



Public Housing Energy Conservation Clearinghouse News

April 2005

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/>.

News:

- Benchmarking Utility Use: A New Pilot Data Collection Program
- Steven Winter Associates Launches New Multifamily Housing Newsletter
- Lawrence Berkeley National Laboratory Announces ESCO Comparison Report

Events:

- Gulf Coast Green 2005. April 29, 2005. *Learn about green building in the Texas Gulf Coast Region.*
- Earth Day. April 22, 2005. *Use this nationally recognized day to teach tenants about conserving energy.*
- PIH Staff Training on Energy Efficiency and Energy Performance Contracting. May 17, 2005. *Hear about PHA experiences and lessons learned.*
- PHA Energy Efficiency and Energy Performance Contracting Workshops. May 18 and 19, 2005. *This one-day informative conference is offered in two locations.*

Success Stories:

- Louisiana Housing Authority Celebrates Successful Energy Upgrades with Cajun Style

Technology Focus:

- Air Admittance Valves

ENERGY STAR® in Focus:

- Brochures

Tip of the Month:

- Building Moisture and Durability

Websites Worth a Click

NEWS

Benchmarking Utility Use: A New Pilot Data Collection Program

All PHAs are currently required to perform energy audits on their properties no less than once every five years. However, HUD's Office of Public and Indian Housing (PIH) is developing a Benchmarking Utility Consumption and Cost System (BUCCS) that, if accepted, may allow a PHA to determine whether it needs to perform an energy audit that often.

The first step in an energy audit is collecting facility and utility usage data for each PHA-owned project. Beginning this quarter, PIH will provide a standardized data collection form to all PHAs in HUD Regions II and III. The PHAs may complete and submit one form, either electronically or in hard copy, for each project. HUD Headquarters will analyze the data and recommend whether the PHA needs to proceed further to comply with the 24 CFR 965.302 requirement to perform an energy audit.

Steven Winter Associates Launches New Multifamily Housing Newsletter

Party Walls is a new newsletter from Steven Winter Associates that conveys the latest research and developments in the multifamily buildings industry to professionals involved in multifamily housing design, development, construction, maintenance, management, rehabilitation, and accessibility. Articles focus on energy analysis, retrofit and upgrade projects, accessibility and sustainability issues, and a host of other challenges unique to multifamily buildings. *Party Walls* is published electronically every other month. Visit http://www.swinter.com/Services/06Tech_Trans/co_partywalls.html to read the first edition.

Lawrence Berkeley National Laboratory Announces ESCO Comparison Report

Public and Institutional Markets for ESCO Services: Comparing Programs, Practices and Performance (March 2005) draws together information on ESCO activity in public and institutional market segments and provides a source of information on the actual deployment of energy-efficiency services. Visit <http://eetd.lbl.gov/EA/EMP/emp-pubsall.html> to view the full report.

EVENTS

Gulf Coast Green 2005 - Symposium on Building

April 29, 2005

Houston, TX

This one-day symposium hosted by the American Institute of Architects/Houston explores environmentally

responsible building in the Texas Gulf Coast Region. Speakers include both commercial and residential architects, contractors, engineers, and owner/operators involved with green building. The Construction Technology Expo will be held at the same time and features the latest in green building products, services, and technologies. Visit <http://www.aiahouston.org/cote/gulfcoastgreen/> for more information.

Earth Day

April 22, 2005

April 22 is Earth Day. This is a great time to teach tenants about ways to save energy that help the planet. Visit <http://www.eere.energy.gov/buildings/info/homes/homerenters.html> and http://www.eere.energy.gov/consumerinfo/saveenergy/save_nocost.html for energy conservation tips to share with your tenants.

PIH Staff Training on Energy Efficiency and Energy Performance Contracting

May 17, 2005

San Francisco, CA

This training is for HUD staff only. Participants will learn about monitoring and implementation of Energy Performance Contracting (EPC) and the role of EPC in HUD's Energy Action Plan. The training will also cover how the ENERGY STAR Program has been applied to HOPE VI projects, innovative energy programs available in California, and experiences and lessons learned by PHAs and Energy Service Companies (ESCOs). The conference will include several presentations by the Pacific Gas and Electric Company, Strategic Energy Innovations, and ESCOs.

Presented by the San Francisco Office of Public Housing, the conference is scheduled for May 18 at 851 Howard Street (PG&E Building) in San Francisco, California. For more information and to RSVP, please call Rhonda Wilson at 415-489-6427.

PHA Energy Efficiency and Energy Performance Contracting Workshops

May 18, 2005 in ***San Francisco, CA***

May 19, 2005 in ***Las Vegas, NV***

Participants will learn about the role of Energy Performance Contracting (EPC) in HUD's Energy Action Plan, how the ENERGY STAR Program has been applied to HOPE VI projects, innovative energy programs available in California, how to implement EPC, and experiences and lessons learned by PHAs and Energy Service Companies (ESCOs). The conference will include several presentations by the Pacific Gas and Electric Company, Strategic Energy Innovations, and ESCOs.

Presented by the San Francisco Office of Public Housing, the conference will be held on May 18 at 851 Howard Street (PG&E Building) in San Francisco, California and on May 19 at the Charleston Arts Center in Las Vegas, Nevada. Each day the conference will begin at 9:30 and conclude at 3:00pm. The deadline to register is April 29, 2005. For more information and to RSVP, please call Rhonda Wilson at 415-489-6427.

SUCCESS STORIES

Louisiana Housing Authority Celebrates Successful Energy Upgrades with Cajun Style

On March 5, 2005, the Housing Authority of the City of New Iberia, LA marked the completion of extensive water and energy conservation improvements with a Cajun "Crawfish Boil." Residents of the New Iberia Housing Authority feasted on crawfish, corn, and potatoes and some lively Zydeco music.

Completed with an Energy Performance Contract through Water & Energy Savings Corporation (W&ESCO), the improvements have cut the Authority's water consumption by 70%, and energy consumption by 30%. The project will save the Authority nearly \$200,000 a year on water and energy bills for almost 200 units.

To achieve these savings, 1.6-gallon-per-flush flapperless toilets, 1.5-gallon-per-minute low-flow showerheads, and flow-restrictor faucets were installed. Individual water meters were installed, allowing the Authority to monitor each tenant's consumption and charge for excess use as required by HUD.



For more information about this project, please call Mr. Elton Broussard, Executive Director at the Housing Authority of the City of New Iberia, at 337-364-5515. For more information about Energy Performance Contracting, please call Mr. Beau Mabrey, Senior Vice President for Sales, W&ESCO, at 727-363-7000. Visit <http://www.hud.gov/offices/pih/programs/ph/phecc/success/iberia.pdf> to read the full release.

TECHNOLOGY FOCUS

Air Admittance Valves

Air admittance valves (AAVs) are pressure-activated, one-way mechanical venting ports used in plumbing systems. These simple valves eliminate the need for conventional drain venting and roof penetrations. Wastewater discharges cause the AAV to open, allowing air to circulate for proper drainage. Otherwise, the valve remains closed, preventing the escape of sewer gas and maintaining the trap seal. AAVs significantly reduce the amount of venting materials and labor needed to install plumbing systems. AAVs also ease remodeling because they allow greater flexibility in the layout of fixtures, and reduce the need to run vents through roofs and outside walls. Smaller units generally retail for under \$30; larger ones cost \$40-\$50. Visit <http://www.toolbase.org/tertiaryT.asp?TrackID=&CategoryID=1402&DocumentID=2127> for more information.

ENERGY STAR® IN FOCUS

Brochures

ENERGY STAR informational brochures that can help PHAs reduce their energy consumption are now available on the ENERGY STAR Website. (Paper copies can be ordered by calling 1-800-STAR-YES.) Some of the most popular brochures cover New Homes, Home Performance with ENERGY STAR, Exit Signs, Lighting, Heating and Cooling, and Appliances. You can find these brochures at the following addresses:

- http://www.energystar.gov/index.cfm?c=mktg_sales_materials.pt_bldr_brochures
- http://www.energystar.gov/index.cfm?c=home_improvement.hm_improvement_hpwes_partners
- http://www.energystar.gov/index.cfm?c=manuf_res.outreach_templates



TIP OF THE MONTH

Building Moisture and Durability

Moisture, in all its forms, may be the single greatest threat to the long-term performance of public housing. Excessive exposure to moisture can cause significant damage to building components and materials; it also can lead to the growth of mold and mildew and unhealthy indoor air. Successful management of moisture is essential for keeping public housing healthy, durable, safe, and efficient.

HUD's Partnership for Advancing Technology in Housing (PATH) has released a new "Tech Set" on Durable Building Envelope Details. The set provides builders and owners direction for using best practices and selecting innovative technologies in a systems approach that can manage moisture. Using some or all of the technologies in the set will lead to more durable and affordable roofs, walls, and foundations. Visit <http://www.pathnet.org> to learn more about this Tech Set.



To examine moisture's impact on the nation's housing stock and how to minimize that impact, read the PATH report, "Building Moisture and Durability: Past Present and Future Work", at <http://www.huduser.org/publications/destech/MoistDurability.html>.

WEBSITES WORTH A CLICK

New Energy Efficiency Best Practices Website

The California Public Utility Commission's Energy Efficiency Best Practices Project provides a structure for analyzing and communicating best practices to enhance the design, implementation, and evaluation of energy efficiency programs. Consolidated on the Energy Efficiency Best Practices Website, <http://www.eebestpractices.com>, it provides Best Practices Reports for 11 different program areas, including Multi-Family Comprehensive. Go directly to the Multi-Family Comprehensive section at <http://www.eebestpractices.com/ProgramArea.asp?BPProgID=R5>.

New EPA Webpage on Remodeling and Indoor Environmental Quality

A new EPA Webpage, <http://www.epa.gov/iaq/homes/hip-front.html>, provides tips on indoor environmental quality when conducting a remodeling project. This page offers detailed information on radon, carbon monoxide, lead safety, and good remodeling work practices.

EPA Launches New Spanish Website

EPA has compiled all of its Spanish-language materials on one Website, <http://www.epa.gov/espanol/>. The site was developed with assistance from several focus groups to respond to the environmental needs and interests of Hispanics. It includes materials on a wide variety of topics, from lead poisoning prevention and controlling asthma triggers to recycling and proper management of pesticides.

Rebuild America Project Planning Tools

Visit Rebuild America's Webpage, <http://www.rebuild.org/lawson/Calculators.asp>, for a variety of tools to help you estimate your facilities' energy intensity, conduct life-cycle costing, and plan energy-efficiency retrofit projects.

TO UNSUBSCRIBE FROM THE PHECC ELECTRONIC NEWSLETTER

If you ever want to remove yourself from this mailing list, you can send mail to pheccinfo@drintl.com with the following command in the body of your email message: unsubscribe phecc

Comments? Questions? Email the newsletter editor at pheccinfo@drintl.com.