

GREENER LIVING: SUSTAINABLE SOLUTIONS FOR THE FUTURE OF SENIOR CARE



Achieve greater
sustainability in
your senior living
communities with
the Yardi Energy
Suite





THE ENVIRONMENTAL IMPACT OF SENIOR LIVING COMMUNITIES

As the senior population grows faster than other age groups, the environmental impact of senior living communities becomes more important. In the next decade, the U.S. population aged 70 and older is projected to increase by 15 million, compared to a 12 million increase for adults aged 25-54.¹

If senior living communities adopt eco-friendly practices now and continue to manage resources efficiently, they can make a big difference.

Learn about changes you can make to provide better care for residents and contribute to a more sustainable future while improving your bottom line.

Benefits for residents, operators and the environment

- Provide a healthier and more comfortable experience for residents
- Meet resident, family and investor expectations for sustainability practices
- Optimize your energy use and reduce costs
- Consume fewer resources and lighten your environmental footprint

HOW THE YARDI ENERGY SUITE HELPS YOU BUILD A SUSTAINABLE FUTURE

Senior living communities use the Yardi Senior Living Suite to operate more efficiently and deliver better care for residents. Focusing on energy use in your communities is a huge opportunity to operate more efficiently — and build a sustainable future.

Built into Voyager Senior Housing and integrated with the Senior Living Suite, the Yardi Energy Suite extends these tools so you can make your communities more energy efficient.



With the Yardi Energy Suite for senior living, you can:

Monitor & manage your energy in real time, from a centralized platform

Improve your utility management to maximize your net operating income

Provide detailed reports for business & compliance needs

Identify equipment inefficiencies & automate your systems

Integrate smart building technologies & renewable energy into your sustainability plan

Engage residents in sustainability

MONITOR & MANAGE YOUR ENERGY IN REAL TIME, FROM A CENTRALIZED PLATFORM



Senior living communities often have high energy demands due to healthcare operations, kitchens and common areas. Accessing real-time data on energy use helps you identify inefficiencies and optimize consumption.

Look for holistic solutions that consider the entire problem and manage everything from a centralized platform. Manage energy use across multiple buildings and adopt sustainable practices across your communities. See your utility expenses and energy data integrated with your accounting platform and all the tools your teams use every day.

Get precise tracking in real time. Real-time monitoring of energy use includes all your community buildings and departments, from

landscaping and dining to residences and care. See the level of details you need to identify what's efficient and where you can improve. With the Meter Insights tool, you see real-time interval data and energy load profiles for the buildings in your community.

See your consumption patterns compared with benchmarks. Review where your community consumption patterns stand compared to the industry to get insights into what you can reduce without compromising comfort or safety for residents.

Rely on a dedicated team of account managers. Work with a Yardi team that oversees all the services, processes and software you use.

Energy efficiency savings by any name

Sometimes referred to as **environmental, social and governance (ESG)** measurements for investors to gauge sustainability and ethical impacts, the terminology has been changing to focus on **sustainability** and **energy conservation measures**.

Regardless of the name, the return on investment for energy efficiency is popular with senior living providers and investors. Chuck Hurchalla, Founder, CEO, Evolution Sustainability Group, told **Seniors Housing Business** in early 2025:



Energy conservation measures (ECMs) such as balancing water flow rates, implementing toilet-tank retrofits, leveraging AI-driven HVAC optimization and installing occupancy-sensing thermostats have become increasingly popular among senior housing operators as these projects **offer a robust ROI."**

IDENTIFY EQUIPMENT INEFFICIENCIES & AUTOMATE YOUR SYSTEMS

Whether your buildings are newer with smart thermostats and automated lighting, or you want to retrofit older buildings, successful senior living communities continuously monitor energy use. Here are some equipment swaps and automated systems that can make the most difference.

When it's time to replace fixtures, upgrade to energy efficient options. You might be surprised with how quickly you can recoup the cost of LED lighting, low-flow faucets and ENERGY STAR® appliances. Use the Energy Suite to see estimates for your new consumption patterns.

Optimize your HVAC before it needs maintenance. Use fault-detecting diagnostics and predictive maintenance functions in the Energy Suite to identify heating, ventilation and air conditioning (HVAC) equipment that's consuming more energy than necessary. Address these HVAC inefficiencies early, reducing wasted energy and extending the lifespan of your important systems.

Automate controls for HVAC and lighting equipment for efficiency and cost savings. You might already be considering motion sensor-controlled lighting to reduce energy consumption. With the Energy Suite, you can automate HVAC and lighting controls based on occupancy, weather and time of day, without compromising resident comfort.





IMPROVE YOUR UTILITY MANAGEMENT TO MAXIMIZE YOUR NOI

Improving your utility payment and procurement processes boosts your net operating income. And you can bring in more income with programs that reward you for reducing utility consumption.

Automate how you pay utility companies.

Eliminate misaligned payments and late fees when you automate paying through the Energy Suite. A Yardi account team makes sure all your bills are received, digitized and checked for accuracy, working directly with the utility company. Approve the payments through the Energy Suite and access detailed reports on costs and use.

Procure your utilities through the Energy Suite.

You can also work with Yardi as your energy broker. Your Yardi Energy team works with

you to set the right strategy and keep you on track so you're never without an energy contract.

Gain financial rewards for reducing electricity consumption. Demand response (DR) and time-variable pricing (TVP) programs offer financial rewards for reducing electricity consumption during peak periods. If you choose to participate in these programs with your local utility providers, you'll be able to see changes in the costs of your utility use.

According to the U.S. Department of Energy, "Customers stand to gain substantially from participating in DR and TVP options, especially if they can adjust their electricity usage occasionally in response to market signals such as DR event notifications or price fluctuations."²



MBK Senior Living has been using the Energy Suite with utility invoice processing and ENERGY STAR reporting since 2022, saving both money and time, as well as keeping an eye on consumption. They've reduced late payments, provided needed energy consumption data to their parent company and met municipal reporting requirements.

Reducing late payments & tracking utility costs

“Since the Energy Suite is part of Yardi, the utility invoice processing integration is very helpful compared to other products and external options,” says Keith Andrus, controller for MBK Senior Living. “Other key benefits include reduced late payments, tracking of bills and payments, and ensuring services are never interrupted.”

Reporting energy consumption data

“The consumption information provided is critical to our parent company and access to this has made our jobs easier.”

ENERGY STAR & municipal reporting

“The ENERGY STAR reporting function is critical as well, taking this off our plates, and taking care of all municipal reporting requirements is a key benefit.”

INTEGRATE SMART BUILDING TECHNOLOGIES & RENEWABLE ENERGY INTO YOUR SUSTAINABILITY PLAN



To reduce costs and increase efficiency across your communities, the Energy Suite helps you manage integrations with smart building technology, solar and battery storage.

Automate adjusting temperature, lighting and other smart building systems. Reduce the energy load in common areas, rooms and hallways without manual intervention. Integrate your smart building system with the Energy Suite.

Manage the flow of energy between your solar energy system and your building's consumption. For your communities with solar power, use the Energy Suite to reduce dependence on the grid and lower energy costs.

Monitor battery storage systems. The Energy Suite helps you monitor battery storage systems, ensuring that excess energy is stored for later use, maximizing renewable energy use and reducing waste.

PROVIDE DETAILED REPORTS FOR BUSINESS & COMPLIANCE NEEDS

To track sustainability goals, use detailed reports on energy use, costs and trends.

Ensure compliance with local and national sustainability standards. Access the data and analytics you need about energy consumption, greenhouse gas emissions and renewable energy contributions in your Energy Suite dashboards. We partner with organizations to make it easy to provide data for sustainability requirements, certifications and ratings programs directly from the Energy Suite.

Demonstrate your environmental responsibility to new residents and investors. Track and visualize your sustainability efforts in the Energy Suite and share them externally. With eco-friendly living becoming more important for residents, their families, investors and stakeholders, showcase your sustainability practices as a key selling point.





Know your sustainability reporting, ratings and certifications

ENERGY STAR

is a voluntary labeling program for products, homes and commercial buildings in the United States. If they meet the specifications, they can display the ENERGY STAR logo. ENERGY STAR is a public-private partnership administered by the U.S. Environmental Protection Agency working with thousands of partner organizations to deliver cost-saving energy efficiency solutions. ENERGY STAR also includes tax credits for home builders and tax deductions for commercial buildings.

Global Real Estate Sustainability Benchmark (GRESB)

is a benchmark for real estate and infrastructure investments. GRESB is an investor-led organization that provides standardized and validated environmental, social and governance data to capital markets.

ENGAGE RESIDENTS IN SUSTAINABILITY

All residents benefit from a green environment with community gardens and clean air. You can foster a community-wide commitment to sustainability and engage residents and staff to be more energy-conscious by sharing goals and results on a regular basis.

Encourage resident education and participation. Create campaigns for reducing water and electric use or increasing recycling and composting. Residents can participate as part of the dining program, in their use of community facilities or in their own living units. Share monthly or quarterly successes that you pull from Energy Suite reports.

Create green spaces and community gardens. Design a healthy and sustainable environment with low-water-use plants and shrubs in landscaping. Consider using rainwater harvesting. When your changes are in place, track the water use to see results.

Residents can enjoy the green spaces and can also participate directly with raised bed gardening and composting. You can integrate community gardens with resident activities, cooking and dining programs.



Benefits for residents



61%

higher cognitive scores for people in green building conditions

Retirement communities that offer residents green spaces like community gardens or green initiatives like a recycling program result in stronger social relationships and less instances of depression.

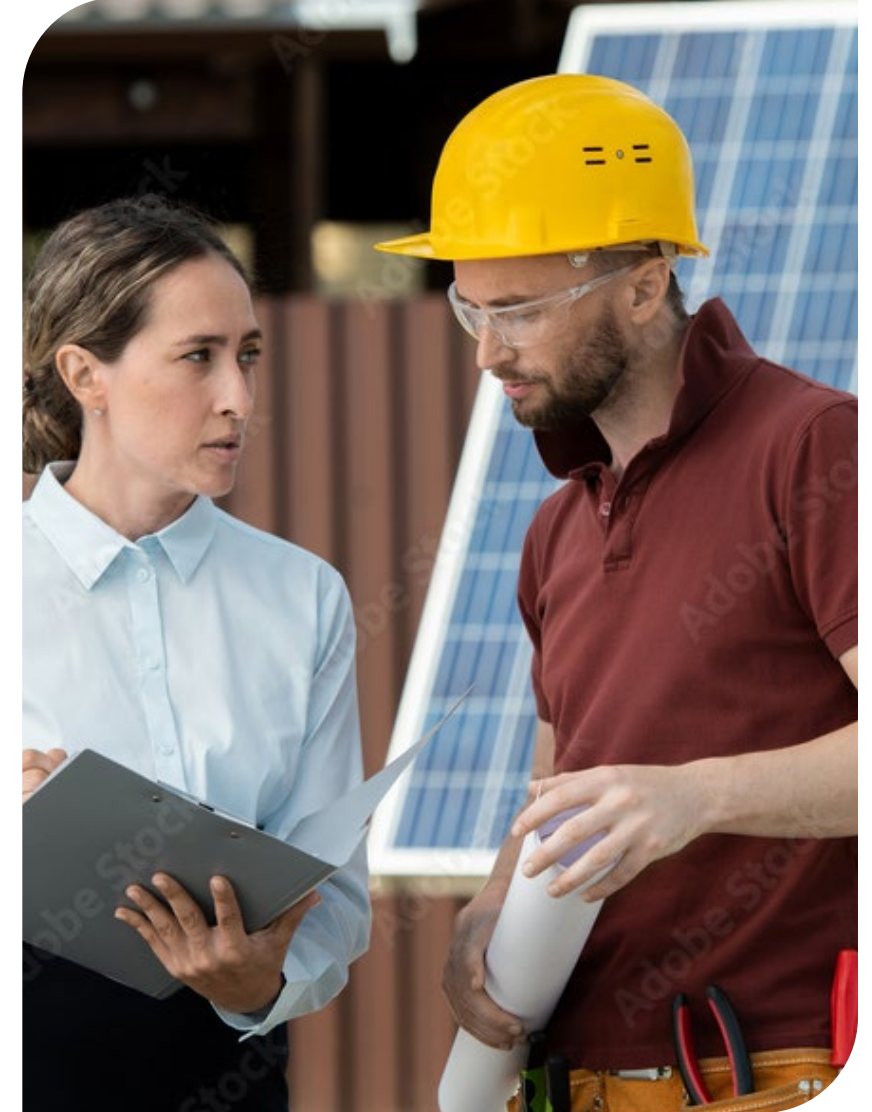
SOURCE:
[Harvard Publication: Green Buildings and Health](#)

SOURCE:
[Senior Living Trends: Green Senior Living Communities, American Seniors Housing Association](#)

Older adults who participated in a 24-session therapeutic horticulture program maintained healthy sleep patterns and mental health, improved cognitive function and reduced anxiety. Their reported mean happiness score also increased.

SOURCE:
[Nature-based activities improve the well-being of older adults](#)

START YOUR JOURNEY TO A SUSTAINABLE FUTURE TODAY



You can start implementing sustainability practices today, with the support of the Energy Suite.

Here are some resources for further learning and steps to begin integrating energy management technology:

- Read [Why Choose the Yardi Energy Suite](#)
- Watch the [Yardi Energy Suite webinar](#)

Ready to take your next step to sustainability success?

SCHEDULE A MEETING

SOURCES

1. [Emerging Trends in Real Estate 2025](#), PwC and the Urban Land Institute

2. [Demand Response and Time-Variable Pricing Programs](#), U.S. Department of Energy

