Any data uploaded prior to 4.1 should use existing file specifications.