



## Public Housing Energy Conservation Clearinghouse News May 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/>.

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### NEWS



#### Energy Performance Contracting Workshop: Learn how to cut energy costs and improve housing quality in your PHA

Did you know that your housing authority can energy conservation measures using private funds without any upfront capital? **Energy performance contracting** is a mechanism that relies on private funding to install energy-conservation measures and then pays for the measures through the resulting energy savings. A June conference in Chicago, sponsored by HUD, will teach you in just five days how

energy performance contracting can work for your PHA. Participants will learn how to implement the key elements of the performance contracting process through active learning exercises and how to follow HUD Performance Funding System regulations to fund energy conservation capital projects with private financing. Take advantage of this training to work side-by-side with other HAs, ESCOs, and HUD field staff to develop your own EPC, using successful case studies.

See the entire agenda at <http://www.hud.gov/local/il/working/epc.cfm>.



### HUD Receives Award for ENERGY STAR Leadership

The U.S. Environmental Protection Agency (EPA) and U.S. Department of Energy (DOE) presented HUD with a 2003 ENERGY STAR award at a recent ceremony in Washington, D.C. HUD received the award in recognition of its outstanding efforts to promote ENERGY STAR qualified products, appliances, and homes throughout its many programs. Read the press release at <http://www.hud.gov/news/release.cfm?content=pr03-051.cfm>.

The award follows a formal partnership signed by EPA, DOE, and EPA to promote ENERGY STAR throughout HUD's affordable housing programs. Such efforts have a number of benefits, including improving the energy efficiency of the affordable housing stock, protecting the environment, and decreasing energy costs for housing authorities and tenants. Read the entire HUD press release online at <http://www.hud.gov/news/focus.cfm?content=2002-09-19.cfm> or the Memorandum of Understanding at <http://www.hud.gov/news/releasedocs/mou.pdf>.

### On Your Mark, Get Set, Save! ENERGY STAR helps renters reduce energy costs

Public housing tenants can learn ways to conserve energy in their units using ENERGY STAR's "Renters and Tenants" page. The web page identifies ways to reduce energy consumption and, thus, save money—**without major capital investments to the building**. See the website at [http://208.254.22.7/index.cfm?c=small\\_business.sb\\_renters](http://208.254.22.7/index.cfm?c=small_business.sb_renters).

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## EVENTS

### Multifamily Buildings 2003: Healthy, Durable, Energy-Efficient

June 9-11, 2003

New York, NY

This workshop will help public housing agencies and other groups to improve energy efficiency and affordability in multifamily housing. The event will address topics such as New Construction, Major Rehabilitation, and Development; Operations & Maintenance; Procurement & Energy Management Planning; Energy Technology & Process Updates; Existing Building Retrofits and Upgrades, and more. For more details, see the Association for Energy Affordability website at <http://www.aeanyc.org/>.

## **Public Housing Authorities Directors Assoc. (PHADA) 2003 Annual Conference & Exhibition**

June 9-11, 2003

Las Vegas, NV

This annual convention will address a host of issues related to public housing. Sample sessions include "Energy Conservation for HAs," "Techniques for Restructuring Maintenance Operations," and "Maintenance for Managers." Don't miss it! For detailed information, see the PHADA website at <http://www.phada.org/achome03.htm>.

## **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. For more details, see the NAHRO website at <http://www.nahro.org/conferences/summer.html>.

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## **SUCCESS STORIES**

### **Riverwalk Point**

Spokane, Washington,

Riverwalk Point is starting out as a good neighbor, illustrating the potential of energy-conservation technologies that benefit those who most need them—the low-income. The new 52-unit development near the Spokane River uses only half the energy of a conventionally built complex. The energy reduction is a result of a variety of measures, such as structural insulated panels, fluorescent lighting, ENERGY STAR® labeled appliances, and energy-efficient heating systems. Despite the dramatic reduction in energy consumption, the energy upgrades increased construction costs by only 10 percent. Energy conservation education is provided to each tenant, an important step in ensuring that energy savings are maximized over time. Read more about the project at <http://www.rebuild.org/sectors/newsdetail.asp?newsid=1665&mktid=1>

### **Salisbury Housing Authority**

Salisbury, North Carolina

The Salisbury Housing Authority (SHA) is committed to enhancing the quality of housing for public housing residents by making energy-efficiency improvements to its properties. Because of limited funds for such projects, improvements are made to properties on a "greatest need" basis. Improvements to one property, a 21-building complex for seniors and disabled persons, resulted in a 22 percent decrease in gas and electric costs. Upgrades included the installation of new heating and cooling systems in a complex that had been without air conditioning, in addition to new insulation and new weatherized doors. In addition, SHA works with tenants with high energy costs to help them reduce utility bills, and publishes a monthly newsletter for tenants with energy-saving tips. Read more about the project at [http://www.rebuild.org/sectors/communitypublic\\_mfh.asp?OrganizationID=463](http://www.rebuild.org/sectors/communitypublic_mfh.asp?OrganizationID=463)

## **Boston Housing Authority**

Boston, Massachusetts

The Boston Housing Authority (BHA) teamed up with Rebuild Boston—a partnership of DOE's Rebuild America program—to improve both energy efficiency and occupant comfort of its properties. Through two energy performance contracts that totaled \$16 million, BHA was able to install new space- and water-heating systems; low-flow toilets, faucets, and shower heads; and new exterior lighting for 2,700 units. BHA expects to save \$2.7 million annually as a result of the improvements. Read more about this project at

<http://www.rebuild.org/attachments/marketing/BostonPHA012003.pdf>.

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## **TIP OF THE MONTH**

### **Reduce Air Leakage**

Air leakage through holes, gaps, cracks, penetrations, and electrical receptacles is a major source of heat loss from a dwelling unit. Controlling this air leakage through a combination of weatherstripping and strategic sealing can significantly reduce the amount of heat lost to the outside, thus reducing the amount of energy needed to heat the dwelling unit. On average, this measure can save 25 to 40 percent of energy costs. Read a more complete discussion in DOE's Technical Fact Sheet "Air Sealing" at <http://www.eere.energy.gov/buildings/documents/pdfs/26448.pdf>.

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### **TO UNSUBSCRIBE FROM THE PHECC ELECTRONIC NEWSLETTER:**

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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](mailto:cathys@phaenergy.org).

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