

2023 Multifamily Energy and Water Survey Data Point Overview

Thank you for sharing your multifamily property information for the [2023 Multifamily Energy and Water Survey](#). The information submitted in this survey will be anonymized and delivered to the U.S. Environmental Protection Agency (EPA) solely to update the ENERGY STAR® Score and EPA Water Score for multifamily housing. An anonymized data set and report on multifamily energy and water consumption summary statistics will also be shared publicly and posted on Fannie Mae's website. The multifamily industry can leverage these survey results for further research. See [here](#) for more information and to see a summary of the 2012 Multifamily Energy and Water Survey results. This survey is endorsed by Commercial Real Estate Finance Council (CREFC), Enterprise Community Partners, Mortgage Bankers Association (MBA), National Apartment Association (NAA), National Council of State Housing Agencies (NCSHA), National Multifamily Housing Council (NMHC), NeighborWorks America, Stewards of Affordable Housing for the Future (SAHF), and the Urban Land Institute (ULI) with support from Fannie Mae. Bright Power has been engaged to manage and administer the survey.

[This survey](#) collects comprehensive details about your property's physical characteristics and energy and water cost and consumption.

Only submissions with whole-building utility data can be included in the analysis. This includes all energy and water consumption used both by management and by tenants. This data can be submitted either via a Portfolio Manager® account or by uploading an Excel template found at this [link](#). If you submit energy and water data via Portfolio Manager, the survey will skip the data points below marked with an asterisk (*). If you submit energy and water data via an Excel template, all data points below are required.

Survey Data Points

Review the following list for data points you will need to complete the survey, including contact information, property details, and energy and water data.

Contact Information

- Contact information is needed in the event there are questions about your responses. The contact information will be used for no other purpose and will not be shared with survey sponsors or any other parties.

Survey Data Points

Property Overview

The following property information is needed to ensure that the data set includes a diverse group of properties, so that the revised ENERGY STAR and EPA Water Scores are accurate across building types, ages, and regions of the country.

- Property name.**
- Property address.**
- Property owner.**
- Portfolio Manager ID**
(only if you submit your utility data via Portfolio Manager).
- Year the property was built.**
- Whether the property has undergone substantial or moderate rehabilitation, and if “yes,” the year completed and whether the rehabilitation was “Substantial” or “Moderate,” as defined below:**
 - Substantial Rehabilitation:** Work area exceeds 50% of the aggregate area of the building and/or the cost is at least \$20,000 per unit.
 - Moderate Rehabilitation:** Work area does not exceed 50% of the aggregate area of the building and the cost is at least \$8,000 per unit.
- Whether the property is a rental, cooperative, or condominium building.**
- Whether the property has a specific resident population**
(e.g., military, student, senior, or special accessibility needs).
- Whether the property receives affordable housing subsidies, and if “yes,” which type.**
- Whether rent control or stabilization laws apply to your property.**
- Whether the building has any green building certifications and, if “yes,” which one(s):**
 - BREEAM USA – In Use: Residential.
 - Build It Green – GreenPoint.
 - Enterprise Community Partners – Enterprise Green Communities.
 - Green Building Initiative – Green Globes.
 - Home Innovation Research Labs – National Green Building Standard (NGBS).
 - International Finance Corporation – EDGE.
 - International Living Future Institute – Living Building Challenge.
 - Passive House Institute (PHI).
 - Passive House Institute US (PHIUS).
 - U.S. Department of Energy – Zero Energy Ready Home.
 - U.S. Environmental Protection Agency – ENERGY STAR or Indoor AirPLUS.
 - U.S. Green Building Council (USGBC) – LEED.
- Building type for each building on the property:**
 - High-rise:** Ten or more stories.
 - Mid-rise:** Five to nine stories.
 - Low-rise:** One to four stories.
 - Garden:** One building that is one to four stories, part of a group of buildings surrounding at least one lawn or courtyard.
 - Towngarden:** A series of attached structures, each one to four stories with one to four separate dwelling units, part of a group of buildings surrounding at least one lawn or courtyard.
 - Townhouse:** One structure in a series of attached structures, each containing one to four stories and one to four separate dwelling units.
 - Single family home:** An individual, detached structure of one to four stories containing one to four separate dwelling units.
- Number of stories above and below ground for each building on the property.**
- Total number of units by bedroom number**
(i.e. a breakdown of how many 1 bedrooms, 2 bedrooms, etc.).
- Total residential, common, and retail/commercial area, each in square feet.**

Survey Data Points

The analysis requires whole-building (owner and tenant) utility consumption from a representative sample of multifamily buildings. All multifamily properties are encouraged to participate; however, to participate you must submit complete whole-building energy and water data for January 1 through December 31, 2022. Due to billing cycles, this will likely require bills covering 13 months, extending to part of the prior month (December 2021) and/or the subsequent month (January 2023). Your property must be master-metered (all owner-paid) or have the ability to gather aggregate data (including tenant paid utilities) from your utility provider(s).

Energy and water data can be submitted either through ENERGY STAR Portfolio Manager or by completing and uploading this [Excel template](#). Both pathways require data for all energy fuel types and water used by both management and tenants, including:

Energy and Water Data

- Energy and water meter numbers (if applicable).*
 - Units for energy and water, for example kBtu, kWh, Therms, lbs, kgal, gal, etc.*
 - Use associated with each energy and water per bill, for example residential tenant use, EV charging, multiple uses, or other.*
 - Energy fuel type and use for 13 consecutive months.*
 - Total energy cost for 12 consecutive months. (optional)
 - Total water use for 12 consecutive months.*
 - Total water cost for 12 consecutive months. (optional)
 - Energy and water payer.*
 - Start and end dates for each utility bill covering days in 2022.*
-

Property Details

- Total number of kitchens.
 - Total number of dishwashers.
 - Total number of in-unit clothes washers/dryers.
 - Total number of common area clothes washers/dryers.
 - Total number of elevators.
 - Total number of residential bathrooms.
 - Total number of common area bathrooms.
 - Total number of common area computers.
 - Commercial cooking or restaurant area in square feet.
 - Total number of commercial cooking or restaurant walk-in freezers or refrigerators.
-



Survey Data Points

Property Amenities

- Are there Electric Vehicle (EV) charging stations on site and, if “yes”:**
 - Who has access to EV charging stations, for example tenants, commercial use, or shared.
 - Are EV charging stations separately metered and, if “yes,” who pays the bills.
 - Number of on-site EV Charging parking spaces dedicated to level 1, 2, and 3 charging ports.

 - Total open surface parking area in square feet.**

 - Total non-enclosed parking area in square feet.**

 - Total enclosed parking area in square feet.**

 - Number of pools, if there are pools and, if “yes”:**
 - Pool dimensions.
 - Pool location – indoor or outdoor.
 - Is the pool heated.
 - Is the pool energy and water data included.
 - Number of months pool was in use in 2022.

 - Is there a common area fitness center area and, if “yes,” confirm the energy data is included.**

 - Is there an outdoor recreation area with lighting and, if “yes,” confirm the energy data is included.**
-

Water Use

- Were there any locally mandated water restrictions and, if “yes,” what were the dates of the restrictions.**

 - List all water sources, metered and unmetered.**

 - Building footprint, excluding open or surface parking.**

 - Total impervious area in square feet.**

 - Total planted area in square feet.**

 - Total non-irrigated area in square feet.**

 - Whether there is any irrigation and, if “yes,” name the irrigation method.**
-

Energy and Water Characteristics

- What percent of the gross floor area is heated what percent is cooled.***

 - Who pays for each type of utilities*:**
 - Hot water heating.*
 - Plug Load (in-unit electricity).*
 - Cooling.*
 - Heating.*
 - Residential hot water heating location and system type.
 - Domestic hot water heating fuel type.
 - Cooling system information, including the common space and residential system equipment, if there is a commercial cooling tower.
 - Heating system information, including the common space and residential system equipment, and heating fuel.
-



Still have questions?

Please contact

MFEnergyWaterSurvey@BrightPower.com

with questions at any time.