

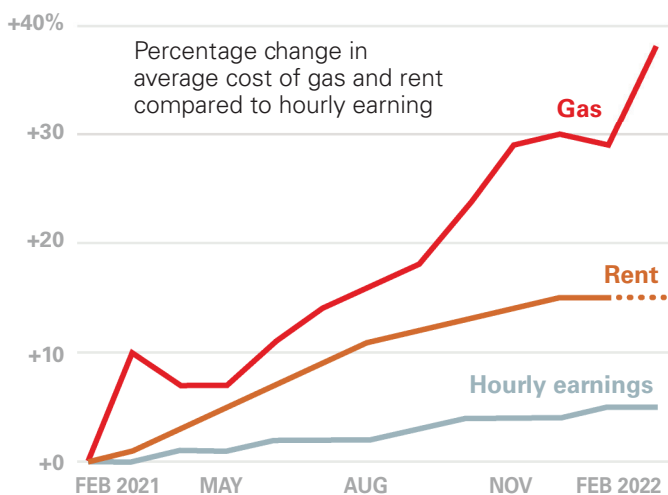
Energy rising

Already vexed by historic levels of inflation, housing operators and residents also bear the financial weight of sudden and fast-rising electricity, natural gas and oil prices. Waiting in the wings, EPA is building out regulations—not focused on relief to rising energy prices—but on standards that will place the cost of green initiatives directly on the shoulders of Americans already losing wealth.



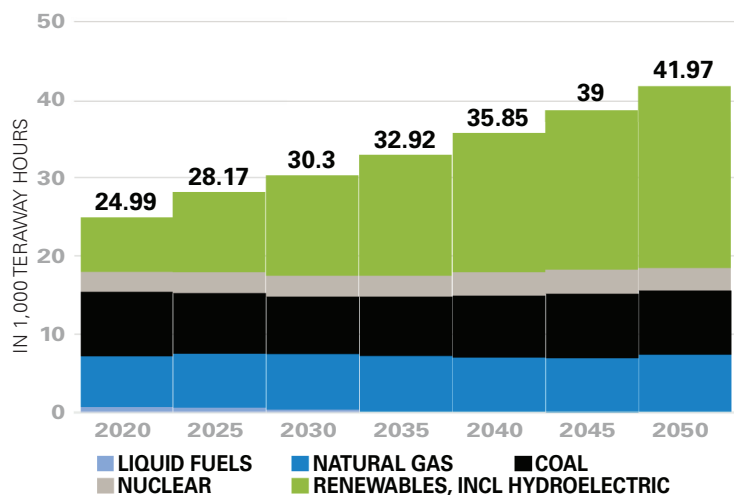
EPA is formulating new regulations to address climate change as it awaits a Supreme Court decision that could constrict its path forward (absent Congress legislating EPA authority). A decision in the case, *West Virginia v. EPA*, could curtail the agency's regulatory reach. The decision is expected in June.

Inflation outpaces earnings

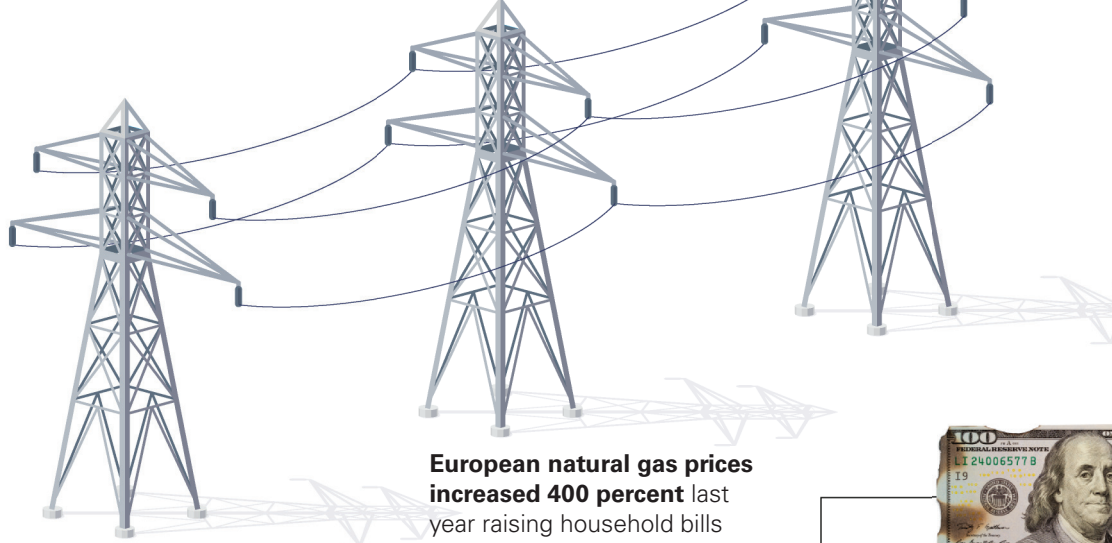


Regulators' end goal

projected worldwide electricity generation (Statista)



SOURCE: URBAN INSTITUTE; GAS AND HOURLY EARNINGS SEASONALLY ADJUSTED; EPA EYES NEW RULE FOR GAS-FIRED POWER PLANTS; JEAN CHEMNIK; CLIMATEWIRE; PROJECTED ELECTRICITY GENERATION WORLDWIDE FROM 2020 TO 2050 BY ENERGY SOURCE; STATISTA; RENEWABLE ENERGY SHOULDN'T BE BLAMED FOR SPIKING ENERGY PRICES—IT'S THE SOLUTION; JOEL JAEGER; TATSATOM GONCALVES; ARYA HARSONO; LORI BIRD; WORLD RESOURCES INSTITUTE; NATIONAL CONSUMER LAW CENTER; U.S. ENERGY INFORMATION ASSOCIATION (EIA); WORLD ATAS



an **EPA** rule

making it harder or more costly for utilities to bring new gas plants online would have implications for the entire power grid



\$0.1372/kwh

The highest price on record was hit in 2021 according to the EIA). Retail electricity prices also rose at their fastest rate since 2008.

European natural gas prices increased 400 percent last year raising household bills and shuttering multiple energy companies. To say that U.S. natural gas would help is an understatement.



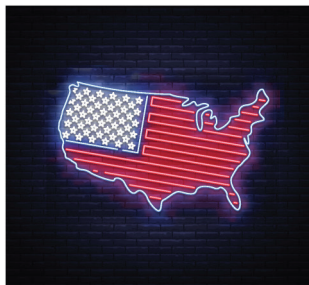
\$4.98/MMBtu

The cost of natural gas delivered to U.S. power plants more than doubled y/y from 2020 (\$2.32/MMBtu)



The U.S. Department of Energy forecasted a three-year high in 2022 for average multifamily residential energy costs

	2020	2021	2022
Heating oil <i>dollars/gallon</i>	2.44	3	3.45
Natural gas <i>dollars/thousand cubic feet</i>	10.76	12.29	12.56
Electricity <i>cents/kilowatt-hour</i>	13.16	13.72	14.26



We're no. 2!

After China, the U.S. is the second largest energy consumer in the world



2009

The U.S. became the largest global producer of natural gas



2015

Natural gas became the biggest source of electricity in the country



2019

Coal as an electricity source dropped to 23.5 percent from 50 percent (2005)



two-thirds

of U.S. electricity is generated by fossil fuels: petroleum, natural gas and coal



5th place

While the largest producer of natural gas, the U.S. follows Russia, Qatar, Turkmenistan and Iran in reserves