



# ECOWISE

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## Knoxville's Community Development Corporation Continues Making Affordable Housing 'Green'

Knoxville's Community Development Corporation (KCDC), the housing and redevelopment agency for Knoxville, TN, is a big proponent of bringing energy efficiency to affordable housing. They recently completed a \$1.8 million renovation project at KCDC's Valley Oaks Apartments.



Valley Oaks Apartments (Photo: KCDC)

Valley Oaks is part of the Enterprise Green Communities program, the first national green building program developed for affordable housing. The program's green criteria address such aspects as location, site improvement, water conservation, energy efficiency, building materials and maintenance in creating a healthy living environment. "By working within Green Communities criteria, we ensure that our project is both environmentally friendly and cost-efficient," said Alvin Nance, KCDC executive director and CEO.

KCDC's exterior improvements made the family-style apartment complex both more energy-efficient and attractive. Inside the 48 two-bedroom units, KCDC installed energy-efficient HVAC and lighting, Energy Star appliances, and eco-friendly plumbing improvements.

The changes also offer significant cost and energy savings to tenants, meeting another of KCDC's goals: promoting self-sufficiency. "We are working hard to change the face of public housing," said Nance. "Improving the appearance of our properties and making them more energy efficient is a priority with us. The reduction in utility cost benefits our residents by putting more of their income back in their pockets, so they are better able to meet their financial obligations."

KCDC financed the project with capital improvement funds provided by the U.S. Department of Housing and Urban Development (HUD) and a \$400,000 grant from the Federal Home Loan Bank of Atlanta through their member bank, SunTrust. Nance was particularly pleased to receive grant monies, saying, "It demonstrates that others believe in what we're doing and are willing to financially support our initiatives."

KCDC has years of involvement in "green" projects. In July 2006, KCDC, with the help of energy services company Ameresco Inc., secured a 20-year Energy Performance Contract issued by HUD. The contract allowed KCDC to invest approximately \$9.5 million in energy-efficient upgrades in all 17 of its public housing developments and offices. Installation included energy-efficient upgrades to refrigerators, lighting, toilets, furnaces, HVAC systems, temperature controls, washers, windows, and other measures. The cost and energy savings are significant. Net savings for the first year after all debt payments and fees totaled more than \$240,000.

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## UPCOMING EVENTS

- » **Enviro Build Expo**  
October 13 -14, 2010 | Hartford, CT  
<http://www.envirobuildexpo.com/>
- » **Affordable Housing Summit (US Green Building Council)**  
November 16-17, 2010 | Chicago, IL  
<http://bit.ly/airQOY>
- » **Greenbuild International Conference and Expo (US Green Building Council)**  
November 17-19, 2010 | Chicago IL  
<http://bit.ly/hCt0X>
- » **Cities Alive: 8th Annual Green Roof and Wall Conference**  
November 30-December 3, 2010 | Vancouver, British Columbia, Canada  
<http://www.greenroofs.org/>
- » **National League of Cities Congress of Cities and Exposition**  
Nov. 30, 2010-Dec. 4, 2010 | Denver, CO  
<http://bit.ly/bKhkcj>



Cutting the ribbon to reopen Valley Oaks Apartments. From left are HUD's Knoxville Field Office Director Mark Brezina, Knox County Mayor Mike Ragsdale, KCDC Executive Director and CEO Alvin Nance, KCDC Valley Oaks Resident Manager Becky Fetters, KCDC Board Chair Juanita U. Cannon and Knoxville Mayor Bill Haslam. (Photo: KCDC)

"We applaud KCDC's leadership in bringing energy efficiency to affordable housing," said Mark Brezina,

Knoxville field office director with HUD. "The changes they are making today will help make housing more affordable for generations to come."

For more information, visit: <http://www.kcdc.org>.

## Washington Green Communities Retrofit Loan Fund Launched

A \$2 million financing pool will be available to owners of multifamily housing properties in the State of Washington through the Enterprise Community Partners, Inc. (Enterprise) and Washington State Housing Finance Commission (WSHFC). Enterprise is a leading provider of development capital and expertise in the area of affordable housing and has introduced neighborhood solutions through public/private partnerships with financial institutions, governments, and community organizations.

According to M.A. Leonard, Vice President and Pacific Northwest impact market leader at Enterprise Community Partners, "Reducing carbon emissions, while increasing the health benefits and utility savings of a building is a win-win to the building owner, the resident, and the surrounding neighborhood. We are excited to enter this partnership with the Washington State Housing Finance Commission and look forward to working with the affordable housing developers who apply for loans."

Retrofitting activities can reduce energy and water consumption and save multifamily affordable housing owners an estimated 15 to 20 percent off their average annual utility bill of over \$700 per unit, according to Enterprise. Currently in the pilot stage, Enterprise and WSHFC estimate that approximately 20 loans averaging \$100,000 will be made through the Washington Green Communities Retrofit Loan Fund. The Fund will enable developers to maintain affordability while they achieve sustainability.

The Fund will target properties in both rural and urban areas that were financed through the Federal low income housing tax credit program. As part of the loan, properties will undergo a full energy audit to determine any potential savings to be derived from the retrofit. Enterprise, through Green Communities, operates a number of retrofit pilot programs in large cities throughout the Nation.

Enterprise Community Partners provided the quotes and information used in the source articles:

June 16, 2010, *Puget Sound Business Journal*:  
<http://seattle.bizjournals.com/seattle/stories/2010/06/14/daily29.html>

June 22, 2010, *Multihousing News*:  
<http://bit.ly/aNrOPC>

To learn more about Enterprise's Green Communities program, visit:  
[www.enterprisecommunity.com](http://www.enterprisecommunity.com) or [www.enterprisecommunity.org](http://www.enterprisecommunity.org)

To learn more about WSHFC, visit: <http://www.wshfc.org>

## Resident's Corner

Dishwashing vs. Handwashing. Which saves more energy? Usually the dishwasher. Dishwashers use electricity to heat water and run the dishwasher. But the dishwasher usually beats the hand washer in efficient at water use.

A 2003 study by researchers at the University of Bonn in Germany found that hand-washing dishes uses between five and 86 gallons of water. An Energy Star model dishwasher is required to use 5.8 gallons of water per cycle or less (as of August 11, 2009), but dishwashers purchased before 1994 use 10 more gallons per cycle than the Energy Star models.

For greatest savings: run the machine when full, do not pre-rinse dishes, do not let dishes sit overnight, air dry, and use the water-saving cycle.

The German study, however, did not dismiss hand dish washing, however. It concluded that dish washers could be educated to wash dishes using fewer resources but obtaining better cleaning results. The California Consumer Energy Center advises handwashers to fill the wash and rinse basins of the sink (instead of just letting the water run) to use half as much water as the normal dishwasher load.

For the University of Bonn study:  
<http://bit.ly/d2c0HD>

For California Energy Commission's Consumer Energy Center:  
<http://bit.ly/caMf1d>



## Bed Bug Treatment and Prevention

As cases of bed bug infestation continue to increase across the country, the Office of Public and Indian Housing, the Department of Extension Entomology at the University of Purdue, and Rutgers University have teamed up to make an informational video called Bed Bug Prevention and Control. The video contains information on treatments and methods that public housing agencies and residents of public housing can use in the treatment and prevention of a bed bug infestation. In addition to the video, the Center for Disease Control and the Environmental Protection Agency have issued a joint statement in response to the numerous bed bug outbreaks throughout the country. The video and a link to the statement (under Related Information) can be found on the following page:  
<http://www.hud.gov/offices/pih/programs/ph/phecc/pestmang.cfm>.

## Contact Us:

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