



# EcoWise

Your Environmental Resource



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## Pest Control: An Integrated Approach

Excessive pesticide use has long been considered a dubious and unhealthy remedy for dealing with unwanted guests. The Boston Housing Authority's (BHA) Holgate Apartments has taken an alternative path by successfully implementing an Integrated Pest Management (IPM) program. In doing so, IPM has mitigated Holgate's chronic pest problems, educated its residents, reduced their risk of asthma and saved considerably on maintenance and pest management costs.

The idea behind IPM, as conveyed in Notice 2006-11 from the Office of Public and Indian Housing, is that chemical pesticides can cause health damage and should therefore be used judiciously and only as a last resort. IPM is an interdisciplinary system that targets the causes rather than the effects of pest infestations. IPM programs usually require teams to: monitor local pest populations to understand infestation patterns; block pest access to living quarters; eliminate their food and water sources; apply low-toxicity pesticides to address only well-documented pest problems.

Before implementing IPM, 66% of apartments at Holgate showed signs of pest activity. After implementing IPM, 100% of the units showed either no or light pest activity. Furthermore, before implementing IPM, the building manager at Holgate spent an average of 15 hours per week dealing with complaints from residents about pests infestations. Since the successful implementation of IPM, the same building manager has logged 1 hour per week dealing with complaints about pests. According to the Asthma Regional Council of New England, the source of the case study referenced in the Resources section of the newsletter, "This marks BHA savings in excess of \$16,000."

## More Energy Webcasts Are Coming!

On May 17th, from 1:00-4:00pm, HUD's Energy Task Force will host the second of four webcasts to promote energy efficiency in public and assisted housing along with other tools and techniques that support HUD's Energy Strategy. HUD will offer official Certificates of Completion to all personnel who watch the entire 4-part series in 2007. Follow the "Energy Webcast" link on the right to register for the event.

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## Energy Watch

Official energy statistics from the Energy Information Administration

<http://www.eia.doe.gov/>

## Events

### Energy Webcasts

**April 12** - Building Operations and Management

**May 17** - Multi-family Retrofit and Remodeling Strategies

**June 14** - Single-Family Rehab and Retrofits

**September 13** - New Construction Techniques: Energy Star and Greenbuilding

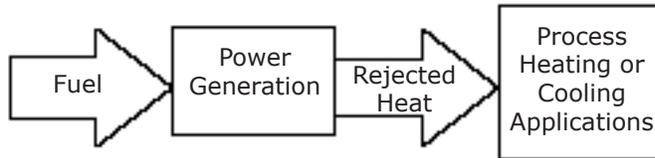
### PHADA 2007 Annual Convention and Exhibition

June 1-6 - Las Vegas, NV

### Energy Performance Contracting for Public Housing Authorities

June 4-8 - Chicago, IL

# Heat and Power: A Winning Combination for the Environment and the Bottom Line



The flow chart above depicts the simplicity and usefulness of combined heat and power (CHP) or what some refer to as cogeneration. CHP plants are smaller, cleaner, more efficient, and more reliable than most traditional power sources, which makes them useful alternatives for multi-family developments. Unlike conventional power sources, which emit surplus heat as CO<sub>2</sub> through cooling towers, buildings that utilize CHP absorb and recycle surplus heat. In doing so, they are at once preserving the environment, providing electricity, and heating the buildings. The combined benefits of CHP thus make the process a valuable tool for housing agencies that want to save money and be ecologically sensitive.

The Danbury, CT housing agency recently implemented a CHP project in one of its multi-family developments. The project covers 50% of the development's total space heating needs and 100% of its hot water needs, which has reduced the agency's annual energy expenses by \$40,000. David Ghio is a Modernization Coordinator who played an important role in the CHP project. He remarked that Danbury's CHP model has "provided an excellent model to apply to other facilities".

### Tips for Maintenance Staff and Residents

Congressional legislation has confirmed the nation's commitment to finding alternative energy sources, and housing agencies like Danbury could play a crucial part in this mission.

The CHP resource links to HUD and the EPA show how cogeneration relates to multi-family housing, and give information on how to begin a CHP program.

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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 Developments With Combined Heat and Power

[Jersey City, NJ](#) - HUD-Assisted Summit Plaza Complex, a four tower 485-unit development, now saves 160,000 gallons of oil fuel annually with CHP.

[Danbury, CT](#) - City of Danbury housing agency reduces energy costs by almost 50% by using a CHP source in Wooster Manor - a seven story, 100-unit multi-family residential building.

## Resources

[EPA's Combined Heat and Power Partnership](#)

A website that examines the environmental benefits of CHP

[HUD Overview of Combined Heat and Power](#)

Brief report on CHP

[Successful Implementation](#)

A Boston housing agency case study on IPM

[EPA Tips on Mold Prevention](#)

An introduction to mold: causes, cleanup and prevention

## Maintenance Corner

### Spring is in the air and mold might be, too!

A Harvard University study found that there was a 50% to 100% increase in respiratory problems for residents living in water and mold damaged homes. One approach to preventing mold's potentially harmful effects on residents is to institute an ongoing moisture prevention plan:

#### Maintenance staff:

- Regularly check HVAC equipment and duct work for mold or pooling water. Also, monitor roof drainage systems closely and replace corroded metal parts such as roof flashing and plumbing traps. You might want to hire a mold remediation professional if a building has chronic plumbing problems or roof leaks.

#### Residents:

- Residents should contact maintenance staff immediately upon noticing leaks or water damage. Residents should also clean and dry water-damaged clothes, bedding, furniture and carpet within 24-48 hours.

Follow the link in the Resources section above for more information about mold.

Email us with your Maintenance Corner questions!  
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