



Public Housing Energy Conservation Clearinghouse News October/November 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/>.

[D&R International, Ltd.](#) is now administering the PHECC Website and newsletter. We welcome your feedback on the information provided and invite suggestions for better meeting your needs. Please contact us at pheccinfo@drintl.com.

News:

- Price Watch: Little Relief for Energy Bills
- Money! New York Energy \$martSM Assisted Multifamily Program Offers Energy-Efficiency Resources and Guidance
- Report: Saving Water Cuts Energy Use
- New Housing! Enterprise and NRDC Launch \$550 Million Initiative For Healthy, Environmentally-Friendly, Affordable Housing

Events:

- Performance Contracting 2004 Online Seminar. November 15, 2004. *Gain an understanding of performance contracting.*
- Sustainable Green Buildings: Introduction to LEED for New Construction & Existing Buildings Online Seminar. Programs beginning Nov. 18, 2004. *Obtain a detailed introduction to the concepts involved in development of sustainable green LEED buildings.*
- Consortium of Housing Asset Managers Fifth Annual Conference for Asset Management Professionals. December 9-11, 2004. *Find solutions to common asset management problems.*
- PHADA Commissioner's Conference. January 9-12, 2005. *Learn how to deal with real-life situations facing commissioners on a day-to-day basis!*
- Rebuild America and the Massachusetts Division of Energy Resources Performance Contracting Seminar. January 20, 2005. *Acquire information on performance contracting.*

Success Stories:

- Former Hotel Becomes Efficient Housing in Montana
- Citizens Housing Corporation Creates Affordable Housing in Least Affordable Market
- Albuquerque Public Housing Saves Money, Improves Efficiency Through Performance Contracting

Tip of the Month: Educate Residents About the Hazards of Space Heaters

Websites Worth a Click



NEWS

Price Watch: Little Relief for Energy Bills

While oil and natural gas prices dipped recently, they remain higher than last winter. Natural gas prices continue to exceed last year's levels by 65 to 80 percent. Read the Natural Gas Weekly Update from DOE's Energy Information Administration: <http://tonto.eia.doe.gov/oog/info/ngw/ngupdate.asp>. Help reduce the burden on residents by sharing energy-efficiency tips. Find DOE's Home Energy Savers Guide and brochures on winter energy savings in English and Spanish at http://www.eere.energy.gov/consumerinfo/energy_savers/.

Money! New York Energy \$martSM Assisted Multifamily Program Offers Energy-Efficiency Resources and Guidance

Building owners and property managers of publicly-assisted multifamily properties in New York State can turn to the New York Energy \$martSM Assisted Multifamily Program for help in reducing energy costs. The program provides a range of incentives for energy efficiency improvements and capital projects, with the goal of reducing the energy burden for tenants. Visit <http://www.getenergysmart.org> for further information.

Report: Saving Water Cuts Energy Use

A recent report by the Natural Resources Defense Council (NRDC) and Pacific Institute presents three case studies, which show that water conservation lowers energy use and reduces pollution. The report includes specific recommendations to guide policymakers and potential future legislation. To read the report, visit <http://www.nrdc.org/water/conservation/edrain/contents.asp>.

New Housing! Enterprise and NRDC Launch \$550 Million Initiative For Healthy, Environmentally-Friendly, Affordable Housing

A \$550 million initiative for healthy, environmentally-friendly housing has been launched through a

partnership of The Enterprise Foundation and the NRDC, along with the American Institute of Architects, the American Planning Association and leading corporate, financial and philanthropic organizations. Green Communities is a five-year fund to build more than 8,500 environmentally-friendly, affordable homes across the country. The initiative will offer financing, grants and technical assistance to developers to build affordable housing that promotes health, conserves energy and natural resources and provides easy access to jobs, schools and services. Read more about this initiative at <http://www.enterprisefoundation.org/resources/green/index.asp>.



EVENTS

Performance Contracting 2004

November 15, 2004

Online Seminar

Presented online in a series of four, live, two-hour time modules, this seminar is designed to provide comprehensive professional training in the effective use of performance contracting for energy projects. You can participate in the seminar from your office, home, or anywhere you have access to the Internet and a phone. For more information and to register, visit <http://www.aeecenter.org/realtime/POnline/>.

Sustainable Green Buildings: Introduction to LEED for New Construction & Existing Buildings

Programs beginning Nov. 18, 2004, Jan. 12, Mar. 16 and May 23, 2005

Online Seminar

Presented online in a series of two, live, two-hour time modules, this seminar provides a detailed introduction to the concepts and practices involved in development of sustainable green LEED buildings, covering both new construction and existing structures. For more information and to register, visit <http://www.aeecenter.org/realtime/LEED/>.

Consortium of Housing Asset Managers Fifth Annual Conference for Asset Management Professionals

December 9-11, 2004

New Orleans, LA

Learn about fraud protection, linking asset managers to the development process, Year-15 issues, "green" building techniques, leasing commercial space in mixed-use buildings, maximizing return from third party managers, improving resident support systems and much more. For more information and to register, visit http://www.lisc.org/whatwedo/programs/odi/current_conf/index.shtml.

PHADA Commissioner's Conference

January 9-12, 2005

San Diego, California

Many of the sessions offered during the conference will be geared toward new commissioners. There will also be practical, hands-on sessions that deal with real-life situations facing commissioners on a day-to-day basis. For more information and to register, visit <http://www.phada.org/cchome05.htm>.

Rebuild America and the Massachusetts Division of Energy Resources Performance Contracting Seminar

January 20, 2005

Boston, MA

This one-day seminar on the process for performance contracting will include state-specific model documents. Sections should include the overall concept, potential projects and evaluating cost/benefit. For more information and to register, visit <http://www.rebuild.org/events/eventdetails.asp?NewsID=2359>.



SUCCESS STORIES

Former Hotel Becomes Efficient Housing in Montana

The historic Acme hotel in downtown Billings is now a multifamily housing complex for low-income families. The building has been extensively renovated by the nonprofit group homeWORD, which uses innovative and sustainable approaches to creating housing for those most in need. The building was recently added to the National Register of Historic Places. Read the full story at <http://www.rebuild.org/news/newsdetail.asp?newsid=2396>.

Citizens Housing Corporation Creates Affordable Housing in Least Affordable Market

Citizens Housing Corporation is responding to the severe shortage of affordable housing in San Francisco by building new affordable homes and preserving existing units that are at risk of conversion to market-rate housing. With assistance from HUD's Partnership for Advancing Technology in Housing (PATH), CHC is building 98 units of multifamily housing affordable to residents at or below 60 percent of the Area Median Income in the heart of San Francisco's South of Market district. The development includes several innovative technologies that improve energy efficiency, health and accessibility. Learn more at <http://www.pathnet.org/sp.asp?id=6905>.

Albuquerque Public Housing Saves Money, Improves Efficiency Through Performance Contracting

Albuquerque's public housing will benefit from extensive energy and water efficiency improvements funded largely through a performance-based contract. The planned retrofits to two large housing facilities

and the housing authority's office building are projected to reduce annual electricity costs by 28.4 percent, water costs by 24 percent and natural gas costs by 13 percent. Annual savings would total more than \$130,000. For more on this story, visit <http://www.rebuild.org/news/SucStoryView.asp?StoryId=59>.

TIP OF THE MONTH

Educate Residents About the Hazards of Space Heaters

We have entered the heating season and your tenants are likely reaching into their closets and pulling out their hats, sweaters, and in some cases, a space heater. Occupant safety is a major concern when operating an unvented combustion heater. Poorly made, maintained, or operated units have caused fires and other combustion-related accidents. Improperly installed or malfunctioning ventless heaters often introduce carbon monoxide (CO), nitrous oxides (NOx), sulfur dioxide (SO₂), and large amounts of water vapor, and can consume most of the oxygen in a room. Depending upon the level of exposure, these pollutants and the lack of oxygen can cause eye irritation, headaches, dizziness, fatigue, respiratory problems and possibly death. Read the Department of Energy's Fact Sheet on Space Heating for further information: <http://www.eere.energy.gov/consumerinfo/factsheets/eb1.html>.

Additionally, electric space heaters can overload the circuit and can be a fire hazard if operated near drapes or other flammable materials. Portable space heaters need a three-foot (one meter) clearance from anything that can burn and should always be turned off when leaving the room or going to sleep. Visit the New York City Fire Department's Website for further information on space heating and other fire hazards: http://www.nyc.gov/html/fdny/html/safety/firesafety_heating.shtml.

Keep in mind heating equipment that is not properly vented can increase humidity inside the home and cause condensation on windows. This could be a sign that a tenant is using an unvented space heater and could be in danger.

Inform your residents about the dangers of space heating!



WEBSITES WORTH A CLICK

ENERGY STAR®

ENERGY STAR is the government-backed symbol for energy efficiency. The ENERGY STAR identifies products that meet strict energy-efficiency guidelines set by the US DOE and US EPA. You and your tenants can find deals on energy-efficient appliances with the ENERGY STAR Rebate Finder. Learn

more about ENERGY STAR and these special offers at <http://www.energystar.gov>.

WaterWiser

Administered by the American Water Works Association, WaterWiser has information for reducing water use, including guides for educating tenants, links to resources and meeting information. Visit WaterWiser at <http://www.awwa.org/waterwiser/>.

HUD's Rental Housing Integrity Improvement Project (RHIP)

RHIP is a comprehensive strategy to correct program errors in HUD's high-risk rental housing subsidy programs and related management control deficiencies. HUD's objective is to ensure that the correct amount of assistance goes to the people who need it. Learn more about RHIP at <http://www.hud.gov/offices/pih/programs/ph/rhip/index.cfm>.

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