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www.hud.gov/offices/pih/programs/ph/phecc/newsletter/newsletter.cfm



New York Leads in Preservation of Multifamily Housing Using Weatherization Assistance Program

In March, EcoWise reported on the Department of Energy (DOE) rule that simplifies access to its Weatherization Assistance Program (WAP) for HUD multifamily buildings. One State that has taken the lead in using WAP to preserve affordable multifamily housing is New York.

New York State, through the Department of Housing and Community Redevelopment (DHCR), has used weatherization grants to repair and upgrade multifamily properties since WAP began in 1976. In 2010 and 2011, DHCR expects to see a tremendous growth in the number of multifamily units weatherized because of the American Recovery and Reinvestment Act (ARRA). "With our ARRA funds, we are reaching people and properties we didn't have the resources to meet in the past," says Brian Lawlor, Commissioner of the DHCR.

erized with ARRA funds. Large properties under renovation include Lindsay Park with 2,700 units and Spring Creek Towers with nearly 5,900 units. Based on the results of its energy audit, the Lindsay Park units will receive double-paned insulated windows, energy efficient light fixtures, and new smoke and carbon monoxide alarms. Basement pipes will also be insulated. The energy assessment determines the most needed and most effective retrofits; therefore, only units with inefficient refrigerators or those predating 1993 will receive energy efficient replacements.

DHCR allocates WAP funds to a dedicated network of 65 weatherization provider subgrantees statewide. To ensure the capacity to meet additional demand, this year in a special request for proposals, DHCR selected nine temporary subgrantees including Community Preservation Corporation, which has experience statewide. Dan Buyer of DHCR says, "These are all people with a deep technical understanding of energy efficiency and a passion for improving communities."

Since the weatherization and the Low Income Housing Tax Credit (LIHTC) programs are both administered by the same DHCR department, DHCR has developed a special expertise in helping LIHTC buildings get weatherization grants.

The weatherization process typically takes 12-15 months from the required energy audit to bid to completion. A DHCR field representative works with the subgrantees to identify LIHTC properties.



An Energy Efficient HVAC system (DHCR)

Lawlor adds, "It is great opportunity to expand to reach large projects." DHCR expects multifamily housing units to comprise 70-80 percent of the units weath-

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UPCOMING EVENTS

- » **DOE Midwest Regional Workshop R-5/Low-e Storm Windows Volume Purchase Program**
September 22, 2010 (two workshops) | Chicago, IL
jbogovich@energetics.com
- » **West Coast Green**
September 30- October 2, 2010
| San Francisco, CA
<http://westcoastgreen.com/>
- » **Energy and Environmental Building Alliance**
October 12-14, 2010 | Portland, OR
<http://www.eeba.org/>
- » **Affordable Housing Summit (US Green Building Council)**
November 16-17, 2010 | Chicago, IL
<http://www.greenbuildexpo.org/education/Affordable-Housing.aspx>
- » **Greenbuild International Conference and Expo (US Green Building Council)**
November 17-19, 2010 | Chicago IL
<http://www.greenbuildexpo.org/Home.aspx>

Subgrantees work with LIHTC property owners units to ensure they meet WAP guidelines. One requirement of WAP is that the benefits of weatherization must accrue directly to the tenants. States establish criteria for meeting this requirement. Some, but not all New York LIHTC residents, may benefit directly from WAP since the amount they pay their own utilities will decrease following the retrofits. In other cases, however, where the tenants do not pay utilities, the LIHTC owner will agree to hold rents in place for a longer period as a way of meeting the "benefits" requirement.

The DHCR plans to have 45,000 multifamily units completed by September 2011, well ahead of the March 2012 ARRA deadline. Nearly 37,000 are completed or underway.

For more information:

<http://nysdhcr.gov/programs/weatherizationassistance/index.htm>



Spring Creek Towers (DHCR)

DOE Program Takes on Market for Highly Efficient Windows

DOE kicked off the Highly-Insulating R-5 Windows and Low-E Storm Windows Volume Purchase Program on May 27, 2010. Limited awareness of highly-efficient window products had made it difficult in the past for individual window manufacturers to invest in the production capacity necessary to produce cost-effective products.

R-5 and low-e storm windows have significant energy and cost savings potential. Highly-insulating R-5 (U-factor of 0.22 or less) can reduce heat loss through the window by over 30 percent compared to ENERGY STAR windows (U-factor ~0.3). In cold and mixed climates, low-e storm windows can be placed over existing windows (inside or outside) and are much more effective energy savers than traditional storm windows.

The program's Web site (www.windowsvolumepurchase.org) lists qualified R-5 and low-e storm windows and R-5 patio doors. For each product type, price ranges and qualified manufacturers are listed according to product size. Defined shipping regions are also listed next to each manufacturer.

The DOE is committed to making this program a collaborative and transparent process and looks to continue the early success of the program. To learn more, visit DOE's Web site, <http://www1.eere.energy.gov/buildings/windowsvolumepurchase/> or contact Jason Bogovich at jbogovich@energetics.com.

Resident's Corner

You are the most important energy conservation device in your house!

More utilities are using "smart meters" and enhanced billing to help residents learn about energy use and conservation. Smart meters can include a residential electricity meter upgraded to allow it to communicate with the utility, the power producer, and you, the resident. Enhanced billing provides more information on the bill than simply kilowatt hours used and cost. It may compare last year's use with this year's or your use with your neighbors'.

When smart meter strategies aim to help residents shift their energy use to (cheaper) off-peak times, they do not tend to increase energy conservation. Other strategies help residents save more energy - perhaps as much as 9-12 percent a year - and cut bills more substantially. This includes:

- Motivating residents to save energy with competitions, goal setting, social networks, and other non-financial incentives.
- Providing energy tips to help residents take stock of their own energy use and empower them to decrease use by taking simple steps to change habits or adopt new behaviors. Studies suggest that the greater savings come from behavior changes rather than energy saving equipment purchases.
- Informing residents with specific data information about their home - sometimes even each appliance - daily, weekly, or in near real time as energy is used either on a display in the home or by logging on to an Internet site.

Source: *Advanced Metering Initiatives and Residential Feedback Programs: A Meta-Review for Household Electricity-Saving Opportunities*, American Council for an Energy Efficient Economy. www.aceee.org

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