



Public Housing Energy Conservation Clearinghouse News February 2004

This monthly e-mail update is brought to you by HUD's Public Housing Energy Conservation Clearinghouse. It features news and resources to help public housing authorities manage energy and water costs. To see 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:

- We Need Your Help To Serve You Better!
- Who's Got the Money? Find out at DSIRE!
- Choices, Choices...Should You Repair or Replace Your Windows?
- BRRRRR!!! Hard Winter Weather Underscores Importance of Energy Efficiency
- Looking for Energy Information Specifically for Tribes? DOE's Got It!!

Events:

- 2004 RESNET Conference. March 1-3. *Learn about high-home energy ratings and residential energy financing!*
- Clean Energy Expo. April 2-3. *Find out more about clean energy options for your properties!*
- Affordable Comfort 2004. April 26-May 1. *Learn how to remodel, build, and diagnose your properties to perform their best!*

Success Stories:

- Melrose Commons II, Bronx, New York—*An award-winning multifamily property that consumes a less energy per square foot to heat than the average affordable housing in New York City*
- Rachel Anne Apartments, Gresham, Oregon—*An energy retrofit of a 1970s complex improves both energy efficiency and marketability*
- Jackson Street Village, St. Paul, Minnesota—*A new multifamily housing project that is both energy efficient and healthy*

Tip of the Month: Install Storm Windows

Websites Worth a Click



NEWS



We Need Your Help to Serve You Better!

Every month, we strive to fill PHECC NEWS with useful information and tools that can help reduce energy and water costs in your properties. Are we hitting the mark? Is there other information you would like to see featured in PHECC NEWS? Tell us! Please take an extra moment to complete a short survey. Your feedback will help us better meet your needs. Deadline for responses is February 27.

Participate in the survey at www.phaenergy.org/newsletter/survey.html.



Who's Got the Money? Find out at DSIRE!

A common barrier to implementing a new project is funding. But if you're looking for funds for your energy project, your search just got easier! The Database of State Incentives for Renewable Energy (DSIRE) is a searchable online database that catalogs state, utility, and local incentives—including tax incentives, grants, loans, and rebates—that promote renewable energy. Find out what's available in your state at <http://www.dsireusa.org/>!



Choices, Choices—Should You Repair or Replace Your Windows?

Old, inefficient windows can cost your housing authority a bundle in energy costs. But does it make sense to replace old windows? Not necessarily, according to a recent article in Facilities Management. Replacing windows is neither simple nor inexpensive, so it pays to do a complete assessment of your properties to decide whether replacement or repair is a better option for you. Check out the article at <http://www.facilitiesnet.com/bom/Jan04/Jan04envelope.shtml> to learn more about today's windows, how to assess the condition of your windows, and factors to help you decide whether to repair or replace. The article even includes an evaluation worksheet to help you evaluate the condition of your windows!



BRRRRR!!! Hard Winter Weather Underscores Importance of Energy Efficiency

The recent cold snap in the Northeast and Midwest resulted in strained natural gas and heating oil supplies, leaving consumers facing the possibility of reduced or no supplies during peak demand periods, higher prices, and more. According to KeySpan Corp., the Northwest's largest distributor of natural gas, residential consumption increased by more than 50 percent in Long Island and New England during the winter. While you can't control Mother Nature, you **can** control your energy costs, even in the face of a brutal winter. Install energy efficiency measures in your property now to help decrease future energy consumption and save money at the same time keeping your residents comfortable! Find out more at the Alliance to Save Energy's website at <http://ase.org/>.



Looking for Energy Information Specifically for Tribes? DOE's Got It!!

If you've ever had trouble finding information that addresses energy issues on tribal lands, you're not alone! DOE's Tribal Energy Program is working to "promote tribal energy self-sufficiency and to support employment and economic development on tribal lands through the development of renewable energy." The program offers tribes financial and technical assistance for feasibility studies and shares the cost of implementing renewable energy installations on tribal lands. Check out the program's website at <http://www.nrel.gov>

EVENTS

2004 RESNET Conference

March 1-3, 2004

San Diego, California

This event is the premier national forum on home energy ratings, residential energy efficiency financing and performance issues. The conference will bring together the national experts on home energy ratings, energy mortgages, and high-performance homes from across the nation to share the latest information to develop strategies for the 21st Century. Learn more at <http://www.natresnet.org/conference/default.htm>.

Clean Energy Expo

April 2-3, 2004

University Park, Pennsylvania

Join with other participants for a wide variety of clean energy exhibits, symposia, workshops, and special offers offered during this event. Learn from experts why you should consider clean energy options when buying energy, and what those options are. For more information, see <http://www.wppsef.org/cee/index.html>.

Affordable Comfort 2004

April 26-May 1, 2004

Minneapolis, Minnesota

Take advantage of this very successful annual event that focuses on issues related to housing. Learn how to improve the efficiency of your properties, diagnose problems, remodel or retrofit in a way that maximizes performance and more! See the full brochure at <http://www.affordablecomfort.org/html/2004.html>.



SUCCESS STORIES

Melrose Commons II

Bronx, New York

A new multifamily property in Bronx, New York, boasts high performance levels and Energy Star certified buildings, designed to be energy-efficient, use even less energy than predicted during the design stage. The property received HUD's Platinum Award for Excellence in the 20th Annual Best in American Living Award (BALA) as well as the Northeast Residential Green Building Awards sponsored by the Northeast Sustainable Energy Association (NESEA). According to Steven Winter Associates, which monitored the building for DOE's Building Energy Research program and the Consortium for Advanced Residential Buildings (CARB), "the buildings consume almost 50% less energy per square foot to heat than the average affordable housing in New York City, and almost 90% less than the average new or gut rehabilitated housing. Learn more at <http://www.swinter.com/WinterGREEN/WGJan>

Rachel Anne Apartments

Gresham, Oregon

Built in the 1970s, the Rachel Anne apartment complex wasn't as marketable as its newer counterparts. An energy upgrade of the property not only made it more desirable in the marketplace, but also keeps its residents comfortable and with lower energy bills. Using financial incentives from Energy Trust of Oregon, Inc. and Business Energy Tax Credits, the property's owner upgraded all units with new energy-efficient windows, improved insulation levels, and energy-efficient lighting. These improvements save residents almost \$300 each year in energy costs. Read more about the project at http://www.energytrust.org/Pages/about/library/case_studies/M

Jackson Street Village

St. Paul, Minnesota

The product of a unique partnership between the Amherst H. Wilder Foundation, the American Lung Association of Minnesota and RS Eden, Inc., Jackson Street Village offers affordability to its residents through lower energy costs as well as a comfortable environment. The partnership aimed to create new affordable housing that was also energy and resource-efficient, and healthy, all while keeping extra costs to only 10 percent above conventional construction. The new complex, built on a reclaimed brownfield site, includes features such as energy-efficient windows, a ground-source heat pump, and increased insulation levels to keep utility bills low in its 24 units. For more information, visit <http://www.rebuild.org/news/SucStoryView.asp?StoryId=34>.

TIP OF THE MONTH

Install Storm Windows



Have leaky, inefficient windows in your properties that are boosting your energy costs? Do you know that storm windows are a simple and cost-effective solution that can save energy and increase comfort?

Storm windows save energy in two ways. First, they reduce air leakage through spaces around the window. Second, they reduce heat conduction through the window by creating an insulating air space between them and the primary window. In addition to saving on heating costs in the winter, storm windows can save on cooling costs in the summer.

Beyond saving energy, storm windows enhance the comfort of residents, lower maintenance costs on existing windows, and reduce the amount of outside noise and pollutants that enter the dwelling unit. Keep in mind that if your primary windows are in need of replacement, then you should consider energy-efficient replacement windows instead of storm windows.

Want to learn more? Check out DOE's **Storm Windows** fact sheet at <http://www.eere.energy.gov/consumerinfo/refbriefs/ed2.html> and PATH's **Energy-Efficient Interior Storm Windows** at <http://www.toolbase.org/tertiaryT.asp?DocumentID=2025&CategoryID=1282>.



WEBSITES WORTH A CLICK

Efficiency Vermont

Look to this useful website for information on residential energy issues, including lowering your energy bills, why your bill is so high, energy-efficient appliances products, and more. And, if you're located in Vermont, find out what rebates and other assistance is available to you! <http://www.encyvermont.org/index.cfm?L1=1>

Rocky Mountain Institute

This internationally respected nonprofit organization fosters the efficient and sustainable use of resources for global security. Program areas include Energy, Water, and Buildings and Land. Check out RMI's website for more information to help your housing authority conserve energy and water at <http://www.rmi.org/>!

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> 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 Energy Conservation Technology (NCAT) for HUD, Office of Public and Indian Housing.

Comments? Questions? Email the newsletter editor at cathys@phaenergy.org.
