



Public Housing Energy Conservation Clearinghouse News January 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:

- 4th Annual Submetering & Allocation Workshop, February 16-19. *Join with other building owners and managers to learn about submetering to reduce energy and water costs!*
- 2004 Better Buildings: Better Business Conference, February 18-19. *Learn how improving your buildings can improve the bottom line of your business!*
- Design Strategies for Low-Energy, Sustainable, Secure Buildings, February 24-25. *Gain knowledge about "whole building" approach to design!*

Success Stories:

- 20th Street Apartments, Santa Monica, California—An innovative, energy-efficient rehabilitation of a low-income housing development
- New York City Housing Authority, New York, New York—A refrigerator replacement program some \$7.2 million annually in electricity costs
- Brookview Senior Housing, San Diego, California—A senior housing complex completed under the *Designed for Comfort* program, which requires participating projects to perform at least 15 percent more efficiently than Title 24.

Tip of the Month: Insulate Domestic Hot Water Pipes

Websites Worth a Click



NEWS

Fasten Your Seatbelt! EIA Says Natural Gas Prices To Jump As Much as 50 Percent by 2025

Recent increases in the cost of natural gas have put a serious strain on many utility customers, particularly the low-income. More bad news: those increases likely aren't just temporary. According to a new report from DOE's Energy Information Administration (EIA), tight natural gas supplies will lead to a price increase of nearly 50 percent by 2025. EIA's **Annual Energy Outlook 2004** predicts a price increase of more than 40 percent as early as 2015. The projected price increases are larger than the EIA had predicted last year, and have led the EIA to reduce its projected future demand for the fuel. With high natural gas prices, EIA expects both renewable energy and coal to play a greater than anticipated role in the nation's future production of electricity.

Don't want to be a sitting duck? Build some control into your future energy costs by implementing energy conservation measures *now*. Check out PHECC's **Cost Reduction Toolbox** at <http://www.hud.gov/offices/pih/programs/ph/phecc/toolbox.cfm> for ways to reduce your energy consumption! The toolbox identifies many savings opportunities, ranging from extensive retrofit measures to simple, low-cost steps to keep your buildings operating as efficiently as possible.

Conserving Energy: What Professionals Can Learn From Students

When it comes to energy conservation, building management professionals can learn a lot from an unlikely group of teachers: students at Indiana Wesleyan University. As part of a senior project, Jakub Peterssen pitted two residence halls against one another to see which could conserve more energy in one month. Peterssen made recommendations to the 229-student dorms, tips that make sense in most, if not all, buildings, and in certainly public housing. For example, he recommended shorter showers to save both water and energy; alternate modes of transportation, such as carpooling and bicycling; and turning off equipment such as air conditioners and computers when rooms are not occupied. The winning residence hall saved 22.29 percent of energy costs--winning the \$250 prize--compared to 15.7 percent savings in the other hall. Peterssen now hopes the campus will implement a larger incentive program to continue reaping energy savings. Read the full story at <http://www.chronicle-tribune.com/news/stories/20031218/localnews/57579.html>. Inspired? Put on your thinking cap...perhaps you can create a similar win-win incentive program in your housing authority!

Keeping Up With the Joneses: How Does Your Energy Use Compare to Your Neighbors?

Ever wondered whether the energy consumption in your properties is higher or lower than similar properties in your area? Now you can use Energy Star's savings calculator to find out! Use the calculator to estimate your facility's energy intensity and compare it with similar properties, and to find out about how much you can save with energy efficiency upgrades. While the calculator is intended as an estimating tool only, it provides a useful start to analyzing your energy use and identifying potential savings measures. Find out how your properties stack up at http://208.254.22.7/index.cfm?c=small_business.sb_calculate!

Two for One: HUD Provides \$54 Million to Train At-Risk Youth, Restore Affordable Housing

HUD has announced \$54 million in funding for its Youthbuild Program, which will provide job training, leadership skills and academic schooling to an estimated 3,300 low-income young people. The youth will be trained in the construction industry, and their skills will be used to help build and rehabilitate more than 1,700 affordable housing units for lower-income families. Read HUD's press release at <http://www.hud.gov/news/release.cfm?content=pr03-142.cfm>



EVENTS

4th Annual Submetering & Allocation Workshop

February 16-19, 2004

Orlando, Florida

Multifamily and manufactured housing property owners and managers will learn how submetering and utility allocation can significantly improve their bottom line by lowering operating expenses and increasing property value. It is also an effective way to promote resident responsibility, which is proven to advance conservation efforts! Learn more at <http://www.nsuaa.org/workshop/index.shtml>

2004 Better Buildings: Better Business Conference

February 18-19, 2004

Green Bay, Wisconsin

This event features some 30 sessions led by national, regional and state experts in the residential building and remodeling industry. It features hands-on training, in-field sessions, exhibits and interactive demonstrations. For more information, see <http://www.regweb.com/intro.cfm?cmVnd2ViSUQ9ODY1NyZhbnXA7c3RhZ2U9eWVz> or call 800-466-4631.

Design Strategies for Low-Energy, Sustainable, Secure Buildings

February 24-25, 2004

This course will teach the fundamentals of an integrated "whole building" approach to design that considers the structure and systems as a whole and examines how they work best together to save energy and reduce environmental impact. Participants learn about building durability and security in concert with sustainability, "zero-energy" buildings, green power, renewable energy technologies and distributed generation. The topics apply to new building and retrofit projects. For more information, visit

<http://www.eere.energy.gov/femp/newsevents/cfm/fullevent.cfm?calendarID=181>.



SUCCESS STORIES

20th Street Apartments—Santa Monica, California

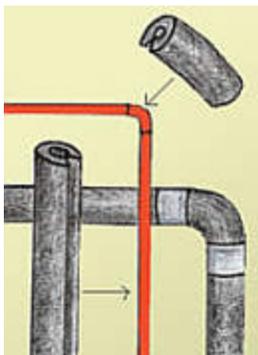
When the inefficient radiant ceiling heating system in the 20th Street Apartments needed replacing, the City of Santa Monica and the Community Corporation of Santa Monica used the opportunity to undertake a more comprehensive energy retrofit of the property. Based on recommendations from consultants, a number of measures were installed, including repair of solar-assisted hot water heating system, Energy Star refrigerators, increased attic and wall insulation, double-glazed windows and sliding glass doors, compact fluorescent lighting, setback thermostats, and skylights. The measures will collectively reduce electricity consumption by 39% and natural gas consumption by 22%, totaling some \$10,000 each year. Learn more about the project at <http://www.seiinc.org/case%20studies/20THST.pdf>.

New York City Housing Authority—New York, New York

The New York Power Authority replaced more than 180,000 old, inefficient refrigerators in the New York City Housing Authority with smaller, more efficient units that use just one-third the energy of the older models. This effort saves a whopping \$7.2 million annually in electricity costs. As well, the new refrigerators rely on a more environmentally friendly refrigerant. And, an appliance recycler in Syracuse removes all salvageable components from the older units and recycles millions of pounds of aluminum, copper, steel and cardboard. Read more about this project at <http://www.nypa.gov/services/esprograms2.htm>

Brookview Senior Housing—San Diego, California

San Diego Interfaith Housing Foundation developed a 102-unit senior housing project that boasts improved energy performance, substantial comfort improvement, and significant operational savings. Installed measures include through-the-wall heat pumps for each unit which provide both heating and cooling, recirculation loops with temperature controls to provide efficient water-heating, and windows that reduce solar heat gain by an impressive 75 percent. These measures increase initial costs by only \$6,749, yet reduce energy costs by nearly \$10,000 each year. Read more at <http://www.seiinc.org/case%20studies/Brookview.pdf>.



TIP OF THE MONTH **Insulate Domestic Hot Water Pipes**

Heat loss from distribution pipes in unheated spaces can be substantial, costing your housing authority a bundle in unnecessary energy costs. But you can minimize this waste simply by installing pipe insulation.

Insulate all hot water or steam pipes running through unheated spaces, such as the basement, crawlspace, or the mechanical room with one-half inch of insulation. If piping is already insulated but the insulation is badly worn, it should be replaced. You should also insulate older domestic hot water heater tanks. Ready-made water heater blankets are available in most hardware stores.

Be sure to select pipe insulation with the correct internal diameter to decrease heat loss through gaps. Also be sure that the insulation you choose is resistant to heat and able to withstand the maximum temperature of the pipe to avoid any fire danger.

For more information on reducing water heating energy, see **Reducing Your Water Heater's Energy Use** at http://www.eere.energy.gov/consumerinfo/heatcool/hc_reducing_water_heater_energy_use.html and **Keep Your Energy Bill Out Of Hot Water** at http://www.eere.energy.gov/buildings/state_energy/energy_tips/water_heating.htm, both from DOE.



WEBSITES WORTH A CLICK

Energy Star: Guidelines for Energy Management

Developing an energy management strategy in your properties can be challenging, but EPA offers tools and resources to help! Check out this website to find out how you can establish goals and assess performance, create an action plan, and evaluate your progress! http://www.energystar.gov/index.cfm?c=guidelines.guidelines_index

Climate Change Solutions: How to Conduct an Energy Audit at Your Facilities

Energy audits can reveal a host of useful information about how energy is being used in a building, and where improvements can be made. Look to this website for more information on conducting an audit on your own, and identifying where and how energy savings can be accomplished!

<http://www.climatechangesolutions.com/municipal/buildings/tools/default.shtml?o=buildings&r=tools#linkout>.

Do-It-Yourself Weatherization Guide

There are many steps your building personnel can take to improve the energy efficiency of your properties. Use this handy online guide from Bonneville Power Administration to find do-it-yourself measures that you can easily and quickly accomplish! http://www.bpa.gov/Energy/N/energy_tips/weatherization/

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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.
