



Public Housing Energy Conservation Clearinghouse News

December 2004

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:

- First Rate. USGBC Announces New Green Building Rating System
- Get the Facts! RHIIP Releases Fact Sheet on HUD's Utility Allowance Policy for Air Conditioning
- Know the Code: BCAP Map Details State Energy Codes

Events:

- ENERGY STAR® Purchasing and Procurement. December 21, 2004. *Learn how purchasing products with the ENERGY STAR label can substantially reduce your energy use and costs.*
- 2005 International Builders' Show. January 13-16, 2005. *See the latest innovations in building products.*
- Full Day Technical Seminar on Energy Savings Performance Contracting. January 18, 2005. *Learn about developing a successful energy project and negotiating contracts.*
- Full Day Technical Seminar on Performance Contracting. January 20, 2005. *Learn the process for performance contracting.*

Success Stories:

- Affordable, Efficient Multifamily Building Opens in NYC
- Energy Action in San Francisco Bay's Multifamily Housing

ENERGY STAR® in Focus:

- Louisville, KY Hope VI Project Earns the ENERGY STAR

Tip of the Month: GAMA Recommends Regular Maintenance to Keep Heating Appliances Efficient, Economical and Reliable

Websites Worth a Click



NEWS

First Rate. USGBC Announces New Green Building Rating System

The U.S. Green Building Council has released a new rating system for existing buildings called LEED-EB (Leadership in Energy and Environmental Design - Existing Buildings). The system also provides an opportunity for ongoing recertification for previously certified LEED buildings. LEED-EB helps owners and managers raise building performance and maintain high performance over the long term. Following these standards creates energy savings, water savings, and healthier indoor environments. LEED-EB was designed to meet market demand for an existing building rating system following the success of LEED for New Construction (LEED-NC), the USGBC's current rating system for new construction. For more information, visit http://www.usgbc.org/News/pressreleases_details.asp?ID=1071.

Get the Facts! RHIP Releases Fact Sheet on HUD's Utility Allowance Policy for Air Conditioning

HUD is exploring opportunities to reduce income and rent errors and improper payments in the administration of both public housing and Section 8 Housing Choice Voucher programs under the Rental Housing Integrity Improvement Project (RHIP). One area under review is PHA payment of the utility allowance costs associated with air conditioning. This Fact Sheet is intended to clarify the Department's utility allowance policy related to air conditioning. To view the fact sheet go to <http://www.hud.gov/offices/pih/programs/ph/rhip/utilallowacfactsheet.cfm>.

Know the Code: BCAP Map Details State Energy Codes

The Building Codes Assistance Project (BCAP) released an updated map of the applicable energy codes for each state. These

codes define minimum standards for all new residential buildings and major remodeling projects, including PHA projects, unless HUD or local jurisdictions prescribe more stringent requirements. View the map at <http://www.bcap-energy.org/Maps/Residential%20Map%2011-04.pdf>. Read the BCAP bimonthly newsletter at http://www.bcap-energy.org/newsletters/BCAP_1104_Newsletter.htm. BCAP is a joint initiative of the Alliance to Save Energy, the American Council for an Energy-Efficient Economy, and the Natural Resources Defense Council and its services are available free of charge to any state upon request.



EVENTS

ENERGY STAR® Purchasing and Procurement

December 21, 2004

Online Seminar

This one-hour training session covers (1) EPA support to help you purchase products with superior energy performance; (2) guidelines that define energy performance for numerous products; (3) sample procurement language for stipulating energy performance attributes to vendors; (4) lists of ENERGY STAR labeled products; and (5) energy savings software that calculates the life cycle costs of ENERGY STAR products and their less efficient counterparts. Purchasing officials, energy and sustainability officers, and budget/financial officials should participate. For more information and to register, visit <http://energystar.netspoke.com/attendee/conferenceDetails.asp?conferenceID=229>.

2005 International Builders' Show

January 13-16, 2005

Orlando, Florida

The International Builders' Show (IBS) features approximately 1,600 exhibitors displaying the latest in homebuilding products and more than 200 educational programs covering issues ranging from housing and the economy and home financing to cutting-edge design, innovative technologies, and trends. Leading experts in the housing industry also will be available to answer questions in daily news conferences. For more information and to register, visit <http://www.buildersshow.com/>.

Full Day Technical Seminar on Energy Savings Performance Contracting

January 18, 2005

Arlington, VA

Presented by Rebuild America and Rebuild Virginia, this free program will address developing a successful energy project, developing and negotiating contracts, financial structures, measurement and verification, and the role of renewable energy. For more information and to register, visit <http://www.rebuild.gov/events/eventdetails.asp?NewsID=2445>.

Full Day Technical Seminar on Performance Contracting

January 20, 2005

Boston, MA

This Rebuild America seminar will consist of outreach and education and include state specific model documents, potential projects, and evaluating cost/benefit. To register, go to <http://www.rebuild.gov/events/eventdetails.asp?NewsID=2359>.



SUCCESS STORIES

Affordable, Efficient Multifamily Building Opens in NYC

A Harlem neighborhood in New York City is now home to the nation's largest green and affordable multifamily condominium. The 225,000-square-foot building utilizes a geothermal heating and cooling system resulting in energy use 70 percent lower than that of a traditional, similarly sized building in New York City. 1400 on Fifth was named "Energy Project of the Year" by The International Association of Energy Engineers' New York Chapter. To learn more, visit <http://www.rebuild.org/news/newsdetail.asp?NewsID=2436>.

Energy Action in San Francisco Bay's Multifamily Housing

In an area with a high cost of living, Energy Action is helping to reduce the cost of multifamily housing through its partnership of energy and housing organizations in the San Francisco Bay area. This partnership provides energy audits, training, and technical assistance. To learn more about this effort, visit <http://www.rebuild.org/news/SucStoryView.asp?StoryId=53>.



ENERGY STAR® IN FOCUS

Louisville, KY Hope VI Project Earns the ENERGY STAR

The Louisville Metro Housing Authority broke ground on December 9th on an energy-efficient Hope VI Project on the site of the Clarksdale public housing complex. Phase I of the two-phase project will replace the 65-year old public housing development comprised of 713 dwelling units and 15 non-dwelling units. It will be completed in 2008.

The project has been verified to be 40% more energy efficient than homes built to the 1993 national Model Energy Code. This exceeds the ENERGY STAR requirement by 10 percentage points. These savings are based on heating, cooling, and hot water energy use and are typically achieved through a combination of building envelope upgrades, high performance windows, controlled air infiltration, upgraded heating and air conditioning systems, tight duct systems and upgraded water-heating equipment. These features contribute to improved home quality and homeowner comfort, and to lower energy demand and reduced air pollution. ENERGY STAR also encourages the use of energy-efficient lighting and appliances, which the Clarksdale Project will include.

Nearly 500 new units will be constructed on-site in Phase I. Of those, 223 will be public housing units, 55 of which will be for special needs population or elderly only.

For more information about the project, visit http://www.hall.org/hopevi/clarksdale_generalinfo.htm. To learn more about ENERGY STAR qualified new homes, visit http://www.energystar.gov/index.cfm?c=new_homes.hm_index.

TIP OF THE MONTH

GAMA Recommends Regular Maintenance to Keep Heating Appliances Efficient, Economical and Reliable

With the heating season upon us, GAMA, the national trade association representing manufacturers of appliances used in residential space heating, suggests having gas appliances checked now to ensure their efficient, reliable, and economical operation in cold weather. GAMA recommends that heating systems be inspected every year prior to the onset of the heating season by qualified, licensed contractors or by the local gas company. A properly operating furnace is more efficient, which saves money and provides safe and reliable comfort during the winter.

There are a number of steps you can take to help heating systems operate optimally. Make a visual check for signs of problems by inspecting the duct work and venting of heating systems. Look for cracks or openings around the flue or duct pipes. If there are signs of rust, it may be caused by excessive condensation inside the flue that could indicate an improperly adjusted burner. In this case, the burner needs to be adjusted by an expert. Also, oil the blower motor and fan and look at the blower belts for signs of wear. A qualified repairman should replace them if they are cracked or frayed. The burner chamber and pilot also need to be inspected and cleaned with a brush.

Also, be sure to check the chimney to make sure there are no bird or squirrel nests, accumulated leaves or fallen bricks to obstruct the airflow. Obstructions can create dangerous conditions. Consider installing carbon monoxide monitors as well.

Go to <http://gamanet.org/gama/news.nsf/vNewsReleaseTitle?OpenView> and click on "Heating Season" to read the full news release.



WEBSITES WORTH A CLICK

National Housing Trust

A national nonprofit organization formed to preserve and improve affordable multifamily homes for low and moderate-income use, the Trust saves multifamily properties at risk of conversion to market rate housing and resolves the problems of "troubled" properties that suffer from physical deterioration and financial and social distress. The Trust offers consulting services to a diverse clientele, including HUD, state and local housing agencies, community based and national nonprofits, and low-income residents. <http://www.nhtinc.org/index.asp>

NAHRO e-Procurement System

This system is designed to give National Association of Housing and Redevelopment Officials (NAHRO) member agencies the ability to procure goods and services via the Internet. <https://nahro.economicengine.com>

Building America Information Resources Search

This online library disseminates technical information on housing topics, including guidebooks, fact sheets, and case studies, developed by the U.S. Department of Energy Building America program and its associated buildings projects. The publications in this database are presented as PDF files and can be searched according to subject categories or document type.

<http://pix.nrel.gov:8020/BASIS/nich/www/bapublic/SF>

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