



## Public Housing Energy Conservation Clearinghouse News September 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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- Great Lakes Region Waste Reduction and Energy Efficiency Workshop and Expo. October 26. *Find your way out of the energy rut that is costing you money!*
- Iowa Energy Summit. October 27. *Find out how to promote energy efficiency programs in your buildings!*

#### Success Stories:

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- Tenant Training Program, Berkeley, CA—*Senior residents take charge of reducing energy costs!*
- Vista Del Monte Apartments, San Francisco, CA—*A free energy audit results in a four-year energy project!*

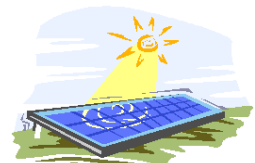
**Tip of the Month:** Replace Older Refrigerators with High-Efficiency Units

#### Websites Worth a Click



### NEWS

#### Here Comes the Sun! Philadelphia Housing Authority to Install Solar Systems on Affordable Housing Developments

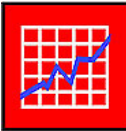


Some low-income residents in Philadelphia can look forward to lower energy costs, thanks to a project that will install solar electric systems in two affordable housing developments. PECO Energy recently announced that it has awarded the Philadelphia Housing Authority \$232,100 to install solar electric systems on 22 homes in the Grays Ferry Estates under construction in Southwest Philadelphia and the Lucien E. Blackwell Homes in West Philadelphia. The systems will generate electricity from a free resource—the sun—thereby reducing residents' energy costs an estimated \$400 to \$500 each year. Get the scoop at <http://www.peco.com/peco/newsroom/2004/20040722.shtml>!



## Hot! 2004 Buildings Energy Databook Available Online

Looking for energy data for buildings? DOE's got it! The new 2004 Buildings Energy Databook includes statistics on residential and commercial building energy consumption. Data tables contain statistics on construction, building technologies, energy consumption, and building characteristics. As well, buildings energy analysis tools are available for querying the Commercial Buildings Energy Consumption Survey and the Residential Energy Consumption Survey. These tools quickly extract information from EIA's 1995 CBECS and the 1993 RECS databases on energy consumption, building characteristics, and energy expenditures. Check it out today at <http://buildingsdatabook.eere.energy.gov>!



## Price Watch: Energy Prices to Remain High Into 2005

After months and months of high residential energy prices, we are all ready for some relief. According to DOE's Energy Information Administration, however, none is in sight. In its Short-Term Energy Outlook, EIA says that natural prices are expected to remain high. Residential natural gas prices are predicted to average \$12.83 per thousand cubic feet for the third quarter of 2003, and then down a bit to \$10.41 for the last quarter. Electricity prices are predicted to increase to \$9.48 for the third quarter of 2003 and then drop to about \$8.88 for the last quarter. Find out more at <http://www.eia.doe.gov/emeu/steo/pub/contents.html>.



## School's Back in Session—Teach Your Tenants How to Conserve!

While continued high energy prices isn't good news, you can reduce the impact on your and your tenant's budget through conservation. Conserving energy can reduce your utility bills and it also reduces demand, which contributes to energy prices. And many conservation measures are easy! Check out these resources for information on how you can get started:

- Energy Savings for Apartment Dwellers <http://www.bostonapartments.com/enrgyapt.htm>
- PSC Consumer Guide: Energy Conservation for Apartment Dwellers <http://www.dps.state.ny.us/aptdwell.html>
- The Complex Recycler [http://www.sustainableportland.org/sw\\_complex\\_5-2001.pdf](http://www.sustainableportland.org/sw_complex_5-2001.pdf)



## Money, Money! San Diego Gas & Electric Offering Rebates for Multifamily Energy Projects

Figuring out how to pay for energy-efficient products for your properties can be a real challenge, but a California utility is making it easier with a rebate program geared specifically toward multifamily properties. San Diego Gas & Electric's Multifamily Energy Efficiency Rebate Program provides cash rebates for the installation of qualified energy-efficiency products in apartment dwelling units and in the common areas of apartment and condominium complexes. Property owners of existing residential multifamily complexes with five or more dwelling units may qualify. All qualified products must be purchased and installed between January 1, 2004, and December 31, 2004. Note that some products require a reservation before a rebate application can be submitted. Ready to learn more? Visit <http://www.sdge.com/residential/multiFamEERebAppl.pdf>.



## EVENTS

### Affordable Comfort for New England

October 5-6, 2004

Westford, Massachusetts

Learn more about technologies to improve the performance of your buildings! Sessions will address topics such as HVAC system installation and inspection, moisture and mold, air sealing, insulation techniques, and more. The event will also feature live demonstrations and a trade show. Find out more at <http://www.affordablecomfort.org/html/acNE04.html>.

### Great Lakes Region Waste Reduction and Energy Efficiency Workshop and Expo

October 26, 2004

Livonia, Michigan

Do you do things just because it's the way you've always done them? Has time moved on and moved right past you? Are your everyday processes stuck in a rut and costing you money? Attend any of the Energy Efficiency sessions at this event to discover what hidden cost savings can help you stay competitive in the environmental arena! Other useful tracks include

Recycling and Elevating Awareness. Get the scoop at <http://www.deq.state.mi.us/documents/deq-ess-brochure-wree2004.pdf>!

## Iowa Energy Summit 2004

October 27, 2004

Des Moines, Iowa

Join with other participants to learn how to develop and promote energy efficiency and renewable energy programs. Speakers from successful programs across the nation will share information on their strategies. Learn more at <http://www.iowaenergy.org/iaee/conference/default.htm>.

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## SUCCESS STORIES

### Energy Action

San Francisco, California

The Energy Action program recognizes that low-income residents have a more difficult time paying energy costs. And in high-cost areas like San Francisco, this issue is especially critical. Energy Action—a partnership of Bay-area energy and housing organizations—helps multifamily owners overcome the barriers to energy conservation by providing energy audits, training, and technical assistance. The program focuses on master-metered buildings, or complexes with master-metered common areas, so that savings can be passed on to building owners. Among its successes, the program completed 47 free energy audits, totaling nearly 6,000 units, and identified a whopping \$600,000 in potential savings. Learn more about this program at <http://www.rebuild.gov/news/SucStoryView.asp?StoryId=53>. And read on for more successes from the program.

### Tenant Training Program, Amistad House

Berkeley, California

When the manager of Amistad House—a senior housing complex—began looking for ways to reduce energy consumption, he focused on ways that residents could get involved. He invited staff from the Energy Action program to conduct an onsite seminar for residents, who left the training armed with plenty of recommendations for low-cost and no-cost ways they could reduce their energy costs. They're putting those recommendations into action and have even gone a step further by asking management to undertake more energy efficiency measures, such as lighting, appliances, and air-sealing. Read the story at <http://www.energyactionresources.org/casestudies-amistad.html>.

### Vista Del Monte Apartments


San Francisco, California

The management team at Vista Del Monte Apartments took advantage of Energy Action to help reduce its energy costs. Energy Action conducted a free audit of the property and identified a host of cost-effective energy conservation measures. A rehabilitation plan to implement the recommended measures was put into place, and the several-year program is about halfway complete. In addition, Energy Action developed software to monitor the property's electricity usage, which helps the management team stay on track. Learn more at <http://www.energyactionresources.org/casestudies-vista.html>.

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## TIP OF THE MONTH

### Replace Older Refrigerators with High-Efficiency Units



After lighting, refrigerators are the second largest users of electricity in most households (not including households with electric heat or hot water). Because refrigerators are such a significant user of energy, they should be a focus of conservation efforts. Older units use up to four times more electricity than the most energy-efficient new models available in the same size. Replacing these inefficient units with new, more efficient refrigerators can realize substantial energy and cost savings. In many cases, it is cost-effective to replace older refrigerators before scheduled replacement because of the electricity cost savings.

The most common size of refrigerators in public housing is the 14- to 15-cubic-foot range. In that range, the most efficient refrigerator available today uses 437 kWh per year. This automatic-defrost model is called a "super-efficient" refrigerator because it is 30 percent more efficient than federal standards require and 12 percent more efficient than the next most efficient model available. Even more efficient models are expected to be developed in the next few years. By contrast, the average refrigerator in that size purchased before 1991 uses around 1,100 kWh, with older units using more than 1,500 kWh per year.

New standards were implemented in 2001, requiring that full-size refrigerators exceed the federal standard by 15 percent or more (and full-size freezers by 10 percent) in order to qualify for the Energy Star label. To find out more about models that will save you the most money, see Energy Star: Residential Refrigerators at [http://www.energystar.gov/index.cfm?c=refrig.pr\\_refrigerators](http://www.energystar.gov/index.cfm?c=refrig.pr_refrigerators)

Also see the American Council for an Energy-Efficient Economy's list of Top-Rated Energy-Efficient Appliances: Refrigerators and Freezers at <http://www.aceee.org/consumerguide/topfridge.htm>

Even if you don't replace your refrigerators right now, there are still ways to reduce energy consumption. Check out Refrigerator/Freezer Energy Tips at [http://www.eere.energy.gov/consumerinfo/energy\\_savers/refrig\\_tips.html](http://www.eere.energy.gov/consumerinfo/energy_savers/refrig_tips.html) for more information.



## **WEBSITES WORTH A CLICK**

### **Energy Crossroads**

Get more information on a host of energy-related topics, including Conservation Programs & Initiatives, Green Buildings, Utility Energy Efficiency Programs, Energy-Efficiency Publications & Other Information Sources, and Energy & Environment News. <http://eetd.lbl.gov/EnergyCrossroads/EnergyCrossroads.html>.

### **Do-It-Yourself Consumer Information Section**

Turn to this section of Home Energy's website to understand how residential buildings operate and what you can do to improve energy performance! <http://www.homeenergy.org/consumerinfo/index.html>.

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### **TO UNSUBSCRIBE FROM 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 [info@phaenergy.org](mailto:info@phaenergy.org).

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