



Public Housing Energy Conservation Clearinghouse News June 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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NEWS



Price Watch: Natural Gas and Electricity Prices Likely to Remain High

Gasoline prices continue to be high across the country, and it looks like residential heating fuels will follow the same path. According to DOE's Energy Information Administration Short-Term Energy Outlook – June 2004, natural gas will average about \$6.20 per mcf in 2004, an increase of about 13 percent from 2003. Tight supplies and increased demand account for increased prices. Similarly, EIA predicts that electricity demand will increase by nearly 2 percent in 2004. Read the Outlook at <http://www.eia.doe.gov/emeu/steo/pub/contents.html>.

While energy prices remain high, there is one card you can play to reduce your energy costs: energy conservation! The U.S. Department of Energy and the Alliance to Save Energy recently announced the new "Powerful Savings" campaign to help consumers reduce their energy bills and the nation's energy usage. Visit the Powerful Savings website at <http://ase.org/powerfulsavings/> and get started saving today!



Update: Houses Passes Energy Policy Act of 2004

The U.S. House of Representatives in mid-June passed H.R. 4503, the Energy Policy Act of 2004, by a vote of 244 to 178. The bill includes a number of energy conservation and energy efficiency provisions which, according to the American Council for an Energy Efficient Economy, will "eliminate the need for at least 130 new power plants (300 MW each) by 2020." Subtitle D of the bill relates to public housing. So, how will you be affected? Among its provisions, the bill:

- Requires HUD to develop and implement an integrated strategy to reduce utility expenses through cost-effective energy conservation and efficiency measures and energy-efficient design and construction of public and assisted housing. The energy strategy includes the development of energy-reduction goals and incentives for public housing agencies.
- Increases the length of third-party energy performance contracts to 20 years to allow longer payback periods for retrofits, including windows, heating system replacements, wall insulation, site-based generation, advanced energy savings technologies, including renewable energy generation, and other such retrofits.
- Requires public housing agencies to purchase appliances that are Energy Star-certified or FEMP-designated products, as such terms are defined in section 553 of the National Energy Conservation Policy Act (as amended by this title), unless the purchase of energy-efficient appliances is not cost-effective to the agency.
- Provides for increased water and energy efficiency through installation of resource-efficient fixtures and fittings and other measures
- Provides for integrated utility management and capital planning to maximize energy conservation and efficiency measures.
- Provides grants for energy-conservation improvements in assisted housing.

Want to learn more? See the full bill at <http://thomas.loc.gov/> (search on HR 4503).



Pool Your Resources: Involve Tenants in Water Conservation Efforts

Summer is upon us, and with many parts of the country experiencing drought, this is a great time to develop a water-conservation plan for your properties. And if you involve your residents, you're likely to save much more than if you go it alone. After all, tenants can reduce their own costs by conserving water, particularly if they pay their own utilities, so they are likely to welcome information that will help them—and you—conserve water and associated costs. There are plenty of ways to get residents involved. For example, you might send out fliers or a monthly newsletter that offer conservation tips, or invite tenants to develop a list of ways to save and offer a small prize for the best, longest, or most creative list. Or, you could offer financial incentives for tenants to conserve, such as sharing the savings among tenants or using part of the savings to purchase a new piece of fitness or recreational equipment. Ready to get started? Learn more about creative and fun ways to involve your residents in your water-conservation efforts at these links:

- <http://www.portlandonline.com/water/index.cfm?c=dahge>
- <http://www.sfwmd.gov/images/pdfs/splash/spl50ways.pdf>

Money, Money!! New Jersey Offering Incentives for Combined Heat and Power



If you're located in New Jersey, a new incentive program could help you pay for a new combined heat and power (CHP) system. The program offers qualifying customers, contractors, and energy service companies incentives to purchase and install various types of combined heat and power CHP units. Rebates of 30 to 40 percent may be available, depending on a decision by the Board of Public Utilities.

To qualify, the facility must be located in New Jersey, the customer must purchase electricity from the utility grid, and the distributed generation unit capacity must be 5 MW or less and must be an electric or gas customer served by an eligible tariff.

Interested? Get more information, as well as an application and worksheets, at <http://www.njcleanenergy.com/html/Combined/combined.html>. Proposals must be submitted by August 2, 2004.



More Money! HUD Issues SuperNOFA

The U.S. Department of Housing and Urban Development requests proposals for the FY04 SuperNOFA. The SuperNOFA contains 50 funding opportunities composed of programs and program components totaling approximately \$2.3 billion. Examples include: Assisted Living Conversion Program for Eligible Multifamily Projects, Public Housing Neighborhood Networks, Resident Opportunity and Self-Sufficiency (ROSS) Programs, and Service Coordinators in Multifamily Housing. Due dates and funding amounts vary by program area. Find out more at <http://www.hud.gov/offices/adm/grants/fundsavail.cfm#grants>.



Is Your Water Management Plan All Wet? Get Help!

Did you know that in some areas, as much as half of water use during summer months goes toward maintaining landscaping? The potential for wasting water is high this time of year, but don't despair! The Arizona Municipal Water Users Association offers a handy online guidebook, called *Facility Manager's Guide to Water Management*, that can help you use water more efficiently and save costs. The 120-page publication will help you conduct a comprehensive survey of your facility, develop an effective water-management strategy, and calculate economic savings potential of water-saving measures. It even provides useful information that can help get the rest of your staff on board with your efforts. For example, did you know that over-watering your lawns encourages excessive growth, disease, and other maintenance problems? That means that training your staff to not over-water will save you money and result in a healthier lawn! Download the guidebook at <http://www.getf.org/file/toolmanager/O16F8609.pdf>.



News Alert! HUD Releases New Notice Regarding PIH Operating Fund

HUD recently released Notice PIH 2004-9, which provides PHAs with the final proration factor for FY2003. It also identifies and clarifies some miscellaneous processing issues for FY2004, such as initial funding level, obligating documents for the Operating Fund, and treatment of utility and other non-processed adjustments. The Notice will be in effect until May 31, 2005. See the full Notice at <http://www.hud.gov/offices/pih/publications/notices/04/pih2004-9.pdf>.



EVENTS

Engineering Green Buildings

Cleveland, Ohio
July 20-23, 2004

Billed as the first national conference on green buildings for engineers, the event is co-hosted by the Cleveland Green Building Coalition. The event will provide intensive, interactive training sessions and case-study discussions for the commercial, industrial, and institutional building sectors for new construction, renovation, and O&M. It will serve as a forum for introducing green-building processes and products to the non-residential mechanical-engineering community. It will also serve as a forum for the mechanical-engineering community to hone their skills to meet the challenges of green-building design, construction, operations, maintenance, and commissioning.

Energy 2004

Rochester, New York
August 8-11, 2004

Take advantage of this DOE-sponsored event to learn about the latest strategies and products for saving energy in buildings. Find out how to establish or improve your energy management program and learn how to save energy in your facilities, procure renewable and energy-efficient products and services, utilize water-saving technologies, incorporate sustainable design concepts, take an environmentally conscientious approach to energy management and improve your organization's transportation systems. Get more details at <http://www.energy2004.ee.doe.gov/>.

2004 ACEEE Summer Study on Energy Efficiency in Buildings

Pacific Grove, California
August 22-27, 2004

This 12th biennial event will focus on the theme "Breaking Out of the Box." Speakers will discuss practical ways to design and implement successful energy-conservation programs in buildings. Other topics include technologies, design, and performance of buildings; market transformation; and human and social dimensions of energy use. For more information, see <http://aceee.org/conf/04ss/04ssindex.htm>.



SUCCESS STORIES

1400 on Fifth

Harlem, New York

Harlem boasts the first "green" multifamily residential development in New York City. The features of 1400 on Fifth extend beyond energy and water conservation, instead encompassing the larger concept of "green," which includes healthy, affordable, resource-efficiency technologies. Among those features: some 70 percent of the building will be constructed from recycled or renewable resources; the filtration and mechanical systems will maximize fresh air and remove allergens from the air; the building will use 35 percent less energy than is permissible by the New York State Energy Code and 70 percent less than many other comparable multifamily buildings in New York City; the building will minimize the use of fossil fuels through its reliance on geothermal energy for heating and air conditioning. The condominium will be the first affordable urban mid-rise to qualify for the New York State Green Building Tax Credit. More good news for its owners: It is estimated that the average tax credit for each homeowner will amount to \$24,000 over a 5-year period! The \$40 million development was financing through a combination of private and public sources. Learn more about this innovative project at [http://www.1400fifth.com/!](http://www.1400fifth.com/)

Buckman Terrace Submetering Project

Portland, Oregon

Ever wonder whether sub-metering water is a good idea for your properties? Maybe this success story will answer your questions! In Portland, Oregon, Prendergast and Associates, Inc. and the Portland Water Bureau teamed up on a project to evaluate the impact of sub-metering both hot and cold water in Buckman Terrace, a new 122-unit multifamily development. Because tenants are billed directly for their water use, submetering provides an incentive for tenants to use less water because it keeps their costs lower. And indeed, in this study, residents use about 15 percent less water than 1a comparable property that is not sub-metered. Want to learn more about this project and other ways to save water in your properties? Visit <http://www.portlandonline.com/shared/cfm/image.cfm?id=34616!>

City of Albuquerque Energy Efficiency Project

Albuquerque, New Mexico

Performance contracting allowed Albuquerque, New Mexico, to upgrade its public housing without any upfront costs. The \$1.4 million project focused on installing both energy-efficient lighting and low-flush toilets to conserve electricity, natural gas and water in 28 buildings around the city. The upgrades will save an estimated 1.14 million kilowatt hours of electricity, 7,656 therms of natural gas and 166,422 gallons of water per year. Find out more about this project at <http://www.rebuild.org/news/newsdetail.asp?NewsID=1909>.



TIP OF THE MONTH

Install Water-Saving Toilets

High water costs? Your toilets could be to blame! In many areas, water and sewer rates have increased dramatically over the past few years and are rivaling or exceeding the cost of energy. Reducing water use through conservation strategies can generate significant cost savings. Additionally, significant advances in technology over the past decade have resulted in the availability of reliable, high-quality water-saving toilets on the market. For example, while older toilets use anywhere from four to 10 gallons per flush, new models use 1.6 gallons or less per flush, cutting the water use by 60 to 80 percent. Interested in learning more? Visit these links:

- http://www.hud.gov/offices/pih/programs/ph/phecc/strat_W8.cfm
 - http://www.eere.energy.gov/femp/technologies/water_bmp4.cfm
 - http://www.eere.energy.gov/femp/technologies/eep_toilets.cfm
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WEBSITES WORTH A CLICK

Minnesotans for an Energy-Efficient Economy (ME3)

ME3 is a nonprofit organization working to increase clean energy use in Minnesota. Look to its website for useful information about energy issues that you can put to work in your properties! Visit the site at <http://www.me3.org/>.

New York Energy \$mart

The New York Energy \$mart Program is a partnership between the New York State Energy Research and Development Authority (NYSERDA) and the Public Service Commission (PSC). Its website offers energy efficiency solutions for homeowners, renters, and building owners, identifies energy-efficient products, and much, more! Visit the site at <http://www.getenergysmart.org/GES.portal>.

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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.
