

2009 Energy Star Awards for Affordable Housing

On March 31, 2009, the Environmental Protection Agency (EPA) presented ENERGY STAR Awards for achievements in 2008. They recognized the growing participation of affordable housing along with major commercial and industrial companies. The housing awards include for-profit and nonprofit housing development, housing authorities, a city housing department and Habitat for Humanity. These illustrate the advancing state of the art of raising energy efficiency that helps to maintain housing affordability. About half have also begun incorporating green development features in their construction.

Five National Awards for achievement with affordable housing were presented to:

- The City of Topeka Department of Housing KS
- Viet Aid in Dorchester MA
- Blue Hills Community Service in Kansas City MO
- The Housing Authority of Ithaca NY
- Nashville Area Habitat for Humanity, TN

Special Recognition was given to the Department of Housing and Urban Development (HUD) Office of Public and Indian Housing for its promotion of ENERGY STAR.

New York State Energy Research and Development Authority and Wisconsin's Home Improvement with ENERGY STAR Programs received awards for the category "Sustained Excellence."

In addition, sixteen Regional Awards have been given to:

- Daytona Beach Housing Authority, Daytona Beach FL
- Hampton Redevelopment and Housing Authority, Hampton VA
- Louisville Metropolitan Housing Authority, Louisville KY
- Housing Authority of St. Mary's County MD
- Woburn Housing Authority, Woburn MA
- Milford Housing Development Corporation, Milford DE
- NW Jacksonville Community Development Corporation, Jacksonville FL
- Providence Community Housing, New Orleans LA
- Homeowner's Rehab Inc., Cambridge MA
- Jamboree Housing Corporation, Irvine CA
- Thistle Community Housing, Longmont CO
- NeighborWorks, New Haven CT
- Avenue Community Development Corporation, Houston TX
- Windy Hill Foundation, Middlebury VA
- Otero County Habitat for Humanity, Alamogordo NM
- HelpLightNJ, Red Bank NJ

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HUD PARTICIPATION IN ENERGY STAR

HUD's promotion of ENERGY STAR for new construction and for products grew from the Memorandum of Understanding HUD, DOE and EPA executed in 2002. In addition to the participation of the Office of Public and Indian Housing, noted above, the HUD Community Planning and Development (CPD) Field Offices conducted promotion events beginning in 2005. For 2008 CPD reported an increase in ENERGY STAR certifications for new construction under the HOME and CDBG Programs to 6,000, reaching 35% of new units, compared with 20% in 2007.

HUD again participated in the review of applications for ENERGY STAR Affordable Housing Awards. In December 2009 HUD received from EPA 26 applications from states, cities, housing authorities, community development groups and other non-profit local organizations. This was twice the number reviewed in 2008. They were sent to the HUD Regional Energy Coordinators (RECs). By January 9 HUD was able to send EPA its evaluations and recommendations. HUD Regional Energy Coordinators also participated, along with EPA Regional staff who evaluated applications, in notifying some of the Regional awardees. RECs will present the regional awards to three organizations and, in at least one case, give special recognition to awardees at later energy workshops.

Here are summaries of the national and regional awards with email addresses for getting additional information.*

NATIONAL AWARDS

City of Topeka Department of Housing, Kansas

Warren Woodruff, Rehabilitation Supervisor, wwoodruff@topeka.org

The City of Topeka, Kansas is being recognized for their comprehensive approach to promoting energy efficiency in affordable housing that includes constructing ENERGY STAR qualified homes that are both accessible and very affordable, conducting public outreach and education activities on energy efficiency, and providing contractor education on energy efficiency measures. The City of Topeka's commitment to ENERGY STAR and energy efficiency demonstrates that a medium-sized city government can accomplish significant results in improving the affordability of housing for its most needy citizens. The City of Topeka can serve as a model for other cities, both small and large, looking to implement policy changes that will improve energy efficiency in affordable housing. Their 2008 accomplishments include:

*For summaries of NYSERDA and Wisconsin awards see:
http://www.energystar.gov/index.cfm?fuseaction=pt_awards.showAwardDetails&esa_id=587
and [382](#) .

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- Requiring all housing funded by their Department of Housing and Neighborhood Development to be ENERGY STAR qualified;
- Conducting a comparability study looking at the utility costs of ENERGY STAR qualified and non-ENERGY STAR qualified homes and finding that ENERGY STAR qualified homes use 57% less electricity and save 45% on electricity bills;
- The Mayor of Topeka proclaiming October “ENERGY STAR Awareness Month.”

Vietnamese American Initiative for Development, Inc. (Viet-AID) Dorchester Massachusetts, My Lam, Real Estate Project Manager my@vietaid.org

The Vietnamese American Initiative for Development, Inc. (Viet-AID) is a nonprofit developer dedicated to building a strong Vietnamese community in Dorchester, MA and believes that building ENERGY STAR qualified housing is an integral part of that mission. Viet-AID is committed to incorporating an ethic of environmental stewardship into community development and strongly believes that the benefits of energy efficiency, renewable energy, and green building must be available to all citizens. Viet-AID plans to make energy efficiency the main goal of future projects, and building to ENERGY STAR guidelines will become a best practice. Their 2008 accomplishments include:

- Constructing the 1460 House which consists of 43 ENERGY STAR qualified units of multi-family low-rise housing. In addition to being ENERGY STAR qualified this project also includes a photovoltaic array, providing residents high quality green affordable housing in an area that desperately needs it. Viet-AID was clear about its objectives from the beginning and was able to take advantage of an integrated design process, which helped with incorporating ENERGY STAR measures early.

Blue Hills Community Services

KC MO, Joanne Bussinger, Executive Director, jbusinger@bhcsmo.org

Blue Hills Community Services is a not-for-profit community development corporation that has been a catalyst for neighborhood development in Missouri for over 34 years. They are an outstanding example of a not-for-profit developer influencing change in the housing policies of local government to improve energy efficiency in publicly-funded affordable housing. Their Olive Street Homes project, built in part with funding from HUD, inspired the City of Kansas City to adopt an ordinance directing the City’s housing programs to apply ENERGY STAR’s new homes guidelines to all new and gut rehabilitation residential construction projects. To the extent possible, they implement ENERGY STAR measures in existing owner-occupied homes receiving services through home repair programs, thereby reducing the burden of energy costs on low and moderate income homeowners. They estimate that an ENERGY STAR qualified home saves a homeowner about \$500 per year in utility expenses. Blue Hills Community Services’ 2008 accomplishments include:

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- Constructing five ENERGY STAR qualified homes and retrofitting 24 homes using ENERGY STAR qualified products.
- Their board of directors approving a policy requiring ENERGY STAR standards for all future new construction, rehabilitation and home repair services

Housing Authority of Ithaca New York

Brenda C. Westfall, Executive Director, brendaw@ithaca.com

The common goal of public housing is to provide affordable housing for low-income residents. By incorporating ENERGY STAR measures into the housing units it manages and operates, the Ithaca Housing Authority is providing truly affordable housing for those in greatest need. In their solicitations to contractors they required that contractors use only ENERGY STAR qualified products. In addition, they have shared their experience with other housing authorities to encourage them to pursue energy efficiency improvements. Ithaca Housing Authority sets an excellent example for other housing authorities interested in improving energy efficiency to follow. Their 2008 accomplishments include:

- Entering into an energy performance contract with the U.S. Department of Housing and Urban Development in an effort to consume less energy, reduce water usage, save money, improve the comfort of tenants, and protect the environment
- Installing significant energy savings measures affecting 341 multifamily public housing units at its Titus Towers and Family Sites properties. Projected savings at Titus Towers is over 2,200 MMBtu and 255,000 kWh annually. At Family Sites the projected savings is over 600 MMBtu and 37,600 kWh annually

Nashville Area Habitat for Humanity

Nashville TN, Gary Bigelow COO, gbigelow@habitatnashville.org

In 2008 NAHH completed 42 units, with plans for over 460 in the future. They have used many ENERGY STAR products and energy saving features. The average monthly electric bill is \$80.42 for a 1,100 square foot home. Estimated utility cost savings is \$834.96 per home per year. They also work with partners and receive in kind contributions from LP, Whirlpool and Fiberweb. They educate home owners and children and outreach to their partners. Their purchasing and procurement policies have changed to reflect selectiveness in buying from vendors that utilize ENERGY STAR guidelines.

HUD Office of Public and Indian Housing (OPIH)

**Richard D. Santangelo, Manager, Public Housing Energy Program
Richard.D.Santangelo@hud.gov**

OPIH's application described the national effort to promote ENERGY STAR for HOPE VI, energy performance contracts, outreach, asset management, a Notice and publishing a Proposed Rule on the purchase of ENERGY STAR products.

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REGIONAL AWARDS

PUBLIC HOUSING

Housing Authority of the City of Daytona Beach, Florida
Joyours “Pete” Gamble, CEO gamblep@dbhaf1.org

In the construction of 310 new units with HOPE VI and Low Income Housing Tax Credit(LIHTC) it was determined from the start by the design team that they would incorporate as much of the ENERGY STAR concept as was fiscally possible. At that time they could only go as far as installing ENERGY STAR appliances. As they proceeded in the construction of the buildings, bathroom lighting fixtures were changed over to ENERGY STAR rated as well on the last two developments. “Our goal is to incorporate the ENERGY STAR Residential Building concept into our next phase of single family home construction.”

Hampton Redevelopment and Housing Authority, Virginia
William Lockard, Director of Construction wlockard@hrha.org

The Authority acquired a Virginia Class A Builder’s Contractor’s License and began building affordable homes for low to moderate income families. They have built 58 homes between 1,500 and 2,200 square feet. They have implemented ENERGY STAR and EPA WaterSense programs with less than 3% increase to the direct hard contracted construction costs. While emphasizing becoming compliant with ENERGY STAR in their homes, they are researching the home certification process before using the ENERGY STAR label in advertising and documentation.

The Louisville Metropolitan Housing Authority (LMHA) KY
Bernard H. Pincus, Director of HOPE VI Development
pincus@lhma1.org

The Louisville Metro Housing Authority is a quasi-governmental agency that provides quality affordable housing for low and very-low income individuals and families throughout the Louisville Metro area. As of June 30, 2008, LMHA had an inventory of 4,034 public housing rental units that it owned and managed, and provided subsidy for an additional 515 households in privately managed properties such as Liberty Green. (The Authority also administers a Section 8 program with nearly 9,000 participants.)

This application highlights LMHA’s work with the ENERGY STAR program at Liberty Green, a HOPE VI Revitalization project encompassing approximately 30 acres on six city blocks in Downtown Louisville. Once completed, this mixed income site will include a minimum of 443 rental and 275 homeownership units. Each unit on the site and all of its appliances will carry the ENERGY STAR label. To date, 301 multi-family low-rise rental units have been constructed. Ground breaking for the homeownership portion of the project will commence this spring.

LMHA recently expanded its ENERGY STAR program into an Authority-wide greening initiative. The Authority’s Greening Initiative Goals and

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comprehensive Action Plan include several ENERGY STAR related initiatives and projects.

LMHA was the winner of the 2007 ENERGY STAR National Award and the 2008 ENERGY STAR Regional Award for Excellence in Affordable Housing for its efforts at Liberty Green.

St. Mary's County Housing Authority, Maryland
Dennis L. Nicholson, Executive Director
dennis.nicholson@co.saint-marys.md.us

The authority sponsored the construction of The Gateways, a 4-story residential homeownership condominium community that will provide 42 quality, energy efficient homes comprised of one, two and three bedrooms ranging from 774 to 1,190 square feet with nine contemporary floor plans, handicapped accessibility, and a classic brick/siding exterior. There will be rooms for resident activities. Energy efficient design includes gas heat, ENERGY STAR appliances and a total of 90 ENERGY STAR products, including dishwashers and refrigerators. They use the ENERGY STAR name in advertisements and in the education of tenants.

Woburn Housing Authority
Woburn MA, Tom Maher, Maintenance Supervisor
tmaher@woburnhousing.org

The Authority installed seven new high efficiency boilers in one of their federal public housing projects. They expect to save \$30,000 in the first year. In addition, they replaced 125 windows and 76 sliding glass doors with ENERGY STAR rated products in one of their state aided public housing projects.

DEVELOPMENT COMPANIES AND ORGANIZATIONS

Milford Housing Development Corporation Milford, Delaware
David Moore, CEO/President
rhuxtable@milfordhousing.com

Milford HDC built 65 single family and 60 apartment units in 2008 that were all certified ENERGY STAR. MHDC operates a successful Self-Help Mutual Program where low income families are grouped together to help build each other's house. This promotes community activities and reduces labor costs. MHDC actively promotes the ENERGY STAR program to buyers and renters in advertising, on their website and with a brass plaque installed on each home.

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Northwest Jacksonville Community Development Corporation, Florida Paul Tutwiler, Executive Director, ptutwiler2003@yahoo.com

NJ CDC has been outstanding in their support of the ENERGY STAR certified home construction program. In 2008 they built 8 ENERGY STAR certified homes and have been doing so since 2005 when they started their first sub-division. The NJCDC made the commitment that all homes sold by them will meet or exceed ENERGY STAR Building and Construction Standards. Some of their partners are Wachovia Bank, the University of Florida, the Jacksonville Electric Authority and the City of Jacksonville. They use ENERGY STAR products and CFLs in all their homes. The NJCDC serves low income families and provides post homeownership workshops for their homeowners.

Providence Community Housing, New Orleans, Louisiana

Carey Clouse, Rose Architectural Fellow, clouse@tulane.edu

Providence Community Housing's Lafitte Redevelopment included the renovation of ten 100-year old historic single family houses. These affordable housing units (for people with very low incomes—30% of AMI) include ENERGY STAR rated appliances, lighting packages, fans, HVAC systems, wall, floor and roof assemblies. Providence has emerged as a leader in the local rebuilding effort with a focus on promoting ENERGY STAR and Green Communities certification. The significance of their effort is that they are utilizing ENERGY STAR as the baseline of their post-Katrina reconstruction and redevelopment activities and setting the tone for future developments while showcasing ENERGY STAR standards in these redevelopment efforts. These ten renovated homes are the first of 1,500 affordable housing units to be redeveloped over the next three years.

Homeowner's Rehab, Cambridge, Massachusetts

Jane Jones, Senior Project Manager, jjones@homeownersrehab.org

Homeowner's Rehab, Inc. (HRI) is a private non-profit affordable housing developer in Cambridge, MA, that has built 100 ENERGY STAR units in the past. They serve mixed income households with majority at or below 30% of AMI and others less than 80% of AMI. In 2008 –as part of a "Greening HRI Initiative" – they rehabilitated a six unit fire-gutted project to a level that exceeds ENERGY STAR standards, rated at 32 based on plans. They aimed for Net Zero using solar domestic hot water and photovoltaics. They shared their ENERGY STAR practices with 34 local nonprofit developers and presented at conferences nationwide. They provide their "Living Green Guide" to residents.

Jamboree Housing Corporation, Irvine California

**Deborah Fryman, Marketing and Communications Manager
dfryman@jamboreehousing.com**

Jamboree is a non-profit affordable housing developer in California. Since 1990 it has demonstrated an aggressive institutional commitment to build a diverse portfolio of affordable housing that includes over 5,000 units of rental and ownership housing for low income families and seniors in more than 35

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communities throughout the state. During 2008 Jamboree completed or initiated four multifamily housing projects, each utilizing ENERGY STAR products and, for new construction, ENERGY STAR standards. The newest of these projects, Diamond Apartments, expands the project scope to additional “Green Building” elements. Using the Green Points Rated protocol, a regionally designed green building rating systems compatible with LEED and recognized by State and local public agencies and utility companies, Diamond Apartments is Jamboree’s first green-rated community. Based on the Diamond Apartment experience, Jamboree has made a corporate commitment to utilize the “green design element checklist at the outset of design of each new project.

Thistle Community Housing, Boulder, Colorado

Megan Cuzzolino, Energy & Green Building Project Coordinator
mcuzzolino@thistlehousing.org

In 2008 Thistle Community Housing built 41 dwellings in 17 buildings at Blue Vista, a 198 unit development under construction in Longmont CO. All units will comply with the ENERGY STAR standards. Every unit is equipped with ENERGY STAR rated appliances. All are targeted to working families, seniors and disabled at 50-68 percent of Area Median Income. All owners receive “Green Living Guide” to guide on replacement of lighting, products and appliances. In addition to the Developer – the Blue Vista project has involved and leveraged the participation of four contributing organizations/partners. Thistle has fostered enhancements to Longmont Building Codes and area builders are becoming “Guild Green” certified. They measure and publicize lower energy cost benefits to existing and future homebuyers who will help promote ENERGY STAR.

Neighbor Works, New Haven, Connecticut

New Horizons, Tim Protzman, Resource Development
tim@nwnh.net

The Mutual Housing Association of South Central Connecticut is a non-profit developer and an ENERGY STAR Partner. Doing business since 1992 as “Neighbor Works,” its mission is” to develop and operate permanently affordable quality housing that builds strong, healthy and vibrant communities through active resident and community participation and leadership. They began implementing green practices, energy conservation and environmentally sustainable building features into their 266 units in New Have County, CT

In 2008 they completed 33 living spaces and a community room at Willow Mutual Housing in Waterbury Green. They also completed 17 affordable senior living spaces and community room at Rosenthal Gardens in Branford, CT. Both contain features included ENERGY STAR appliances, windows, HVAC lighting, granite countertops and vanity tops, low flush toilets, low VOC flooring and wall covering.

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Avenue Community Development Corporation, Houston Texas **Mary Lawler, Executive Director maryl@avenuecdc.org**

The Houston Community Development Corporation (CDC) built 18 ENERGY STAR qualified homes in 2008. They include ENERGY STAR appliances, HVAC systems, fans, lighting fixtures, windows, and light bulbs, not to mention other energy saving and green features. They have established that the cost to produce an ENERGY STAR certified home in their area is a mere \$5,050 over the cost of building to minimum code; a 4% increase in initial building costs. Their program and affordable housing activities have been used by the Mayor of Houston as an example of a successful program to be emulated by others. Of greatest significance is that their extensive outreach and education activities reach large professional and industry forums as well as home buyers, promoting the benefits of energy efficiency and green features. They work to disseminate their ENERGY STAR successes and findings to others, including a green building manual, energy efficient house buying guides, and an owner's manual that addresses O&M, recycling, native landscaping, and other important environmental topics. Their success has led them to launch a major development in 2009 for ENERGY STAR qualified homes and 180 ENERGY STAR qualified apartment units. Although the quantity of ENERGY STAR qualified homes constructed to date may be a small number, their aggressive community and public awareness initiatives and activities is exemplary, as documented by a record of achieving feature stories in the *Houston Chronicle*.

Windy Hill Foundation, Middlebury VA **David Kimelblatt, Regional Property Manager** **dkimelblatt@tmgateway.com**

The nonprofit Windy Hill Foundation Development Company, in collaboration with Hamel Builders (LEED Certified) built the Levis Hill House Apartment Complex to "ENERGY STAR Indoor Air Plus Specs". All ENERGY STAR appliances, CFL, ENERGY STAR rated HVAC in common areas, and water saving devices. Construction was green certified by EarthCraft of Virginia. There are 20 ENERGY STAR Units with calculated utility expenses of \$35 per unit, per month. Each unit has ENERGY STAR appliances, CFLs and water saving devices with ENERGY STAR HVAC in common areas. They target residents who are at 60% of the area median income. They promote the units as energy efficient, thereby promoting the ENERGY STAR branding.

Otero County Habitat for Humanity, New Mexico **Jay Harrell, Building Committee Chairman, ochfh-bc@zianet.com**

OCHH completed four affordable housing units in 2008, all with Five-Star Plus ENERGY STAR ratings. These four homes bring their total to 24 since 2000, and these are in addition to two homes built earlier in 2008 which won the Southwest Regional 2008 ENERGY STAR Award for excellence in affordable housing.

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Each home included ENERGY STAR recommendations such as: proper orientation, OVE framing, increased insulation, low E windows, appropriate roof overhangs, tight sealing, adequate ventilation, ENERGY STAR rated HVAC systems, appliances and light bulbs. Energy savings are \$275 to \$287 per year for each home. They promote ENERGY STAR in a variety of outreach activities in the community, universities, and in the local newspaper.

OTHER

HelpLightNJ, Red Bank NJ

Matthew Erickson, Founder

mberickson@helplightnj.com

Three high school students raised money to purchase and distribute ENERGY STAR compact florescent light bulbs to needy families and seniors at public housing units throughout New Jersey who were paying their own electric bills. This group was “unlikely to try CFLs, but were most apt to benefit from them.” They enlisted other high school students for a five-month campaign. Each family received a six-pack and a total of 60,000 lights were distributed. The total energy savings impact of the students’ endeavors is \$4 million.

FOR FURTHER INFORMATION: EPA: nq.brian@epa.gov

HUD: robert.groberg@hud.gov

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