



---

## Public Housing Energy Conservation Clearinghouse News June 2003

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/>.

---

### IN THIS ISSUE:

#### News:

- \* Professionals gather in NYC with commitment to boost energy efficiency of multifamily housing
- \* Success highlights! HUD publication profiles successful public housing energy projects
- \* Tighten up your buildings—DOE projecting high natural gas prices this summer
- \* Energy aggregation—promising trend for small housing authorities

#### Events:

- \* Federal Energy Management Program Super-ESPC Workshop, July 22-23.  
*Learn about Super Energy Savings Performance Contracting to save thousands of dollars in capital costs while reducing long-term energy and water bills!*
- \* NAHRO 2003 Summer Conference, July 24-27  
*Learn effective strategies in providing affordable housing!*
- \* Energy 2003 Workshop & Exhibition—Real World, Real Solutions, August 17-20.  
*Learn about the latest strategies and products for saving energy in buildings!*

#### Success Stories:

- \* Cincinnati Municipal Housing Authority—Major infrastructure project reduces energy and water consumption, and provides energy education for residents
- \* Denver Housing Authority—Retrofit projects creates one of the most water-efficient buildings in the area
- \* Sunflower Way, South Bronx, New York—New multifamily building earns ENERGY STAR label

**Tip of the Month:** Upgrade Refrigerators to Energy-Efficient Models

---

### NEWS

**Professionals gather in NYC with commitment to boost energy efficiency of multifamily housing**

The conference **Multifamily Buildings 2003: Healthy, Durable, Energy-Efficient** assembled some 375 professionals in New York City earlier this month to share expertise and progress in creating more energy-efficient multifamily housing for American families. Participants represented affordable housing providers and developers, state and federal government, nonprofit organizations, utilities, and private consultants and companies.

The event offered a number of interactive discussions, presentations, and forums within several tracks, including Building Management, Energy Analysis/New Technology, Sustainable/Green/High-Performance Buildings, and Cutting Edge Knowledge. Several field trips offered unique opportunities to see successful projects implemented in New York City housing properties and neighborhoods.

Read the full summary on the PHECC website at [http://www.hud.gov/offices/pih/programs/ph/phecc/NYC\\_conference.cfm](http://www.hud.gov/offices/pih/programs/ph/phecc/NYC_conference.cfm).

Updates of conference results will be available on the Association for Energy Affordability website at <http://www.aeanyc.org/>.

### **Success highlights! HUD publication profiles successful public housing energy projects**

Looking for project ideas to help your PHA reduce energy consumption and costs? Look to the new publication, **1999-2000 Public Housing Partnership: U.S. Department of Housing and Urban Development**, for outstanding examples of what other housing authorities have accomplished! The report highlights 43 partnerships established as a result of an Interagency Agreement between HUD and DOE to promote conservation and reduce utility costs in public housing. These partnerships collectively carried out 77 successful energy projects using a variety of funding mechanisms. Read the report today to find out how your PHA can benefit from their experiences!

The report can be downloaded at [http://www.rebuild.org/lawson/SC\\_attachmentView.asp?attachmentID=2596](http://www.rebuild.org/lawson/SC_attachmentView.asp?attachmentID=2596).

### **Tighten up your buildings--DOE projecting high natural gas prices this summer**

In its **Short Term Energy Outlook--June 2003**, DOE's Energy Information Administration is predicting high prices this summer for natural gas. According to the report, the low level of underground storage is the principal reason for unseasonably high prices. An unusually hot summer—particularly in the Western and South Central regions, where natural gas is heavily used for the power generation needed to meet cooling demand— could result in occasional sharp price increases. Electricity costs are expected to increase, as well, though not as sharply. Read the full report at <http://www.eia.doe.gov/emeu/steo/pub/pdf/jun03.pdf> or a summary at <http://www.eia.doe.gov/emeu/steo/pub/contents.html>.

Unexpected high energy costs can have a big impact on housing authorities, many of which already have tight budgets. This could be a good time to implement energy-

conservation measures in your public housing properties! See the Public Housing Energy Conservation Clearinghouse's **Cost-Reduction Toolbox** at <http://www.hud.gov/offices/pih/programs/ph/phecc/toolbox.cfm> for ways to start saving!

### **Energy aggregation—promising trend for small housing authorities**

Electricity deregulation in many states allows customers to negotiate energy prices with available suppliers. As a general rule, the larger the volume of any commodity, including energy, that is purchased, the lower the cost per unit. Large energy users, then, have a distinct advantage when negotiating energy prices. Are smaller housing authorities left out in the cold then? Not with the increasing trend of **aggregation**, in which a number of smaller customers join together as a cooperative that can buy energy more competitively than any of its smaller, individual members.

During the recent **Multifamily Buildings 2003: Healthy, Durable, Energy-Efficient** conference in New York City, attendees learned about 1<sup>st</sup> Rochdale Cooperative, the country's first urban electric cooperative, which joins together housing cooperatives not only to procure energy at the lowest possible price, but also to provide members with energy management strategies that ultimately reduce energy consumption, and collectively invest in alternative energy sources that protect the environment. 1<sup>st</sup> Rochdale is a non-profit and member-owned ESCO. Other states have formed cooperatives as well, and as the trend picks up momentum, smaller housing authorities across the nation will increasingly team up to take advantage of volume energy prices.

To find out about aggregation in your area, contact your public utility commission, your electric coop, or your state energy office. For more information on 1<sup>st</sup> Rochdale Cooperative, see <http://www.1strochdalenyc.net/>. Links to additional information on aggregation can be found on DOE's Smart Communities Network website at <http://www.sustainable.doe.gov/municipal/aggregate.shtml>.

---

## **EVENTS**



### **Federal Energy Management Program Super-ESPC Workshop**

July 22-23, 2003

Washington, DC

Is your facility in need of new energy efficient equipment? Do you lack the start-up capital necessary to accomplish efficiency projects? Would you benefit from partnering with an energy service company that purchases and installs the equipment you need and is repaid from energy cost savings? Join other Federal government personnel and learn about Super Energy Savings Performance Contracting, a U.S. Department of Energy, Federal Energy Management Program (FEMP) solution for Federal agencies that want to save thousands of dollars in capital costs while reducing long-term energy and water bills. For more information, see <http://www.eere.energy.gov/femp/newsevents/cfm/fullevent.cfm?calendarID=58>.



### **NAHRO 2003 Summer Conference**

July 24-27, 2003

Tampa, FL

This annual event will explore key issues confronting PHAs. Participants will learn to identify effective strategies that can be employed in working with staff, policy-makers, residents, and other participants in the process of providing affordable housing and livable communities for all Americans. Sessions include Financing Rehab with Utility Savings, and Using HOME to Develop Affordable Housing. For more details, see the NAHRO website at <http://www.nahro.org/conferences/summer.html>.



### **Energy 2003 Workshop & Exhibition – Real World, Real Solutions**

August 17-20, 2003

Orlando, FL

Federal, state, local government and private-sector energy managers, procurement officials, engineers, utility representatives and others involved in energy management will learn about the latest strategies and products for saving energy in buildings. Expanded tracks and sessions this year cover such issues as acquisition, alternative financing, distributed generation, energy markets, energy security, federal leadership, fundamentals, energy alternatives, new technologies, O&M, renewable energy, sustainable design, transportation and water resource management. For more details, see DOE's conference website at <http://www.energy2003.ee.doe.gov/>.

---

## **SUCCESS STORIES**

### **Cincinnati Municipal Housing Authority**

Cincinnati, Ohio

Cincinnati Metropolitan Housing Authority is saving more than \$875,000 in energy costs annually through a major infrastructure project. The \$7.2 million program affects more than 4,600 housing units at 33 developments and 900 scattered sites. Implemented measures include boiler replacements, water conservation efforts, chiller replacements, comprehensive lighting retrofits and replacements, and energy conservation training and awareness. For more information, see <http://www.vestar.net/release2.html>.

### **Denver Housing Authority**

Denver, Colorado

Teaming up with Denver Water, the Denver Housing Authority undertook a project that result in its Hirschfield Tower building becoming one of the most water-efficient apartment buildings in the area. The project involved installation of 250 low-flow toilets, and hundreds of faucet aerators and shower heads. These measures reduced water consumption in the complex by 22%—enough for 10 Denver homes each year—saving some \$6,000 annually in water and sewer costs. Denver Water provided funding for the \$116,000 project cost. Read more about the project at [http://www.state.co.us/oemc/rebuildco/success/multifamily/denver\\_housing.htm](http://www.state.co.us/oemc/rebuildco/success/multifamily/denver_housing.htm)

### **Sunflower Way**

South Bronx, New York

A new multifamily building project in New York City demonstrates a number of energy-efficiency features, earning it an Energy Star Homes label from EPA. Sunflower Way is the first affordable housing development in New York to earn the label. The project serves as an outstanding model for other groups wishing to incorporate energy features into new or rehab multifamily projects. Energy features—which collectively provide efficiency levels of at least 30 percent higher than required by building codes—include better insulation; additional air sealing; panelized concrete and brick building systems; high performance windows; high efficiency heat and hot water systems, with outdoor temperature sensors; Energy Star appliances and lighting; and recycled content flooring. Learn more at <http://www.nyc.gov/html/hpd/html/hpd-archive/green-housing2002-pr.html>.

---

## TIP OF THE MONTH

### Upgrade Refrigerators to Energy-Efficient Models

After lighting, refrigerators are the second largest users of electricity in most households (not including households with electric heat or hot water). Older refrigerators use up to four times more electricity than the most efficient new models available in the same size, so replacing older, inefficient units with new, more efficient models can add up to substantial energy and cost savings in your housing authority. As testimony, a refrigerator-replacement program at the New York City Housing Authority installed some 160,000 high-efficiency units, a measure that is saving \$5.5 million each year in energy costs! In many cases, it is cost-effective to replace older refrigerators even before scheduled replacement because of the electricity cost savings. If new refrigerators are on the horizon in your housing authority, consider ENERGY STAR-qualified units, which use at least 10% less energy than required by current federal standards, and 40% less energy than the conventional models sold in 2001.



See **Energy Star Program: Refrigerators** at [http://www.energystar.gov/index.cfm?c=refrig.pr\\_refrigerators](http://www.energystar.gov/index.cfm?c=refrig.pr_refrigerators) for product information, a savings calculator, and more.

---

### TO UNSUBSCRIBE TO THE PHECC ELECTRONIC NEWSLETTER:

If you ever want to remove yourself from this mailing list, you can send mail to [<Majordomo@lists.ncat.org>](mailto:Majordomo@lists.ncat.org) with the following command in the body of your email message:

unsubscribe phecc

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](mailto:cathys@phaenergy.org).

---