

Homeowner's Rehab Inc.
280 Franklin ST
Cambridge, MA. 02139

May 19, 2014

Dear City Council,

We are writing in support of the proposed Energy Disclosure Ordinance for Cambridge. Homeowners Rehab Inc. (HRI) is a Cambridge non-profit that provides sustainable, high-quality housing to the city's low to moderate-income families. Several of our multi-family buildings have over 50 units and would be required under the proposed ordinance to report annually their energy use.

HRI believes energy disclosure for Cambridge is a good way to make property owners aware of their energy consumption. It also will make it possible for them to compare their energy intensity to other similar buildings. For the past five years, HRI has used an energy tracking software called WEGOwise to track our energy consumption and to benchmark our buildings against other similar multifamily buildings. This has allowed us to identify which of our buildings were energy hogs, to prioritize them for energy retrofits, and to measure progress after retrofits. Through this energy tracking and subsequent work, HRI has been able to reduce its carbon footprint by 21% over a six year period. We believe that reporting to EPA's Portfolio Manager as proposed under the ordinance will give property owners the kind of data that will help them target problem properties and measure success when they take on energy efficiency improvements.

As a property owner that will need to report under the proposed ordinance, we will need to spend staff time complying with the ordinance, however, we believe our energy tracking from WEGOwise imports easily into EPA's Portfolio Manager. We will need to add the electric consumption from tenant's electric accounts, but the NSTAR portal we have been told will make that information possible to report. This proposed reporting with the assistance of the City, should not be a burdensome requirement and its benefits outweigh the cost in encouraging property owners to monitor their energy consumption ..

Climate change is a problem that affects Cambridge residents in many adverse ways. An energy disclosure ordinance is one small step that can help us become a more energy efficient city. Implementation in numerous other cities has shown this type of ordinance can work well. HRI supports the proposed energy disclosure ordinance.

Sincerely,

Jane Carbone
Director of Housing
Homeowner's Rehab. Inc.

Cc Richard C. Rossi
City Manager