



Public Housing Energy Conservation Clearinghouse News August 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/>.

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Events:

- World Renewable Energy Conference VIII. August 28-September 3. *Can renewable energy systems reduce your energy costs? Find out!*
- High Performance Facilities Expo. September 22-23. *Take advantage of this excellent opportunity to learn about issues, technologies, and new trends that can increase your property's performance!*
- 2004 NAHRO National Conference. October 10-13. *Collaborate with other groups to create affordable housing!*

Success Stories:

- Benedict Commons, Aspen, CO—*Green, energy-efficient features create affordable housing in a high-cost area.*
- Hopelink Place, Seattle, WA—*A multifamily housing project in Seattle designed to be both affordable AND green!*
- Newark Housing Authority, Newark, NJ—*A lighting upgrade is saving nearly \$500,000 each year in energy costs!*
- Winchester Greens, Richmond, VA—*A new energy-efficient housing development replaces an inefficient, run-down property.*

Tip of the Month: Turn Your Residents On To Energy-Efficient Electronics

Websites Worth a Click



NEWS



Add Some Bulk! Check Out Energy Star Bulk Purchasing for HUD

You probably save a lot of money if you purchase appliances, lighting, and other equipment in bulk quantities. And if those products are ENERGY STAR-certified, you'll save even more! While HUD has not approved sole source procurement of Energy Star equipment, you can still include Energy Star requirements into your specifications, and into requests for proposals from suppliers. DOE's Purchasing & Procurement website, located at http://www.energystar.gov/index.cfm?c=bulk_purchasing.bus_purchasing, offers an extensive listing of sample procurement

language for all types of electrical appliances and equipment. The ENERGY STAR® Bulk Purchasing for HUD website is intended to assist PHAs in procuring Energy Star equipment. Check it out at <http://www.bulkpurchasetemp.com/>.

Mold: What It Is and What You Can Do About It

Mold isn't just unsightly—it can also be unhealthy. Exposure to mold can cause symptoms including allergic reactions, asthma, respiratory problems, and more. Mold can often be seen, such as in bathtubs and showers, but it also be present where you can't see it, such as in basements and attics, within walls, behind wallpaper, or in HVAC systems. According to the EPA, "when excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or un-addressed. There is no practical way to eliminate all mold and mold spores in the indoor environment; the way to control indoor mold growth is to control moisture." And taking steps to control moisture could also save you energy, water, and money! Control measures include:



- *Repairing any water leaks present in your properties
- *Venting bathrooms, dryers, and other moisture-generating sources to the outside
- *Reducing the potential for condensation on cold surfaces, such as windows, pipes, exterior walls, roof, or floors, by adding insulation.

And don't overlook the importance of including your residents. Ways tenants can help include:

- Using air conditioners and de-humidifiers
- Increasing ventilation
- Using exhaust fans whenever cooking, dishwashing, and cleaning

Ready for more information? EPA has all kinds of useful information on the topic of mold. Start with Mold Resources at <http://www.epa.gov/iaq/molds/moldresources.html>. Also see:

- Molds and Mold Control at <http://apartments.about.com/cs/security/a/molds.htm>
- 2004 Mold Legislation at <http://www.moldupdate.com/legislation.htm>



Report: Cut Energy Consumption with Ventilation

Now that you've got ventilation on your mind (if not, see story above), consider this: A new report shows that automatic ventilation can help reduce energy consumption used for air conditioning! That's especially good news in this sweltering August heat. According to the report, released by Davis Energy Group and the California Energy Commission (CEC) and based on the Alternatives to Compressor Cooling (ACC) project, automatic ventilation cooling technology, along with advanced building design, can provide generous cooling capability while reducing energy consumption." Ventilation also provides fresh air for healthy indoor air. Davis Energy Group developed ventilation cooling systems for the study, demonstrate them in two climates, and evaluated performance in all sixteen California climate zones. The results? "Annual utility bill savings under time-of-use (TOU) rates would exceed \$250 in Climate Zones 8-15 and would exceed \$450 in Climate Zones 13 and 15." Read the full report at <http://www.energy.ca.gov/pier/reports/500-04-009.html>.



Hot! Website Offers Energy Education to Native Americans

Considering the potential of renewable energy systems in Tribal housing but not sure where to find more information? Check out the Native American Renewable Energy Education (NAREEP) project! NAREEP is a research, education, and information program that assists American Indian communities in pursuing sustainable energy strategies, including renewable energy sources such as solar, wind, water, and biomass. The website offers case studies, publications, links, and more. Check it out at <http://eetd.lbl.gov/nareep/NAREEP.html>.



EVENTS

World Renewable Energy Conference VIII

August 28-September 3, 2004
Denver, Colorado

This event will focus on all types of renewable energy and will feature an exhibit hall that will showcase the latest renewable energy products. Planned sessions include Low-Energy Architecture, Reducing Poverty, and more. Are renewables a viable energy alternative for your properties? Find out! Learn more about the event at <http://www.wrenuk.co.uk/wrenviii.html>.

High Performance Facilities Expo

September 22-23, 2004

Austin, Texas

This event will focus on new technologies that can help you achieve optimum performance in your buildings. It is designed to help owners, developers, facility managers, architects, engineers and contractors actively apply innovative design and retrofit techniques that can increase the quality and efficiency of buildings and facilities, while reducing both costs and environmental impact. Learn more at the conference website at <http://www.aeecenter.org/hpfe/>.

2004 NAHRO National Conference

October 10-13, 2004

Baltimore, Maryland

Based on the theme "Strengthening Families and Neighborhoods to Revitalize America," this event features technical sessions, training seminars, and tours that will give you the information you need to create affordable housing. For more information, visit <http://www.nahro.org/conferences/nat.cfm>.



SUCCESS STORIES

Benedict Commons

Aspen, Colorado

Curtis/AHDC and the City of Aspen, Colorado, developed 27 units of affordable housing in the downtown area, designed for local employees earning \$17,000 to \$38,000 per year. The downtown location saves residents commuting costs and prevents pollution. Meanwhile, the structures themselves include superinsulation, efficient windows placed to allow cross-ventilation, and recycled building materials. Can these technologies work in your properties? Find out at http://www.rose-network.com/projects/index.html?cat_toc.html&top.html&benedict.html!

Hopelink Place

Seattle, Washington

When designing Hopelink Place, Environmental Works set out to achieve a property that was both affordable and green. And the efforts paid off. Among its features, buildings are oriented to the south with a courtyard in between. The site design maximizes daylighting and solar exposure opportunities to all of the apartments. Drought-tolerant plants are a mainstay of landscaping. The roof framing uses raised heel trusses so the full depth of the insulation is maintained to the exterior wall line. Other green products include engineered framing lumber, prefabricated floor joists and fiber cement siding. And, to encourage residents to reduce solid waste, recycling centers were designed into each of the apartments. Learn more about the project at <http://www.djc.com/news/enviro/11123321.html>.

Newark Housing Authority

Newark, New Jersey

The Newark Housing Authority spends some \$18 million each year for energy. In an effort to reduce these costs, NHA focused on upgrading its inefficient lighting. Taking advantage of the New Jersey SmartStart Building® program, which provided rebates that ultimately covered the entire cost of the project, NHA was able to replace 24,000 incandescent lighting fixtures with energy-efficient fluorescent fixtures that use two-thirds less energy. HUD allows NHA to share the savings over a three-year period, netting the authority some \$2 million. For more information, see <http://www.rebuild.org/partnerships/communityview.asp?OrganizationID=350>.

Winchester Greens

Richmond, Virginia

When the Richmond Better Housing Coalition set out to address the dilapidated Park Lee Apartments, a new vision took shape that would ultimately convert the poverty-stricken property into a new mixed-use, mixed-income community. Eighty percent of the Winchester units were earmarked for low-income families. The housing includes a host of energy-efficiency features, which contribute to long-term affordability, as well as a number of "new urbanist" features that help create a strong sense of community, such as narrow streets, a pedestrian-friendly social space, and porches. The development also includes an onsite child-care center. Funding for the project came from a variety of federal and regional agencies, private donors, and a secured loan. Find out more at <http://www.comcon.org/pubs/archives/1999/cc102299.html>.



TIP OF THE MONTH

Turn Your Residents On To Energy-Efficient Electronics!

Did you know that some 75 percent of the electricity used to power home electronics is consumed while the products are turned off? Since it's common for consumers to replace products like these, you can help your tenants reduce their energy costs by encouraging them to buy electronics that are ENERGY STAR-certified!

These products use roughly half the energy of conventional models, and the energy savings can really add up!

There are other advantages, too. According to the ENERGY STAR Program, "The average home has roughly two TVs, a VCR, a DVD player and three telephones. If these items were replaced with ENERGY STAR models, it would save over 20 billion pounds of greenhouse gas emissions, the equivalent to taking over 1.5 million cars off the road." Definitely a win-win! Get more information to help your tenants save at http://www.energystar.gov/index.cfm?fuseaction=find_a_product.showProductCategory&pcw_code=HEF.



WEBSITES WORTH A CLICK

Housing Authority Resource Center

A project of the Local Initiatives Support Corporation (LISC), this resource center includes articles and publications on affordable housing and other topics. Check it out at <http://www.lisc.org/>.

Efficient Windows Collaborative

Old, leaky windows can add up to big energy costs. Upgrading to energy-efficient windows offers a number of benefits, such as reducing energy consumption and condensation, and increasing comfort and light. The Energy-Efficient Windows Collaborative website offers resources that can take you step-by-step through the process of selecting the right windows for your specific location! Visit <http://www.efficientwindows.org/>!

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The Public Housing Energy Conservation Clearinghouse is managed by the nonprofit National Center for Appropriate Technology (NCAT) for HUD, Office of Public and Indian Housing.

Comments? Questions? Email the newsletter editor at cathys@phaenergy.org.
