



Eco Wise



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Housing Authority Leads the Way in Green Design

Philadelphia, PA- Philadelphia Housing Authority, already a leader in building [ENERGY STAR®](#) affordable housing, is taking its commitment to energy efficiency and a clean environment to a new level. [Nellie Reynolds Gardens](#), a three-story, 64-unit green building is under construction in northern Philadelphia. Nellie Reynolds Gardens will cover over 85,000 square feet, including a full service senior center on the ground floor.



A green roof similar to the one that will be installed on Nellie Reynolds Gardens.

The \$23M project arose in response to the need for affordable senior housing in the city. Compared to conventional construction, Nellie Reynolds Gardens will be much more efficient in the use of energy, water, and materials, with fewer negative impacts on human health and the environment.

Described as the new generation of senior living by PHA Executive Director Carl Greene, the project will include ENERGY STAR fixtures and appliances throughout, and a "[green roof](#)."

The 20,000-square-foot green roof with natural vegetation helps regulate internal temperatures. The plants cool the building in the summer through natural evapotranspiration, and the extra mass boosts insulation in the winter. It will also reduce storm water runoff from the roof. Estimated energy savings from similar green roofs range from 10-20 percent, but the benefits go beyond that. The commitment to such a high level of green building actually sped up the project's permitting process.



Artist's renderings of the completed development

"Affordable housing has not been at the forefront of the green movement and we want Nellie Reynolds Gardens to provide a cost effective model for the industry," says Kirk Dorn, the housing authority's spokesperson.

To help preserve indoor air quality, materials specifications include recycled or "[Green Label](#)" carpet and environmentally friendly, low-VOC paints, primers, and caulking. The scheduled completion date for Nellie Reynolds Gardens is December 2008.

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Events and Training

[Washington International Renewable Energy Conference](#)
March 4-6
Washington D.C.
Trade show with over 200 exhibitors.

[NAHRO's 2008 Legislative Conference](#)
March 31-April 2
Washington,DC

[Green Roofs for Sustainable Communities](#)
April 30-May 2
Baltimore, MD

[National Council of State Housing Agencies Spring Training](#)
May 17-21
Tucson, AZ

HUD Greens M2M Program

HUD's new Green Initiative Pilot Program encourages owners of multifamily affordable housing units to apply the green building principles of sustainability, energy efficiency, recycling, and indoor air quality to the operation and rehabilitation of their properties. Announced in December 2007, the Green Initiative is available to Section 8 properties undergoing restructuring through the Market 2 Market (M2M) Program. For PHAs with Section 8 properties in their portfolio, these grants lessen the financial burden of implementing green practices. Successful programs can then be replicated on other properties.

The pilot program expands the Physical Condition Assessment (PCA) required by the M2M program to explore green opportunities. Based on the PCA, the owners then work with contractors and the [Office of Affordable Housing Preservation](#) (OAHP) to take advantage of cost-effective green alternatives on each subject property.

Owners who decide to "go green" can reduce their required financial contribution from the traditional 20 percent of the total rehabilitation costs to as little as 3 percent.

Ultimately, this program will help to build knowledge about cost-effective green initiatives in the affordable housing market. Learn more about the pilot program on the [M2M Green Resource](#) Web page.



Davis Migrant Energy Project: Turning Sun into Savings



Yolo County Housing (YCH) installed SunCaches, low-cost residential solar water heating systems, on 40 of the 88 units at the Davis Migrant Farmworker Housing Center in the summer of 2007. Savings through this solar installation to the YCH and to the California Department of Housing and Community Development (HCD) are estimated at \$12,000 in the first year of operation supposing full occupancy at the Center.

The [U.S. Department of Energy](#) funded production of the SunCache, which had been under development by the [Davis Energy Group](#) (DEG) for years. DEG then donated the units to YCH, a donation valued at \$85,000 including installation. The [National Renewable Energy Laboratory](#) (NREL) administered the Davis project and provided valuable technical assistance.

According to Eric Lee, Senior Engineer at DEG, SunCache is designed for the Sunbelt region. "These would be ideal for the Four Corners region and tribal lands in that area," he says. SunCache will be in full-scale production by May 2008. California's proposed State Solar Hot Water Efficiency Act, AB 1470 would grow a mainstream market for solar water heaters by creating a statewide rebate program and building 200,000 rooftop systems within 10 years.

An Executive Director Shares His Story

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This monthly e-mail update is brought to you by HUD's Public Housing Energy Conservation Clearinghouse (PHECC) featuring news and resources to help agencies manage energy and water costs.

Regional Spotlight on Green Building in Senior Housing

[Pittsburgh, PA](#)

The Allegheny County Housing Authority tackled the problem of high-quality, affordable housing options for the senior population of Tarentum and Brackenridge boroughs by developing Dalton's Edge Apartments. The 120 new senior living apartments feature green roofs and an open-loop geothermal heating and cooling system.

Resources

[Green Communities](#)- Grant funds up to \$50,000 per project for developers of green, affordable housing.
[On-line application process review](#): March 5, 2 pm EST
Application deadline: April 11

[2008 Awards of Excellence for Affordable Housing Built Responsibly](#)- Up to \$75,000 available for 501(c)(3) projects.
Application deadline: March 31

Radon Danger!

[Radon](#) claims the lives of about 20,000 Americans each year, but exposure to radon is preventable.

[Contact your state radon office](#) for information about radon testing, mitigation, and radon resistant new construction in your area.

Executive Corner: Saving Dollars with Common Sense

EcoWise:

Here's a short success story that I would like to share. Besides changing most incandescent bulbs to fluorescent bulbs in our facility, we recently completed a Capital Fund project relating to hallway lighting in our two story elderly housing facility. We took down the old fixtures which held two - 40 watt soft white tubes with a magnetic ballast and replaced them with electronic ballast Energy Star fixtures which use only 1 - 34 watt "daylight" bulb. The hallways are much brighter than before with cleaner looking walls and carpeting, plus saving us some "bucks."

Having just completed a full year with the new lighting, records indicate a decrease in electrical consumption of 14,843 kwh and a savings of \$1,706.95.

This all took place without an EPC, just some common sense planning by the electrical contractor and myself.

Jerry Foster
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Fremont, IN

Email us with your Maintenance Corner questions at pheccinfo@nelrod.com.