



Apartment and Office Building Association  
of Metropolitan Washington

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**AOBA, BOMA Present Joint Testimony on Greening Existing Buildings**

*Washington, DC* - At the request of Congresswoman Eleanor Holmes Norton, the Apartment and Office Building Association (AOBA) and the Building Owners and Managers Association International (BOMA) presented joint testimony today at a hearing on Capitol Hill to provide an update on the progress and challenges facing the real estate industry in its efforts to “green” buildings in the National Capital Region. Robert Shovan, Senior Vice President, Transwestern, presented the testimony on behalf of the two affiliated organizations.

*The following is excerpted from the testimony. For more information, please contact Shaun Pharr, Senior Vice President, Government Affairs for AOBA at [spharr@aoba-metro.org](mailto:spharr@aoba-metro.org)*

Despite the presence of numerous cranes across the skyline, commercial Washington D.C. is largely a built environment. The construction divisions of AOBA’s member companies are increasingly embracing the “green” movement and building new buildings to LEED standards, is a growing... phenomenon, but there is an equally important role which falls to the property management side of such firms (or to outside firms brought in to manage buildings): that of finding ways to increase the energy efficiency and sustainability of the existing buildings in our portfolios. Property management professionals, too, recognize the critical significance of energy conservation to contain costs and reduce environmental impacts. **But it is also essential that elected officials and the public understand that realizing energy efficiency and sustainability gains in existing buildings presents an array of considerations and variables quite different from those involved in new construction.....**

.....The good news is that there is a growing interest in and commitment to undertaking “green initiatives” in the largely built environment; increasingly, it is a matter of “when,” not “if,” and of “how?” rather than “why?” To that end, AOBA is undertaking a number of initiatives to assist its members. This month, it launched a new **Energy Managers Roundtable**, a peer-group forum that brings together executives responsible for energy management and conservation in local office and apartment buildings to share best practices regarding energy management issues, technologies, equipment and vendors. AOBA is building a “**Going Green**” website, specifically focused on existing buildings, which will include case studies, helpful resources and a comprehensive outline of all green-related local laws, regulations and incentive programs.

On Sept. 25th, AOBA will hold a “**Greening Existing Buildings**” conference and resource center that will address the unique issues associated with the “greening” of existing multifamily and commercial office buildings. **AOBA is also one of the most recent BOMA affiliates to officially sign onto BOMA International’s “7-Point Challenge.”** BOMA’s 7-Point Challenge has been voluntarily endorsed by many of the largest companies that own and operate buildings in the U.S., and is perhaps the best illustration nationally of the private sector’s movement toward energy efficiency.... This Challenge calls on its member companies to take proactive and aggressive steps to lower energy consumption across their portfolios by 30% by 2012, in comparison to an average building (defined as a building earning a score of 50 on the EPA Energy Star benchmarking tool in 2007). To date, over 30 companies have accepted the challenge, including Transwestern, CB Richard Ellis, Cushman & Wakefield.... ##

*The Apartment and Office Building Association of Metropolitan Washington (AOBA) is the leading membership organization representing owners and managers of commercial office buildings and multi-family residential real estate in the Washington, DC region. Members of AOBA enjoy membership benefits in its national affiliates: the **Building Owners and Managers Association International (BOMA)** and the **National Apartment Association**. For more information, visit [www.aoba-metro.org](http://www.aoba-metro.org)*