



## Public Housing Energy Conservation Clearinghouse News

### March 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:

- Energy Performance Contracting Guidance Added to PHECC
- New Jersey Approves Additional CHP Incentives for 2005
- Study Says the Cost Impacts of Green Building Are Minimal

#### Events:

- GlobalCon 2005. March 23-24, 2005. *Learn about the latest developments in the energy field.*
- Five-Day Intensive Energy Performance Contracting Course. April 4-8, 2005. *Learn about energy performance contracting through role-playing and case studies.*
- Effective Energy Management Program Development. April 6, 2005. *Learn the steps involved in developing an energy management program.*

#### Success Stories:

- Michigan County Uses Performance Contract for Retrofits
- Arizona Uses Energy Efficiency to Make Housing More Affordable
- Ohio Housing Authorities Team Up to Purchase Natural Gas

#### Technology Focus:

- Xeriscaping

#### ENERGY STAR® in Focus:

- Exit Signs

## Tip of the Month:

- Educate Tenants on Carbon Monoxide Poisoning Prevention

## Websites Worth a Click

### NEWS

## Energy Performance Contracting Guidance Added to PHECC

Energy Performance Contracting (EPC) information and resources have been posted on PHECC to help PHAs understand this process better. EPC is an innovative financing technique that allows PHAs to finance energy-efficiency upgrades without dipping into their capital or operating budgets. It uses cost savings from reduced energy consumption to pay the cost of installing energy-conservation measures. To view this information, visit

<http://www.hud.gov/offices/pih/programs/ph/phecc/eperformance.cfm>.

## New Jersey Approves Additional CHP Incentives for 2005

The New Jersey Board of Public Utilities (NJBPU) Office of Clean Energy will spend \$8 million for combined heat and power (CHP) project incentives in 2005. CHP is a very efficient technology for generating electricity and heat together. The application submittal window tentatively is scheduled to open in April 2005. Awards will be made until all of the available funds are committed.

Program guidelines and a revised application form are being prepared now and will be posted in the Energy Efficiency Section on the NJ Clean Energy Program Website, <http://www.njcleanenergy.com/>.

If you would like additional information, check the NJ Clean Energy Program Website or contact Sharon Wolfe, Energy Program Reviewer, NJBPU, at 973-648-7279, or email

[sharon.wolfe@bpu.state.nj.us](mailto:sharon.wolfe@bpu.state.nj.us).

NJBPU authorized \$5 million for CHP incentives in 2004. The 2004 program funded 23 projects, which will generate more than 8 MW of power with system efficiencies of 60% or greater, compared to approximately 30% with normal grid power. The CHP projects funded in 2004 not only reduce energy costs for users, they are expected to eliminate 147 tons of SO<sub>2</sub>, 183 tons of NO<sub>x</sub>, and 62,000 tons of CO<sub>2</sub> a year.

## Study Says the Cost Impacts of Green Building Are Minimal

According to a recent study by Steven Winter Associates, the cost impacts of environmentally conscious, energy-efficient building are minimal. The study reports that a LEED-certified project usually can be developed with only a 2.5-percent increase in the construction budget. With a 4-percent increase, Silver and Gold ratings would be possible. This study did not account for the reduction in monthly energy bills, which would make the economics even better. See the press release at [http://www.swinter.com/PressReleases/Jan10\\_2005\\_GSALEEDStudy.pdf](http://www.swinter.com/PressReleases/Jan10_2005_GSALEEDStudy.pdf).

### EVENTS

## GlobalCon 2005

March 23-24, 2005

### ***Atlantic City, NJ***

Presented by the Association of Energy Engineers, this seminar is designed for those who need to get up to speed on the latest developments in the energy field, explore promising new technologies, compare energy supply options, and learn about innovative and cost-conscious project implementation strategies.

The Globalcon Expo will emphasize four critical areas of leading-edge technology and related services: HVAC and building systems, lighting efficiency, combined heat and power and distributed generation, and plant and facilities management. Visit <http://www.globalconevent.com/> for more information.

## **Five-Day Intensive Energy Performance Contracting Course**

April 4-8 and Sept 26-30, 2005

### ***Chicago, IL***

Energy Performance Contracting (EPC) is one of the few vehicles Public Housing Agencies can use to generate revenue for their operations, in addition to lowering energy costs and making homes more comfortable. This course uses instruction, role-playing, and case studies to give participants the tools to implement EPC in their own agencies. For more information visit <http://www.hud.gov/offices/pih/programs/ph/phecc/conferences.cfm>. Class size is limited.

## **Effective Energy Management Program Development**

April 6, 2005

### ***Online Seminar***

This seminar will take you through the process of developing an energy management program--or more broadly, an Energy Master Plan--to achieve more efficient energy consumption and lower total operating costs. Learn how to incorporate longer-range planning of energy cost reduction and control. Then develop a fully integrated energy management program that moves beyond the confines of traditional engineering to include energy procurement, energy-related equipment purchasing, staffing and training, communications, setting energy consumption targets, measurement and verification, and tracking/feedback loop systems. To learn more, visit <http://www.aeecenter.org/realtime/emp/>.

## **SUCCESS STORIES**

### **Michigan County Uses Performance Contract for Retrofits**

In October 2004, construction began on \$6.1 million in improvements to 18 Washtenaw County buildings under a contract with Chevron Energy Solutions. The comprehensive retrofits will improve 650,000 square feet of space in this southeastern Michigan County. Lighting, windows, insulation, boilers, chillers, motors, fans, steam traps, controls, and other elements will be improved.

The work will be completed in late 2005 and take about 18 months. Savings are guaranteed at \$215,755 a year during the period of monitoring and verification. For more information, visit <http://www.rebuild.gov/news/newsdetail.asp?NewsID=2530>.

## Arizona Uses Energy Efficiency to Make Housing More Affordable

The Arizona Department of Commerce Energy Office is working with the state's Department of Housing to make low-to-moderate-income housing more affordable through energy-efficiency building standards. The Department of Housing's Housing Tax Credit Program encourages developers to build affordable units throughout the state. Knowing that over 1,600 units of new housing would be built each year, the Arizona Department of Commerce Energy Office has worked to reduce energy use and increase affordability for occupants. Read more about this project at <http://www.rebuild.org/news/SucStoryView.asp?StoryId=2>.

## Ohio Housing Authorities Team Up to Purchase Natural Gas

The Stark Metropolitan Housing Authority joined seven other public housing authorities in Ohio to purchase natural gas in order to save money. A broker, Energy Cooperative of Ohio, negotiates gas prices for the group. Each housing authority is part owner of the cooperative, which gives the balance of its remaining money to the owners at the end of each fiscal year. The unity of agencies of varying sizes allows each to be equally significant in the minds of the broker and the gas suppliers. Learn more about this purchasing strategy at <http://www.rebuild.org/news/SucStoryView.asp?StoryId=70>.

### TECHNOLOGY FOCUS

#### Xeriscaping

Landscapes that use plants whose water requirements match local rainfall patterns require significantly less water for irrigation than other landscapes. This is the simple concept behind xeriscaping. From the Greek words meaning "dry scene," xeriscaping refers to selecting plants for their drought tolerance or their ability to thrive in the local climate without regular maintenance. With water use issues becoming a concern in nearly every region of the United States, xeriscapes are an attractive and low-cost option for housing authorities seeking to reduce water use. Visit <http://toolbase.org/tertiaryT.asp?TrackID=&CategoryID=1402&DocumentID=2177> for more information.

### ENERGY STAR® IN FOCUS

#### Exit Signs

When installed throughout a building, ENERGY STAR qualified exit signs can save hundreds or even thousands of dollars in energy and maintenance costs. An exit sign that has earned the ENERGY STAR operates on 5 watts or less, compared to a standard sign, which uses as much as 40 watts. One ENERGY STAR qualified sign alone can save about \$10 a year on electricity costs and can last up to 10 years without a lamp replacement. Lamps in incandescent signs generally last less than a year.

For more information, and a list of manufacturers, visit [http://www.energystar.gov/index.cfm?c=exit\\_signs.pr\\_exit\\_signs](http://www.energystar.gov/index.cfm?c=exit_signs.pr_exit_signs) and [http://www.wisconsinpublicservice.com/business/eba\\_1.asp](http://www.wisconsinpublicservice.com/business/eba_1.asp).



### TIP OF THE MONTH

#### Educate Tenants on Carbon Monoxide Poisoning Prevention

Every year, over 200 people in the United States die from carbon monoxide (CO) poisoning, and several thousand more go to hospital emergency rooms for treatment. Inform your tenants about the warning signs of CO poisoning and ways to prevent exposure. Visit <http://www.cdc.gov/nceh/airpollution/carbonmonoxide/default.htm> for more information, some which is available in Spanish.

## WEBSITES WORTH A CLICK

### **Northwest Energy Efficiency Alliance**

The Northwest Energy Efficiency Alliance Website, <http://www.nwcurrent.com>, features a wide range of energy news and commentary, an events calendar, and more. The site is designed for electric utility management and staff, energy efficiency professionals, state and regional policy makers, and renewable energy professionals in the Northwest.

### **Green Building Initiative**

The Green Building Initiative is a nonprofit organization interested in promoting energy-efficient and environmentally sustainable practices in residential and commercial construction. Visit <http://www.thegbi.org/home/default.asp> to learn more.

### **Washington State University Energy Program**

The Washington State University Cooperative Extension Energy Program Website, <http://www.energy.wsu.edu/>, is a good resource for energy information, providing case studies, reports, articles, and information on current 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](mailto: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](mailto:pheccinfo@drintl.com).