NEW YORK STATE | Homes and Community Renewal

2026 HCR Benchmarking Program Overview (NYC)

HCR Sustainability | Office of Housing Preservation
KC3 x Bright Power x EEDC

MARCH 17, 2026

AGENDA

1. Webinar Logistics
2. Attendee poll
3. HCR Energy Benchmarking Program Overview
4. 2026 Energy Benchmarking Instructions
    - Resources on requesting data from utilities
    - Step-by-step benchmarking process
5. Additional Resources
6. Q&A

WEBINAR LOGISTICS

- Mics muted
- This webinar will be recorded
  - Can access on HCR's benchmarking website
  - Will circulate a link to the recording next week
- Q&A
  - Time for questions at the end
  - Can submit questions throughout the webinar in the chat
  - Responses will be posted in an FAQ on HCR's website

QUICK POLL

HCR Energy Benchmarking Program

- New York State Homes & Community Renewal (HCR) began benchmarking its portfolios in **2015** to track energy usage
- In support of the ambitious goals set forth in New York's Climate Leadership and Community Protection Act (Climate Act) of 2019, HCR has expanded its benchmarking program

Deadlines

- Benchmarking data submissions are aligned with LL97 filing deadlines – **May 1st**
    - Deadline extended if NYC LL97 deadline is extended

WHO IS REQUIRED TO COMPLY?

COVERED BUILDING LIST

Covered Building Definition:

- HCR supervised PHFL Article 2 or Article 4 Mitchell-Lama developments 25,000 square feet or larger;
- New York State-aided municipal housing authority projects;
- Projects certified by the Climate Bond Initiative as green or climate bonds;
- Projects financed with Housing Finance Agency (HFA) bonds, 4% tax credits and subsidy funds in the fall of 2019 or later;
- Properties in excess 25,000 square feet and located outside of New York City in receipt of 9% tax credits or other HCR capital programs;
- Properties subject to New York City Local Law 84, as amended; or
- Projects subject to an energy benchmarking requirement as set forth in a regulatory agreement with HCR.

WHAT AM I REQUIRED TO SUBMIT?

Twelve months of 2025 energy usage data (both owner and aggregated resident-paid usage)

- Property Intake Survey
  - Due: May 1, 2026

HCR Energy Benchmarking - Property Intake 2026

New York State Homes & Community Renewal's (HCR) benchmarking program, initiated in 2015, records, tracks, and analyzes energy usage within the buildings in the HCR portfolio.
The purpose of benchmarking is to gain a better understanding of how the buildings use energy and water, and whether the energy efficiency measures that have been implemented within buildings have realized their expected energy savings. It also helps HCR understand how buildings are performing compared to similar buildings in New York and in other states.

- ENERGY STAR Portfolio Manager (ESPM) Reporting Link
  - Due: May 1, 2026

WORKING WITH A SERVICE PROVIDER

- If your property does not have dedicated benchmarking or sustainability staff, HCR highly recommends working with a service provider to submit your benchmarking data
  - Hiring a service provider is an HCR covered operational expense

- HCR does **not** distribute any list of service providers
  - EPA: List of most active service and product providers | Buildings and Plants | ENERGY STAR
  - HPD: Benchmarking Protocol - HPD (nyc.gov)

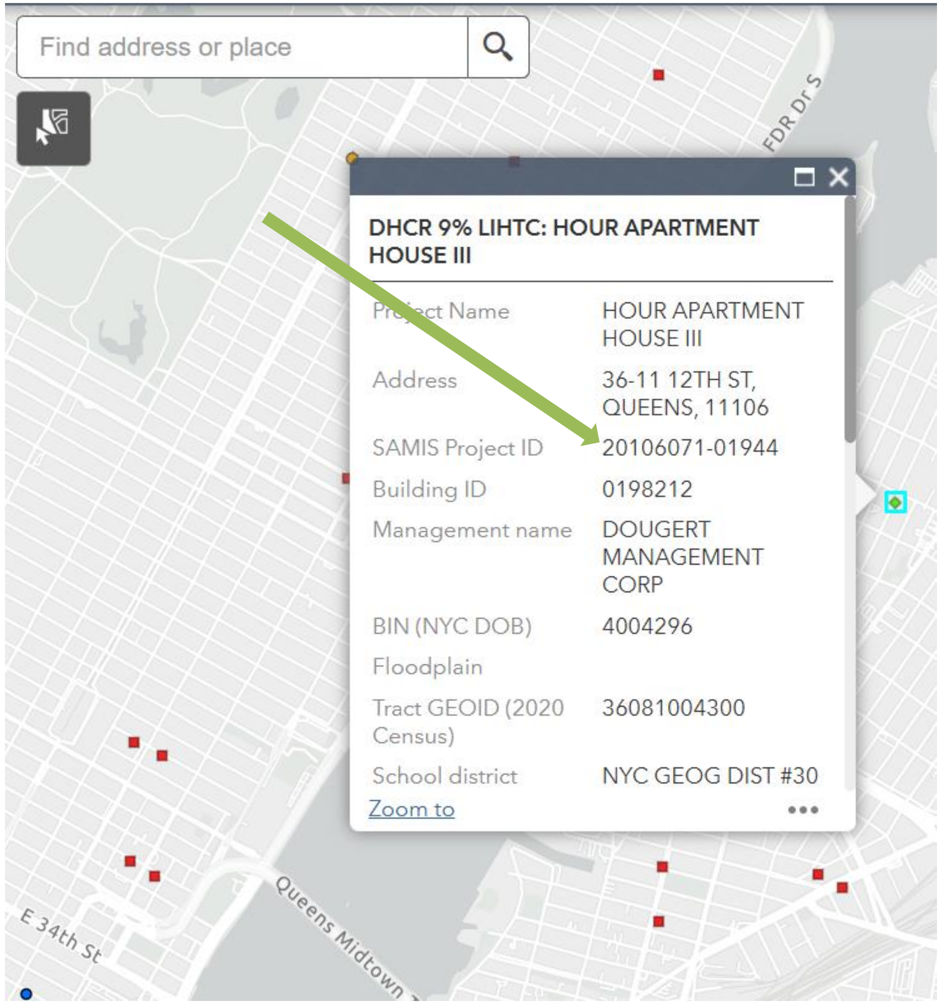
Locating your HCR ID:

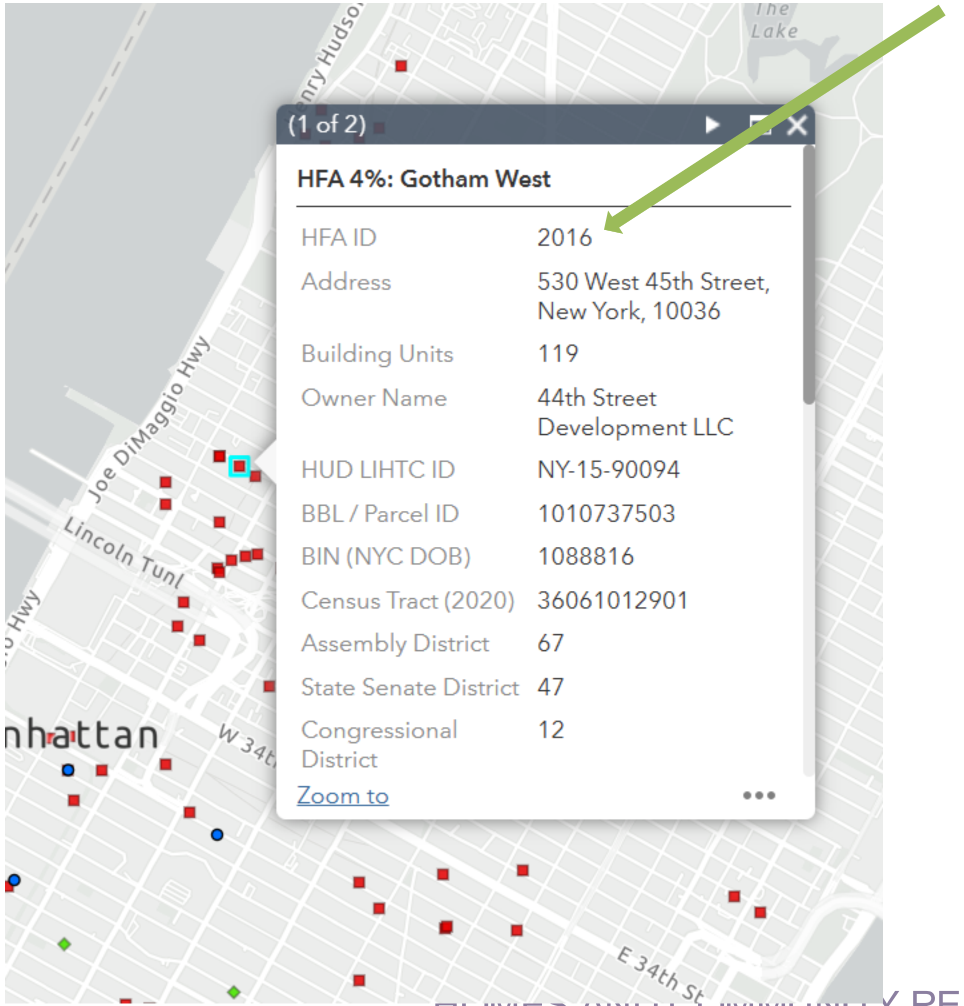
- CBL

HCR ID	Program	Project Name	Project Address	Project City	Project Zip	Total Buildings
19900909-01540	9% / HTFC	PARKSIDE SENIOR CITIZENS APTS	160 HEBERTON AVE	RICHMOND	10302	1
20186040-02204	9% / HTFC	The Quarry	41 Elm St	Potsdam	13699	1
H004	Mitchell-Lama	Plymouth (Cobbs Hill Apt)	645 Norris Drive	Rochester	14610	6
H005	Mitchell-Lama	Parkside Apartments	3856 Bronx Boulevard	Bronx	10467	1
H006	Mitchell-Lama	Jimerson Apartments	1407 Linden Boulevard	Brooklyn	11212	3
U228	Mitchell-Lama	Madison Towers (Manor)	60 Presidental Plaza	Syracuse	13202	2
U281	Mitchell-Lama	Parkedge	544 Deborah Drive	Utica	13502	31
N010	Public Housing	Colin Kelly Heights	200 Gibson St	Tonawanda	14150	34
N024	Public Housing	Marine Drive Apartments	205 Marine Dr	Buffalo	14228	7
N045	Public Housing	Marine Drive Apartments	2 Colonial Dr	Kingston	12401	4
3612	4% / HFA	Seneca Apartments	529 Exchange Street	Geneva	14456	1
2387	4% / HFA	Shakespeare Ave	1282 Shakespeare Avenue	Bronx	10452	1
3584	4% / HFA	Shepherd-Glenmore	365 Shepherd Ave	Brooklyn	11208	1
1887	4% / HFA	Shore Hill	9000 Shore Rd	Brooklyn	11209	2
2456	4% / HFA	Skyline Gardens	123 Livingston Ave	Albany	12210	23

BENCHMARKING INSTRUCTIONS

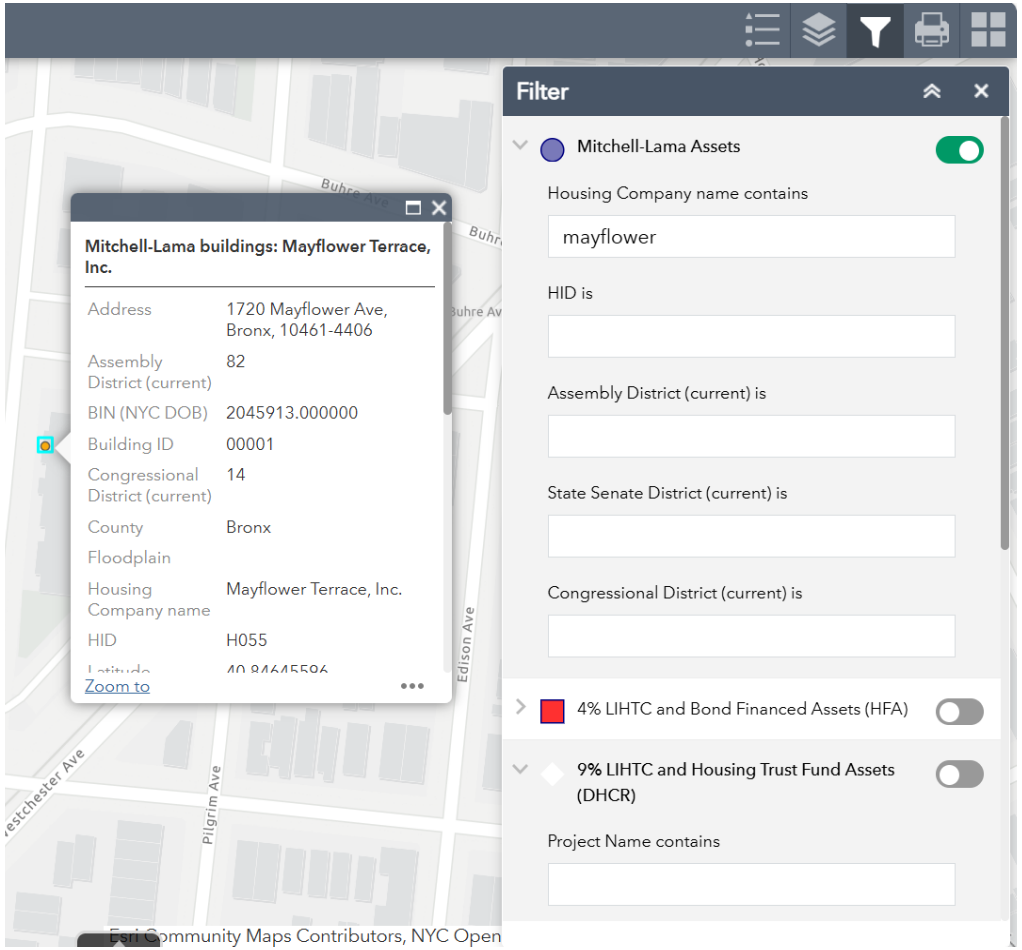
Locating your HCR ID: [HCR Asset Map]

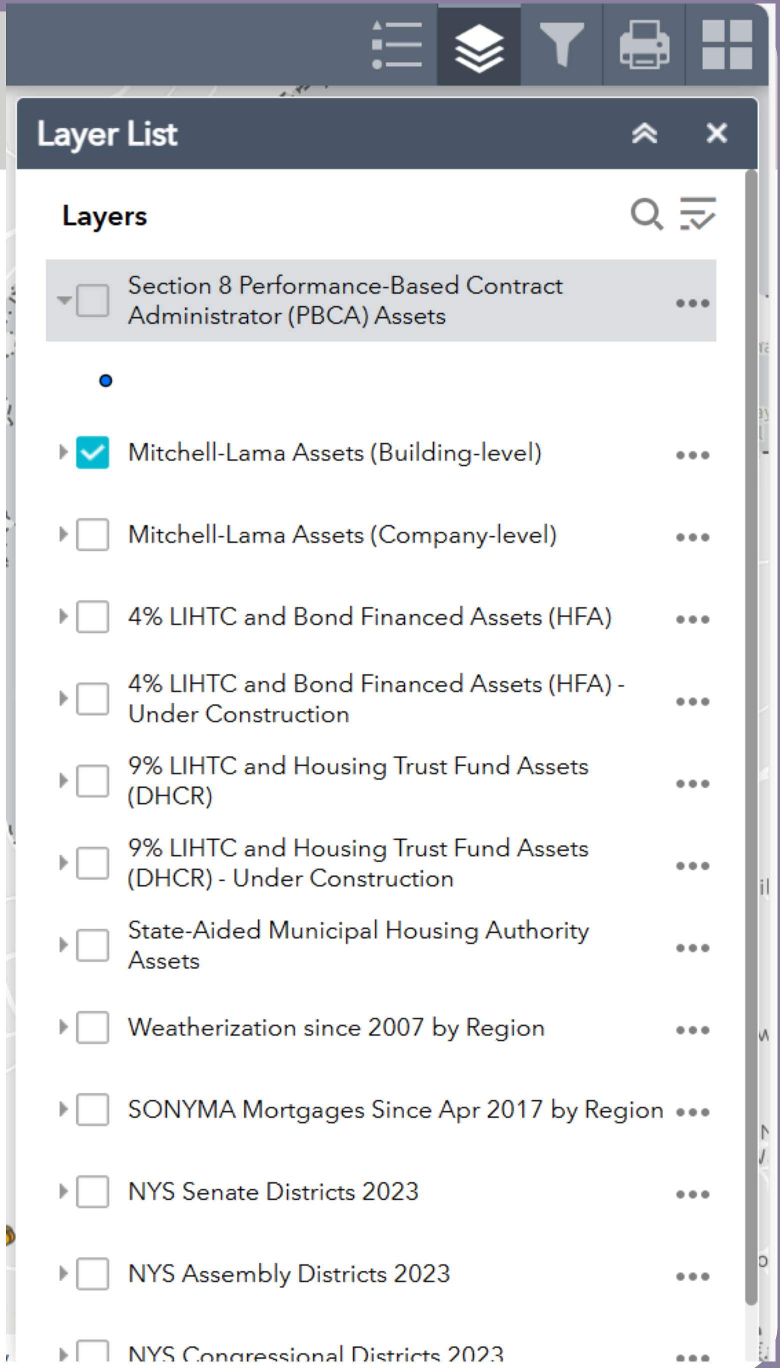




Locating your HCR ID (cont.): HCR Asset Map

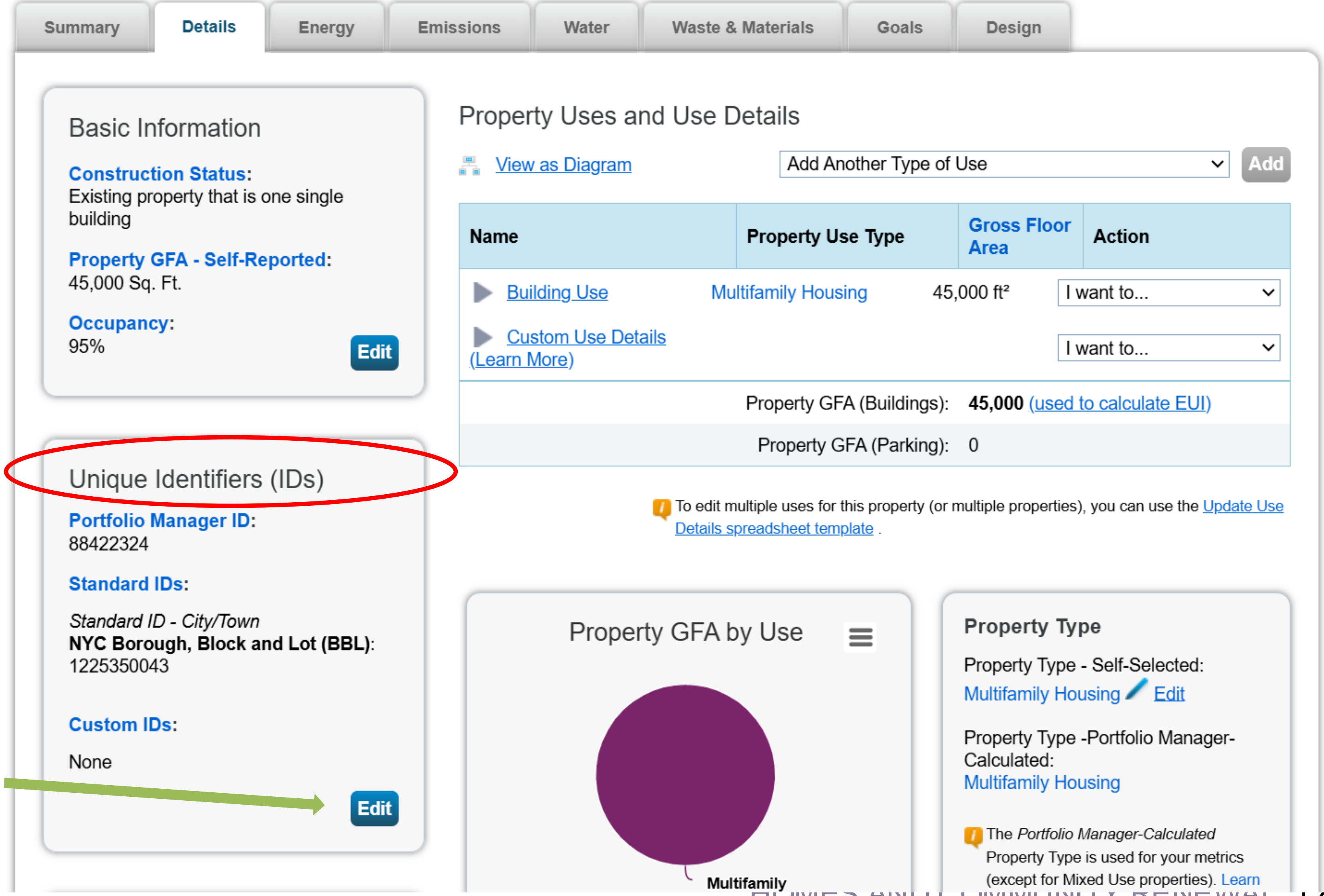
- Can adjust layer selections and then filter to find your property
- ***Note:***
  - If you cannot find your HCR ID on the map, it may not be an HCR property
  - Please reach out to HCR if you are unsure and we can help confirm





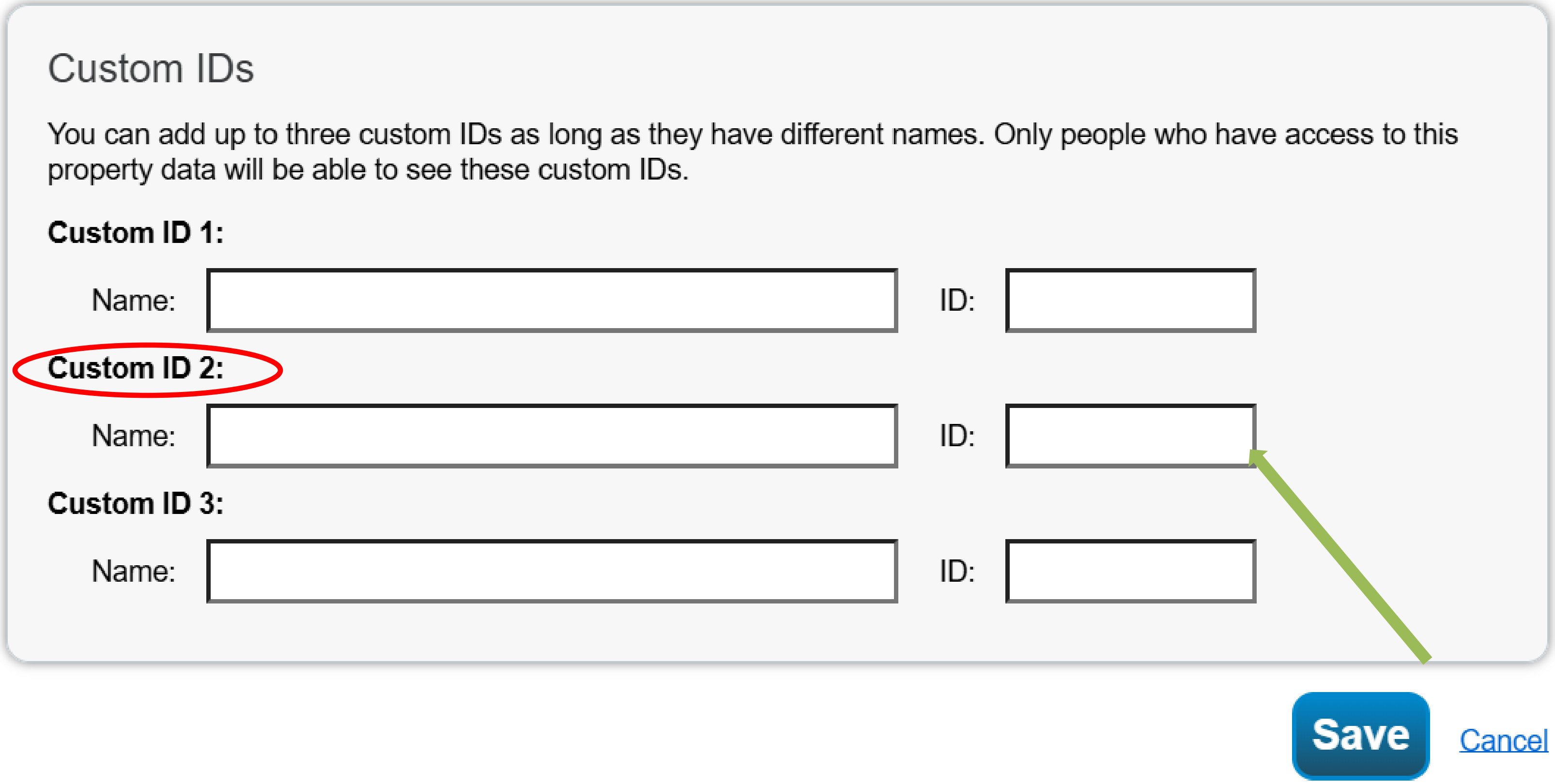
Entering your HCR ID in ESPM:

- Go to "Details" tab
- Select "Edit" in the Unique Identifiers (ID) Section



Entering your HCR ID in ESPM (cont.)

- Enter your HCR ID in **Custom ID 2**
- Name it **HCR ID**
- Click "Save"



BENCHMARKING INSTRUCTIONS

Requesting Data from Utilities

- The New York State Public Service Commission (PSC) in the 2021 Order Adopting a Data Access Framework confirmed the 4/50 privacy standard for whole building aggregated data supplied to building owners
- 4/50 Standard: Aggregated customer usage data is considered sufficiently anonymous if
  - (1) The aggregated group contains at least 4 accounts
  - (2) No one account represents more than 50% of the total load
- The 2021 Order also provided an exception for data requests necessary to comply with local laws or ordinances – **New York City & the Town of Bedford are included in these exceptions**

*If your utility provider sites the 4/50 standard as a reason for not providing data please inform the HCR Benchmarking team at: benchmarking@kc3.nyc (cc hcr.sustainability@hcr.ny.gov)

Submitting all energy and water data for your property (cont.)

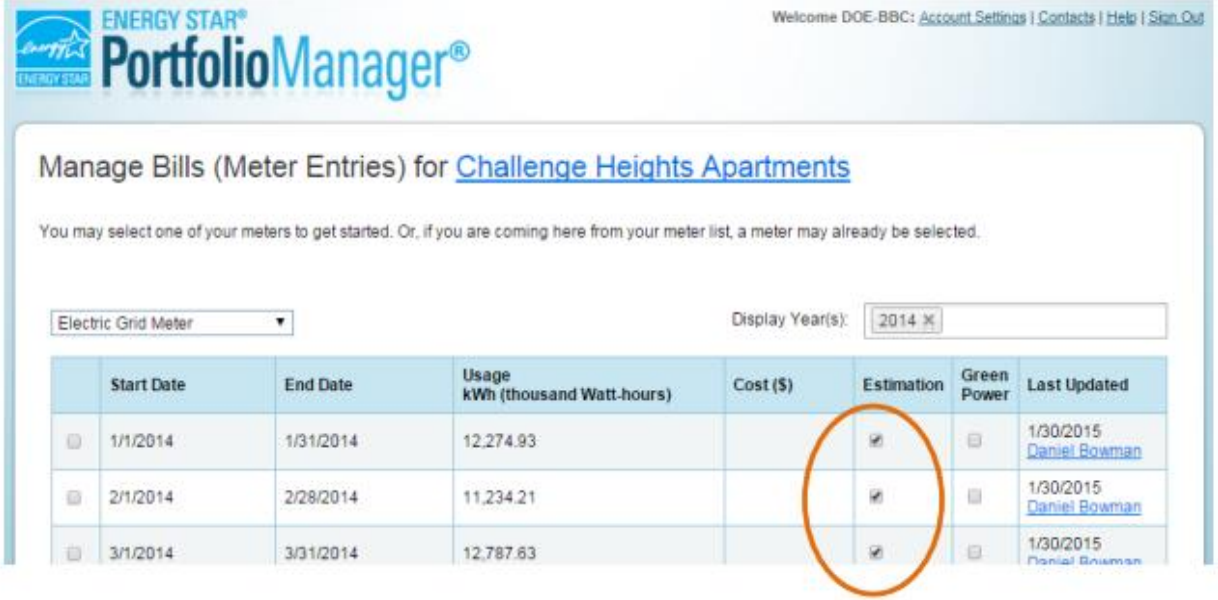
- Requesting data from utilities: Utilities Providing Energy Data for Benchmarking in ENERGY STAR Portfolio Manager

Utility	Aggregate Whole Building Data?	Multifamily included?	Format	Contact Information
Con-Edison	Yes (no minimum threshold)	Yes	Web Services	citybenchmarking@coned.com
National Grid (NYC)	Yes (no minimum threshold)	Yes	Web Services	EnergyEfficiency@nationalgrid.com (855) 563-7448

Submitting all energy and water data for your property (cont.)

Requesting data from utilities:

- For properties that have the 4/50 threshold but received CEI Funding:
  - You had a requirement to collect tenant data for the CEI funding
  - You should submit the data you collected even if it's through sampling methods (20% of tenants)
    - Please check the "estimation" box in ESPM if this is the case for your property

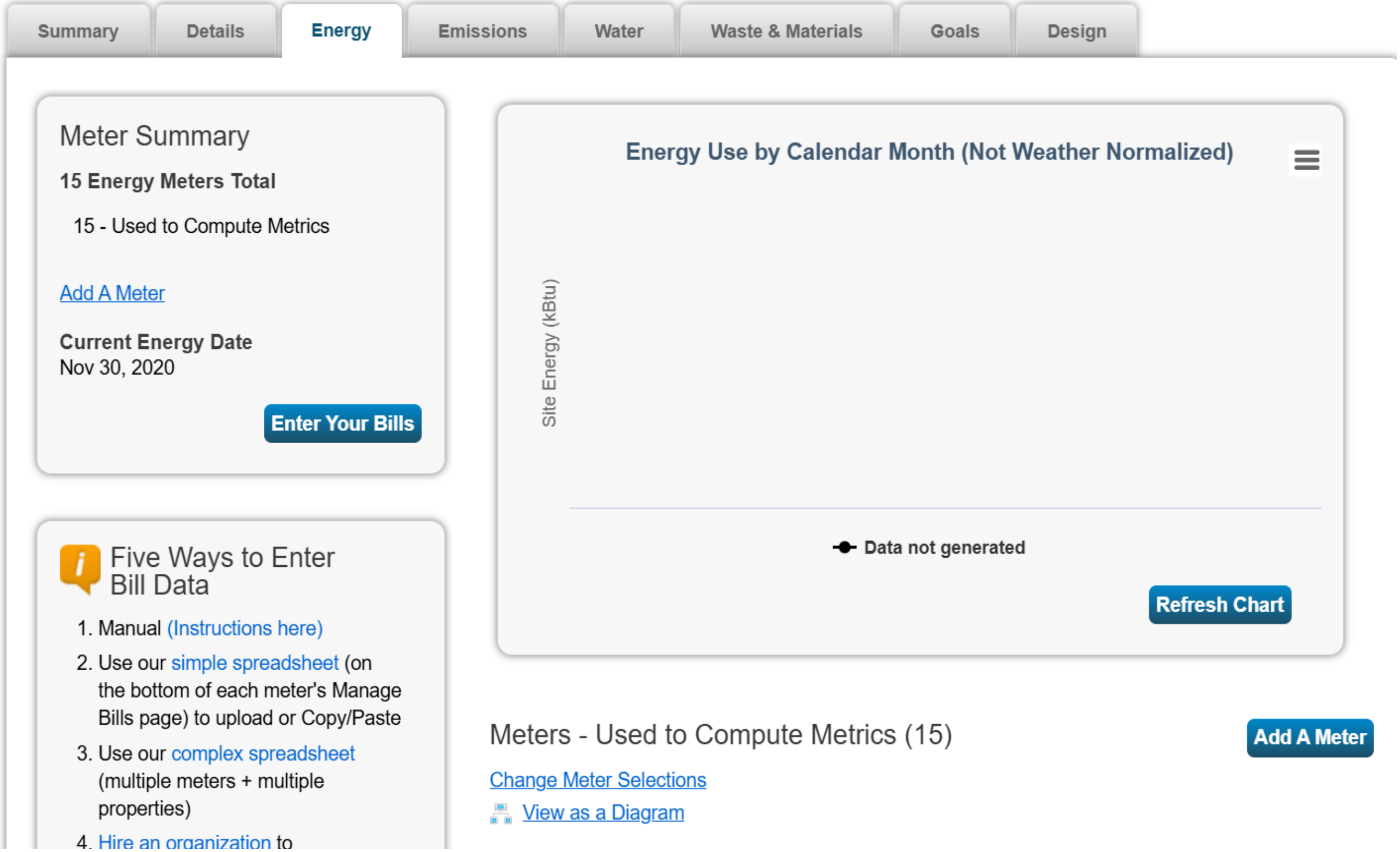


Submitting all energy and water data for your property (cont.)

- Requesting data from utilities
  - Con-Edison and National Grid are able to upload data through ESPM
  - Requires connection through ESPM with the utility account
  - Benchmarking guidance per utility:
    - Con-Edison: Benchmarking User Guide
    - National Grid: National Grid Benchmarking Portal User’s Guide to Uploading Aggregate Usage Data

Submitting all energy and water data for your property (cont.)

- Enter energy use and water use data for the entire year 2025 (January 1 to December 31 inclusive) for each meter associated with the property. All tenant and common area meters should be included
- Go to "Energy" tab and select "Change Meter Selections"

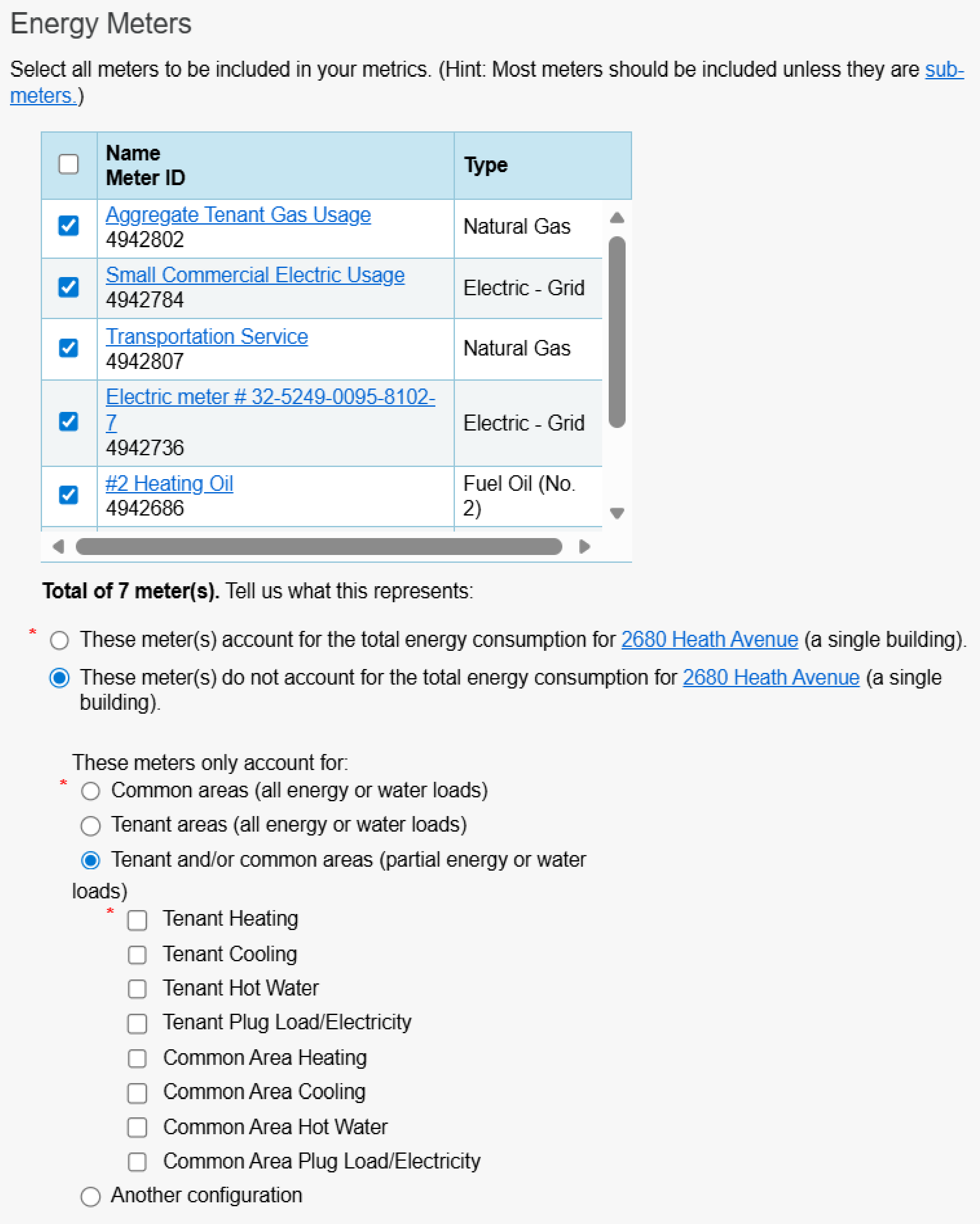


BENCHMARKING INSTRUCTIONS

Submitting all energy and water data for your property (cont.)

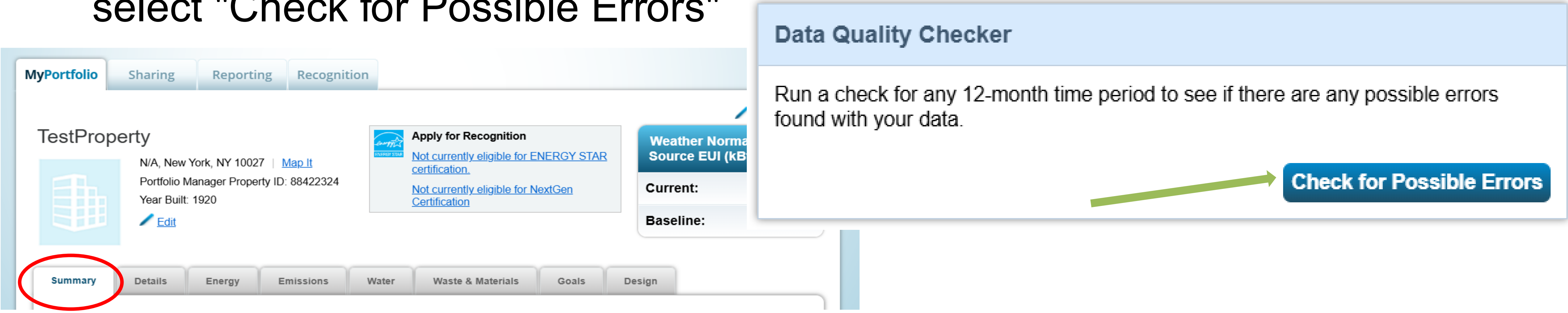
Select the Active Meters that account for the energy consumption of the building

- If the meters account for the **whole building energy use**, then select "**These meters account for the total energy consumption**"
- If the meters account only for the **owner paid energy use**, then select "**These meters do not account for the total energy consumption**"
- Then under "T**hese meters only account for**" select the third option "**Tenant and/or common areas (partial energy loads)**"
- Now select **all the relevant energy loads** that the meters account for, from the options displayed.



Check the quality of your data:

- In the summary tab, scroll down to the "Data Quality Checker" section and select "Check for Possible Errors"

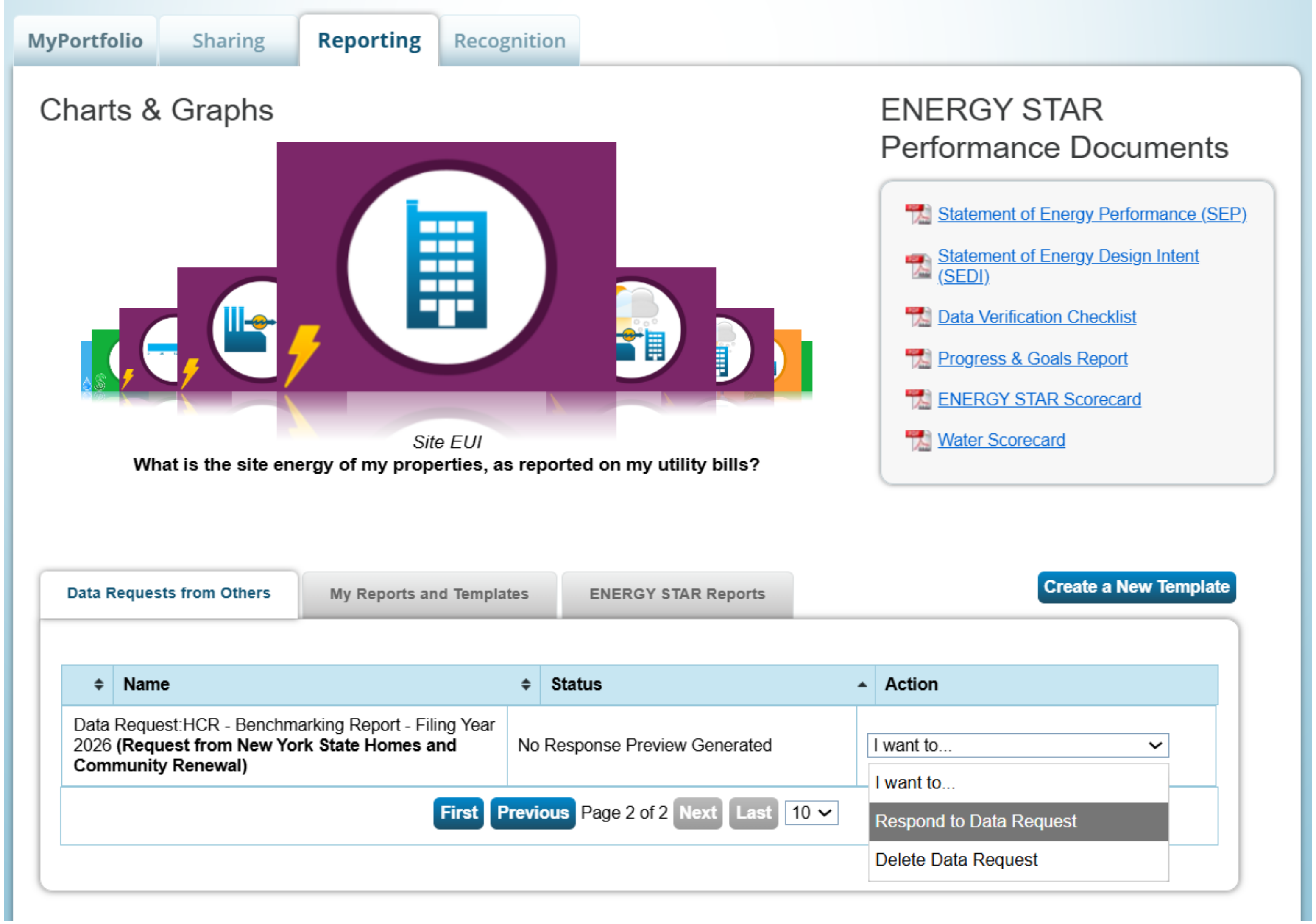


You should also confirm:

- You have entered a full year of data for each meter (Jan 1 – Dec 31)
- Realistic Energy Usage Intensity (EUI) - an unrealistic EUI is <5 or >1000kBTU/sf
- Gross floor area >0 and all property uses add up to the total gross floor area

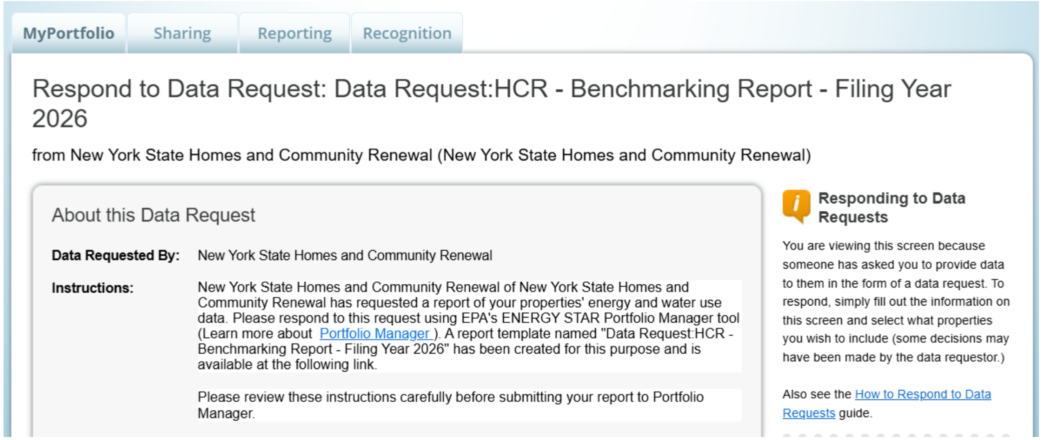
Submit Your Report

- Navigate to "Reporting" tab
- Search for Data Request HCR – Filing year 2026
- Under "Action", select "Respond to Data Request"

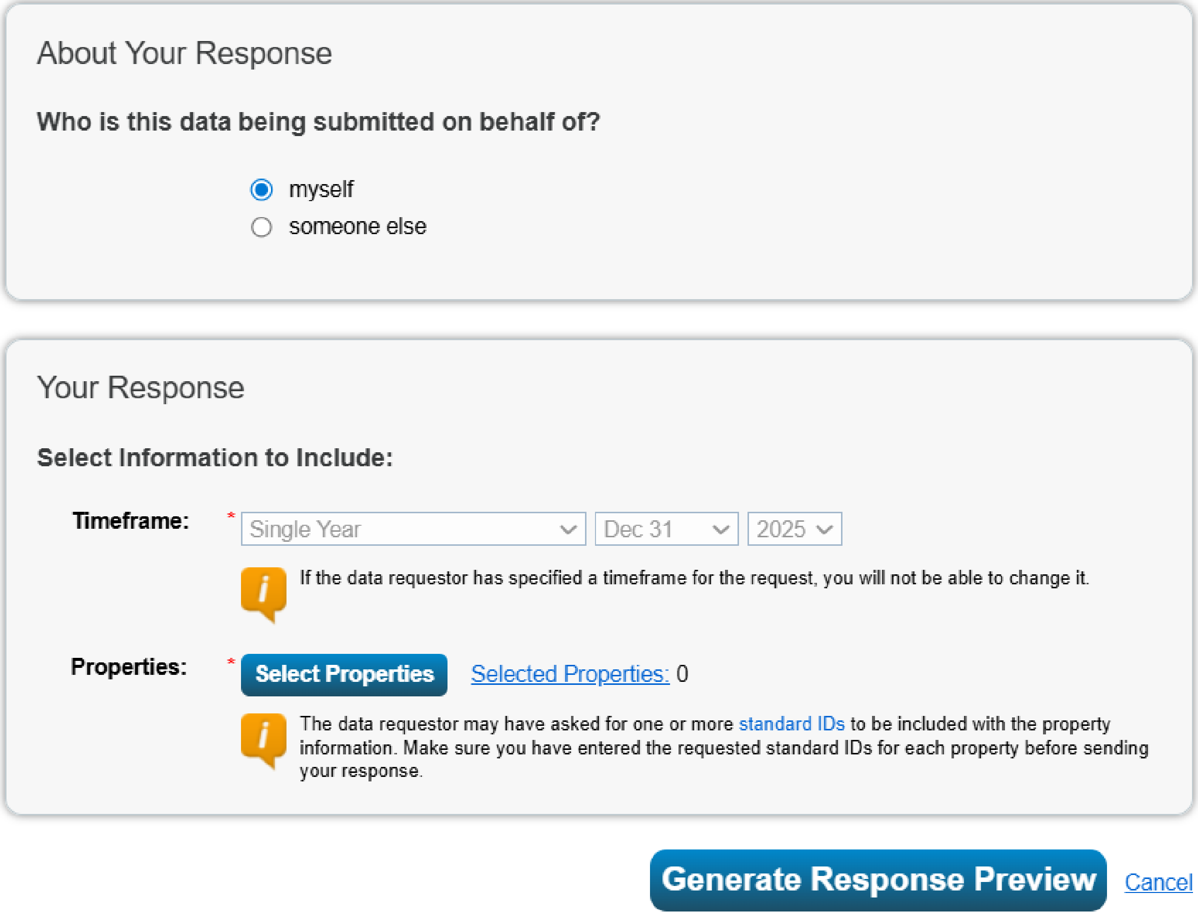


Submit Your Report (cont.)

- When you select "Respond to Data Request", ESPM will take you to the page below

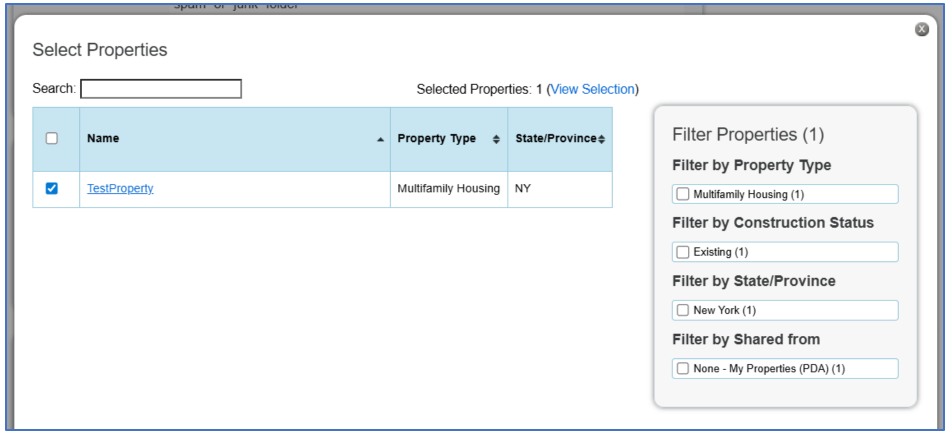


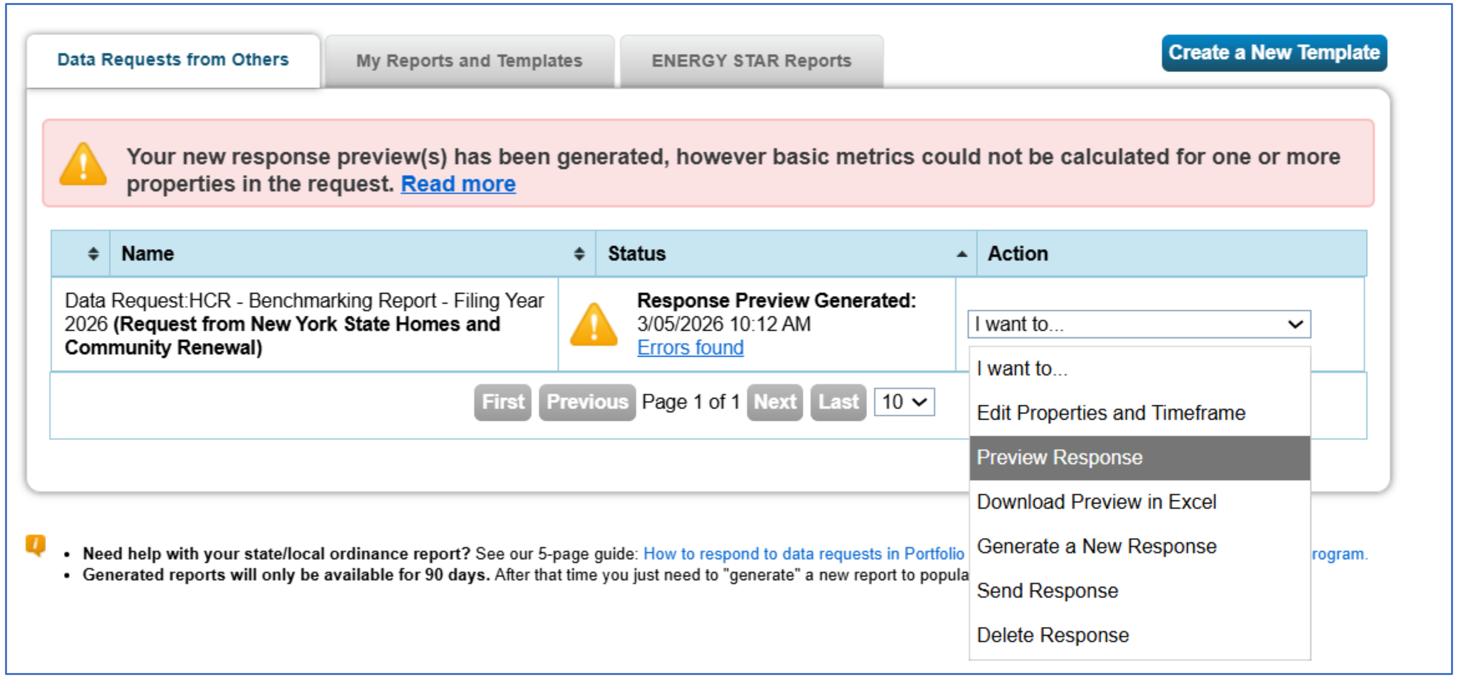
- Scroll down and fill out the sections shown in the image on the right



Submit Your Report

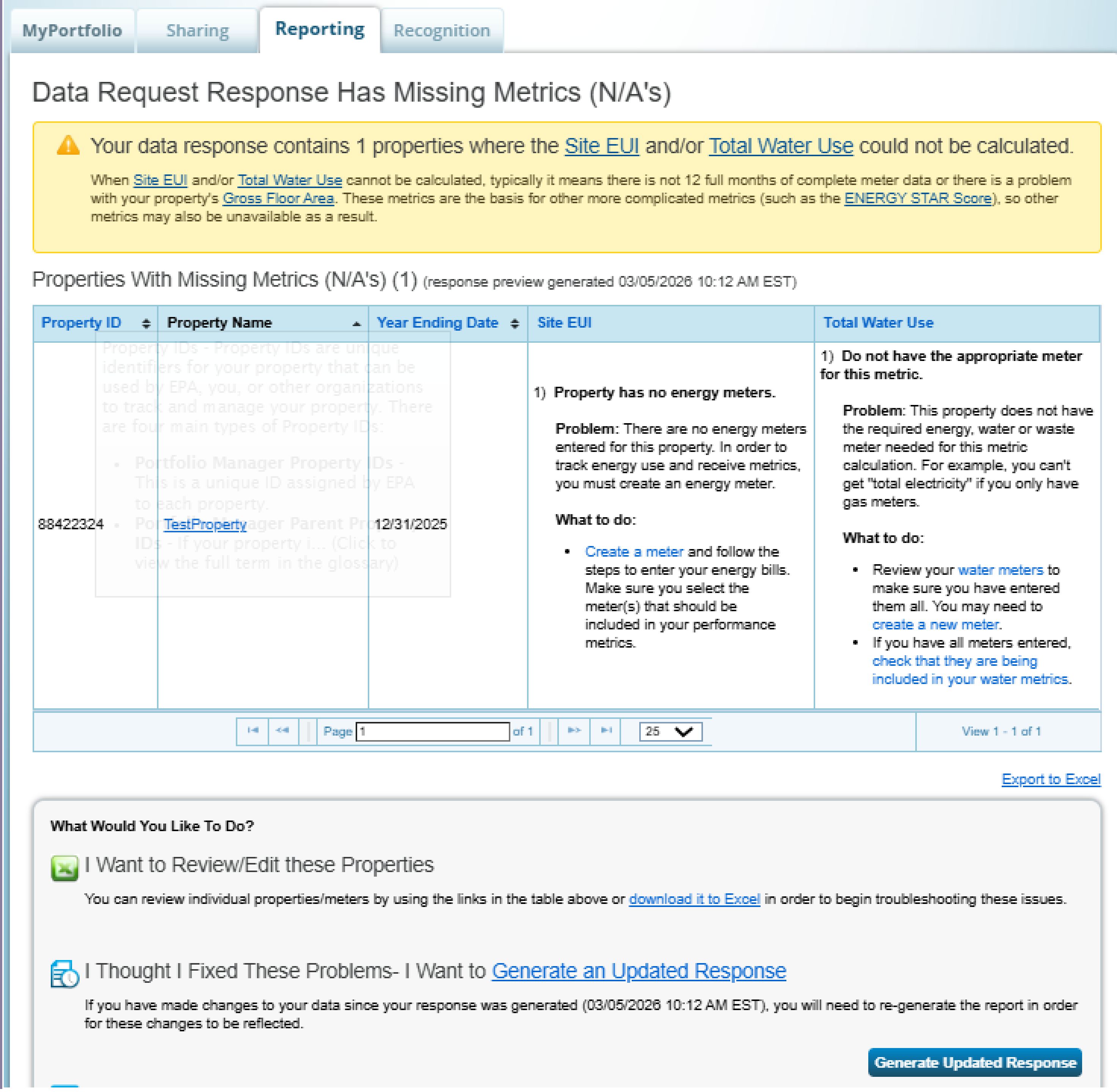
- Select your property and then click "Generate Response Preview"
- Navigate back to the reporting tab and scroll down to 'Data Requests from Others"
- You may download a preview of your responses and then select "Send Response"





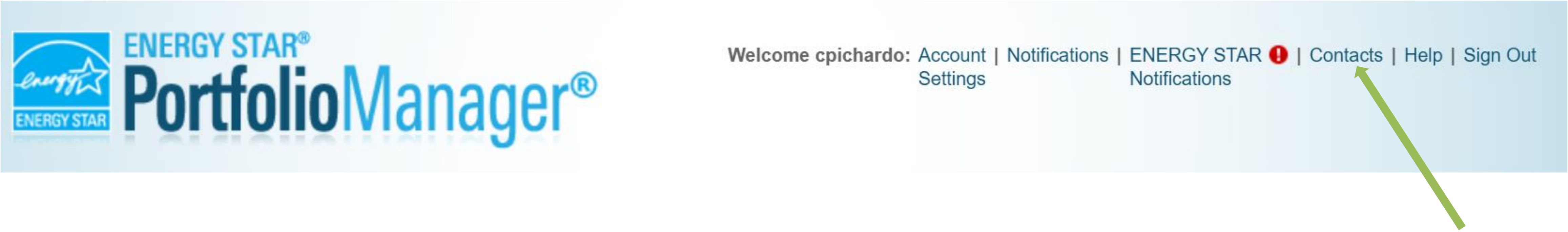
Submit Your Report (cont.)

- If ESPM flags any errors, please correct them and then select "Generate Updated Response"
- Once all errors are corrected and an error-free updated report is generated:
  - Select "Send Response;"
  - Enter any contacts who should also receive a confirmation email;
  - E-sign the response; and
  - Press the "Send Data" button



NEW FOR 2026: PROPERTY SHARING

- HCR requests that all building owners "Share Your Property" in ESPM with HCR's account
- (1) Add HCRProperty as a contact in ESPM
  - Select "Contacts" on the top right of the page

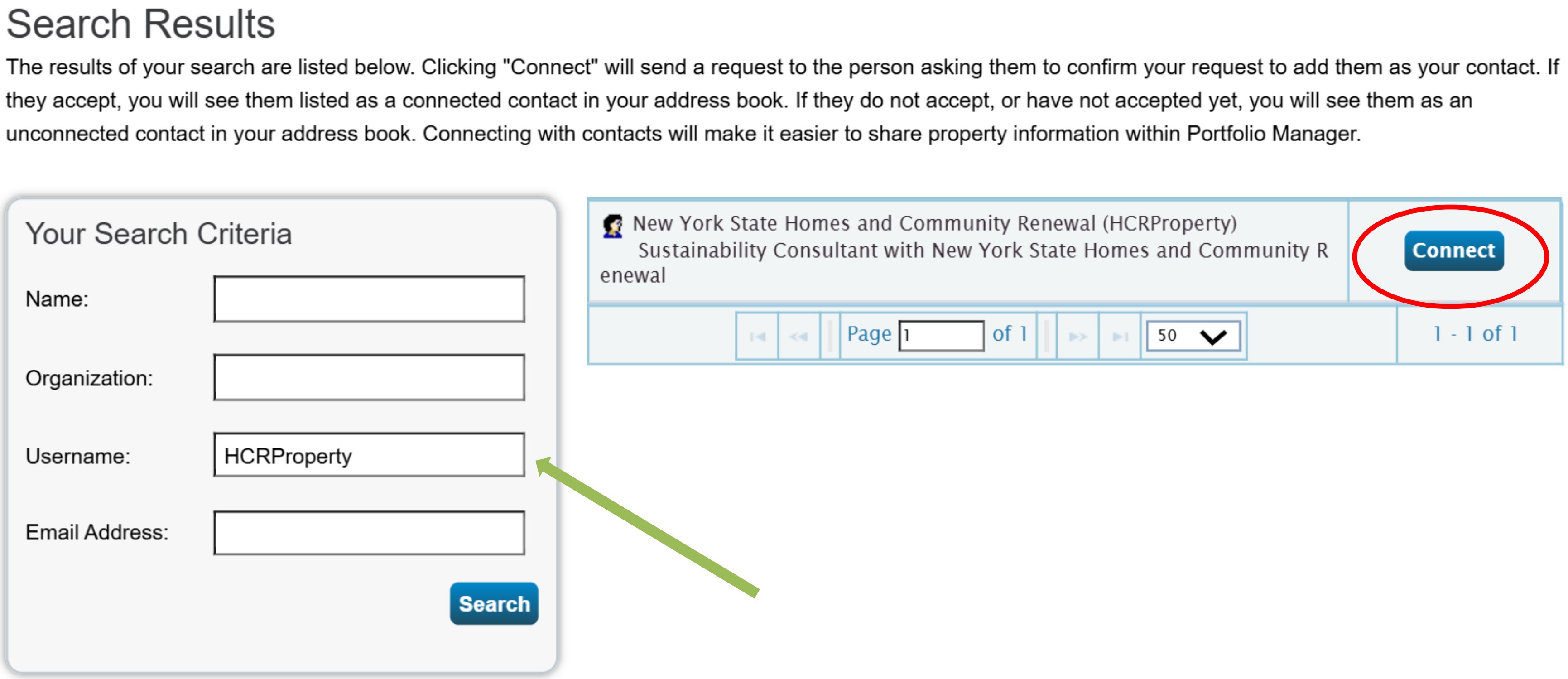


PROPERTY SHARING (Cont.)

- Once you're in the contacts page, select "Add New Contacts/Connections"

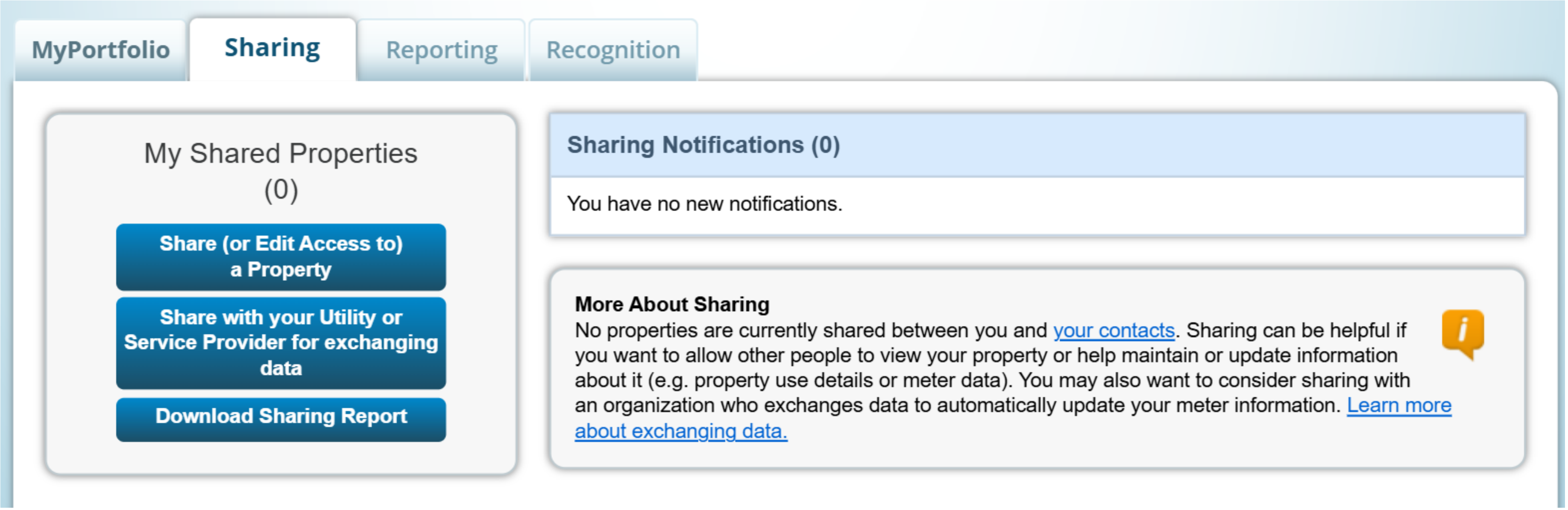
- Search "**HCRProperty**" in the "Username" section of the Search Criteria.

- Select "Connect"



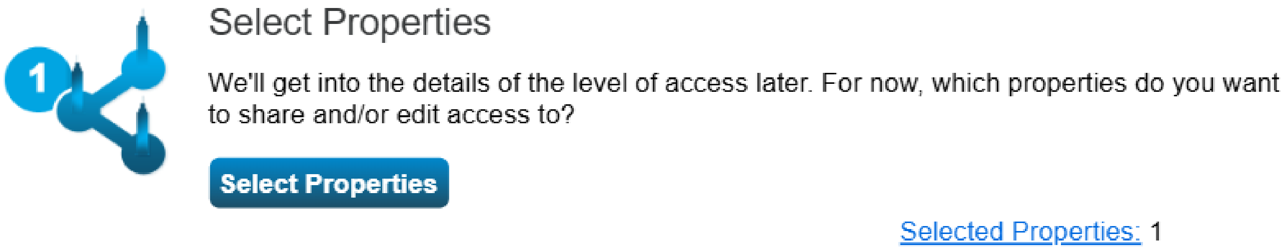
PROPERTY SHARING (Cont.)

- Once HCR reviews and accepts your request, you can share your property
- Go to the "Sharing" tab and select "**Share (or Edit Access to) a Property**"

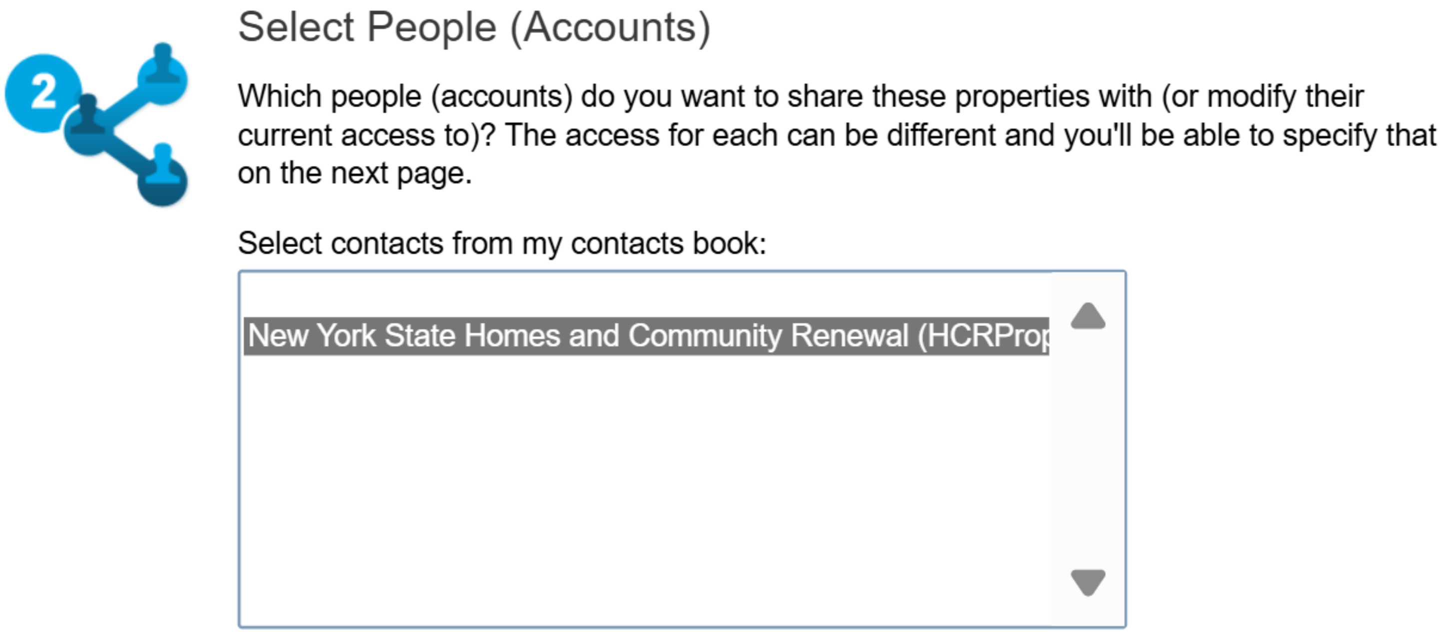


PROPERTY SHARING (Cont.)

- Select your property(ies)

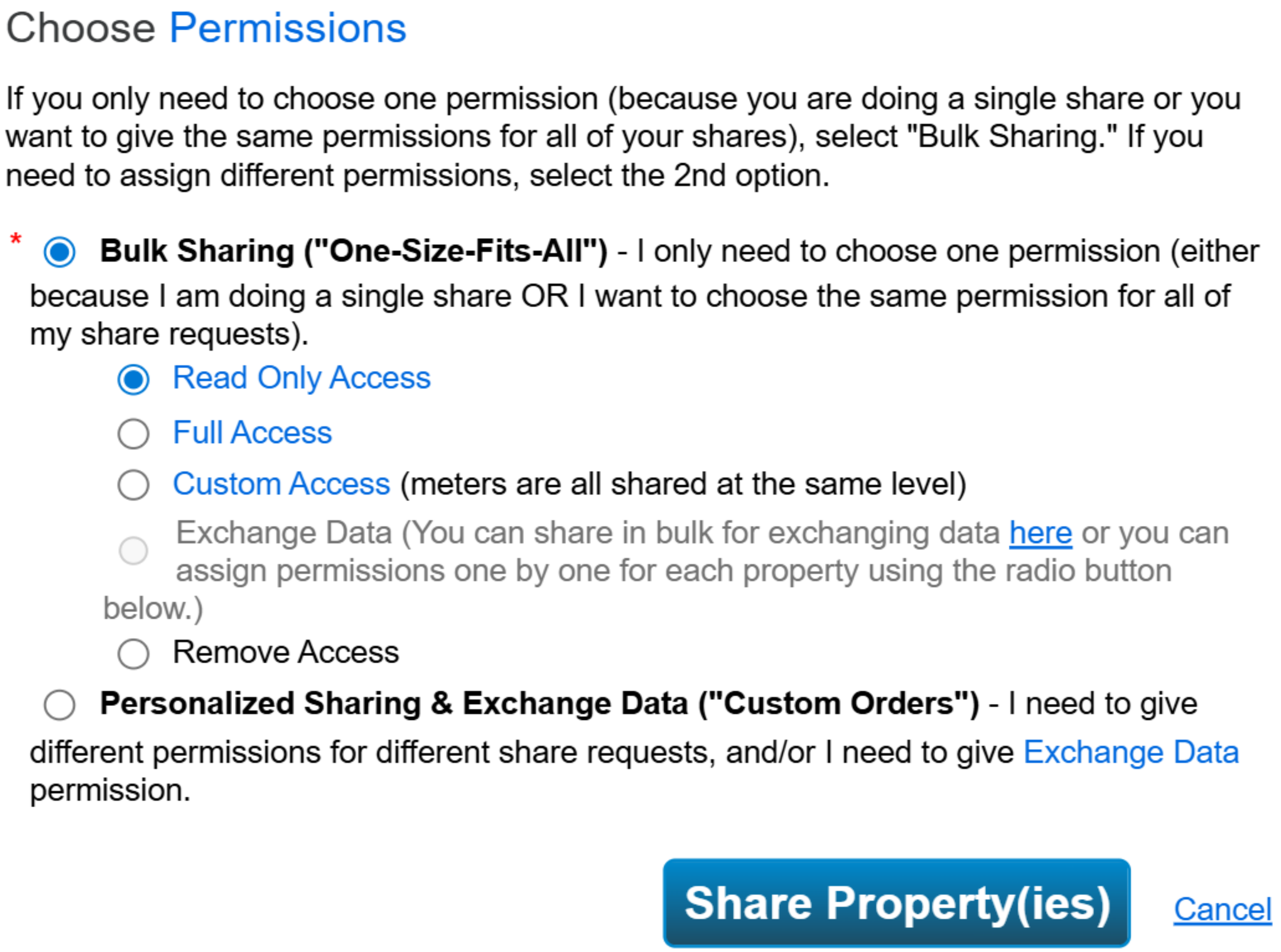


- HCR should now be in your contacts under the "Select People (Accounts)" section
    - Select HCR's account



PROPERTY SHARING (Cont.)

- Under the "Choose Permissions" section,
  - Select "**Bulk Sharing ("One-Size-Fits-All")**"
  - Choose "Read Only Access"
- Then select "Share Property(ies)
- Benchmarking process **Complete**!



Additional Resources

- EPA Energy Star Portfolio Manager Account Set Up
- Role of Benchmarking Service Provider
- 2026 ENERGY STAR Portfolio Manager Submission Instructions
- ENERGY STAR Service and Product Providers
- NYC HDC/HPD Pre-Qualified Benchmarking Providers
- ENERGY STAR Portfolio Manager Benchmarking Starter Kit
- NYC DOB ESPM User Guide

NEW YORK STATE

Homes and Community Renewal

BRIGHT POWER

ENERGY ECONOMIC DEVELOPMENT CORP.

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QUESTIONS?