



Public Housing Energy Conservation Clearinghouse News

November 2006

This monthly e-mail update is brought to you by HUD's Public Housing Energy Conservation Clearinghouse (PHECC). It features news and resources to help public housing authorities manage energy and water costs. To see past issues of this newsletter, and to access more information and tools for public housing authorities, visit the Public Housing Energy Conservation Clearinghouse Website at <http://www.hud.gov/offices/pih/programs/ph/phecc/>.

To contact the Public Housing Energy Conservation Clearinghouse email pheccinfo@drntl.com or call 1-800-955-2232.

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- New Resources Make Energy Planning Easier

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- Greenbuild 2006. *November 15-17, 2006. Denver, CO.*

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- Energy Prices Expected to Fall This Winter

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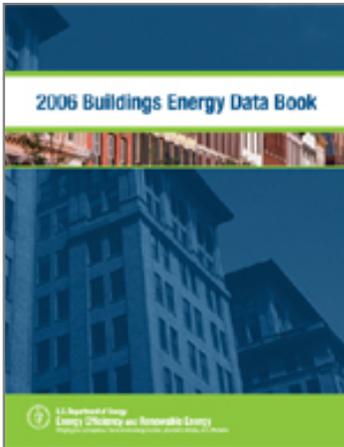
- Keeping Your Roof in Tip-Top Shape

Websites Worth a Click:

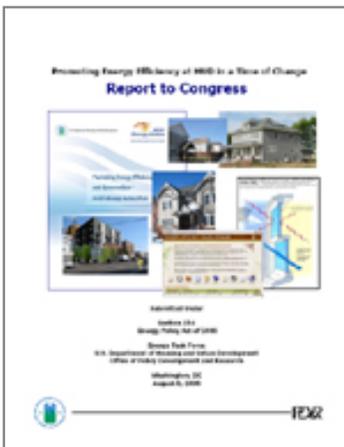
- Mold Resource Center
- Moisture-Resistant Homes

New Resources Make Energy Planning Easier

If your PHA is looking to develop an effective energy strategy, these two new resources will help guide the way: the [2006 Buildings Energy Data Book](#) and [Promoting Energy Efficiency at HUD in a Time of Change](#).



The 2006 Building Energy Data Book, from the U.S. Department of Energy's Office of Energy Efficiency and Renewable Energy, contains a wealth of statistics on construction, building technologies, energy consumption, and building characteristics. Data tables will help PHAs compare their energy use to average residential figures. Market and technical data is also available for residential insulation, windows, heating, cooling and ventilation equipment and appliances.



Promoting Energy Efficiency at HUD in a Time of Change outlines HUD's integrated energy strategy for public and assisted housing. The report details established policies that HUD is simplifying or improving, such as [Energy Performance Contracting](#); new steps HUD is taking, such as [Asset Management](#); and measures it is proposing to take in the future to address rising energy costs through energy and water efficiency.

For additional information on energy conservation measures, visit the [PHECC Web site](#).

EVENTS

Asset Management for Affordable Housing

November 15-17, 2006

Boston, MA

Proper Asset Management will help PHAs leverage finances for energy efficiency improvements. Hosted by the [National Association of Housing and Redevelopment Officials](#), this seminar shows property managers how to handle property-operating expenses and develop revenue and capital plans. Agencies with 250 or more public housing units are encouraged to attend. [Click here for](#)

[registration](#) and [seminar information](#).

Greenbuild 2006

November 15-17, 2006

Denver, CO

The Greenbuild International Conference & Expo offers three days of extensive educational programming, workshops, exhibitions, and ample green-building networking events. PHAs looking to integrate green practices into their portfolio will find out about the latest innovations and ideas in the industry. Visit the [conference Web site](#) for more information or to [register](#).

SUCCESS STORIES

Knoxville First to Tap 20-Year Energy Performance Contract

Under [Corrected PIH Notice 2006-06](#), a waiver is required for contracts that extend beyond 12 years and up to 20 years. Knoxville's Community Development Corporation (KCDC) has won the first-ever waiver approval to engage in a 20-year energy savings contract. KCDC is expected to save more than \$950,000 in the first year alone and \$27 million over the life of the project.

KCDC will borrow \$9 million to pay for electricity, gas and water efficiency measures in its 3,576 apartments and four administration and maintenance buildings. The annual savings will retire debt service payments over 20 years.



Rosa Clark, president of the Lonsdale Resident Association, installs an energy-saving compact fluorescent light in KCDC's Lonsdale Homes Development.

"Not only will our agency be able to pay for almost \$9 million in capital improvements, but we will also gain over \$10 million in net savings to reinvest in further improvements and improve our cash position over the life of this exciting program," said KCDC President and CEO Alvin Nance.

In addition to KCDC's cost savings, the project will also help protect the environment by reducing:

- Electricity use by 19 percent
- Natural gas use by 3.5 percent
- Water use by 20 percent (over 50 million gallons per year)
- Greenhouse gas emissions by nearly 4,000 tons per year
- Sulfur dioxide gas emissions from power stations by nearly 23,000 pounds per year
- Nitrogen oxide emissions from power stations by nearly 22,000 pounds per year

Read KCDC's [press release](#) for more information.

ENERGY WATCH

Energy Prices Expected to Fall This Winter

For once, frigid winter temperatures may come with lower energy bills.

Winter Fuels Outlook

	Current US Average Price	Projected Winter Quarter 2006	Winter Quarter 2005
Electricity (\$/Kwh)	\$0.09	\$0.09	\$0.09
Natural Gas (\$/Mcf)	\$9.64	\$11.51	\$13.88
Heating Oil (\$/gal)	\$1.78	\$1.84	\$1.73

Energy prices have fallen slightly over the last few months and DOE's Energy Information Administration is predicting that this winter the average household will save a total of \$45 over last year's inflated prices. This analysis even accounts for forecasts of a colder winter than last year. Purchasers of natural gas will see the most cost relief, as domestic storage levels continue to exceed historical levels. However, heating oil prices, while low through November, are forecast to climb above last January's levels. Electricity prices are also expected to rise slightly over last year, due to an expected increase in demand.

Source: [Energy Information Administration](#), October 2006

If these predictions are not to your liking, find ways to save energy this winter with help from [ENERGY STAR](#) and the [Center for the New American Dream](#).

TECHNOLOGY TIP

Keeping Your Roof in Tip-Top Shape



Damaged and missing roof tiles are a dead giveaway that it's time for some major repairs. Photo: National Park Service

Ignoring roof maintenance can shorten its life, disrupt business operations and increase costs. Now that winter and its harsh weather are right around the corner, it's time to button up your coat and go take a look at the roof.

Fall roof inspections should be conducted within 24 to 48 hours of rainfall, but not immediately after it rains. If puddles are present, inspect drains to ensure water is flowing properly. Also, look for visible changes in the roof's surface elevation. It may be possible to easily correct these problems before standing water on the roof leads to greater problems below.

Inside, check for insulation that feels damp. The performance of wet insulation will be compromised and insulation that stays wet becomes less effective over time. Inspect the ceiling and walls on the upper floor of the building for staining and discoloration. These signs often indicate that the insulation

around them has gotten wet. Have defects corrected as soon as possible by a [qualified professional](#).

Whatever the condition of your roof, consider implementing a preventive roof maintenance program. It will minimize the need for emergency repairs, prolong the life of the building structure and finishes, and help maintain a safe and healthy living environment for building occupants.

Roof Maintenance Checklist

- Regular visual inspections
- Immediate repair of any defects
- Non-destructive moisture detection procedure

WEBSITES WORTH A CLICK

Mold Resource Center

The [National Association of Homebuilders'](#) new [Household Mold Resource Center](#) is a consumer-friendly guide to mold detection and remediation. The Web site will help you understand mold, routine maintenance procedures to prevent it, and best methods for removal. Property managers and tenants will both profit from the recommendations.

Moisture-Resistant Homes

This [best practice guide](#) and plan review tool developed by HUD's [PATH program](#) for builders and designers supports good moisture management decision-making. Recommendations will improve the ability of homes to manage moisture effectively when implemented through design, construction and maintenance.

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