

## **Water & Energy Savings Corporation Housing Authority of the City of New Iberia**

On Saturday, March 5, 2005, the Housing Authority of the City of New Iberia, LA and Water & Energy Savings Corporation (W&ESCO) held an Outreach Event, to mark the completion of impressive water and energy conservation improvements at the Authority. It is estimated that the Authority will save nearly \$200,000 a year on their water and energy bills for the almost 200 units.

Mr. Elton Broussard, Executive Director, and the Board of Directors of the Housing Authority implemented the Energy Performance Contracting incentive program developed by the U.S. Department of Housing and Urban Development. The Energy Performance Contract (EPC) totaled \$1,629,000. The EPC dramatically reduced water and energy consumption, by 70% and 30%, respectively. State and local officials, including Ms. Cheryl Williams, Acting Director of HUD-New Orleans Office of Public Housing, were on hand to celebrate the successful implementation of the project.

The water conservation measures formed the cornerstone of the contract's success. The units received 1.6-gallon-per-flush flapperless toilets, 1.5-gallon-per-minute low-flow showerheads, and flow-restrictor faucets in the kitchens and bathrooms. Individual water meters were also installed to allow the Authority to monitor each tenant's consumption and charge for excess use, as is required by HUD regulations. Showers were installed to improve the facilities for the residents and significantly reduced water use.

The 1.6-gallon flapperless toilets will make a double impact on the water budget. They consume less water and cost less to maintain long-term. Typically, flappers corrode within a year and half when cities use chloramines to clean the water, as New Iberia does. Often residents are unaware of the leaks caused by deteriorated flappers, causing water consumption to skyrocket. The flapperless toilet eliminates that problem completely.

Residents will also experience increased comfort due to the efforts made to control temperature and humidity. New energy-efficient central air and heating units were installed in 122 units. All 200 units were weatherized, including window caulking and door stripping. 200,000sf of attic was insulated. New front and rear doors were installed, creating both an efficient weather barrier and a welcoming look for the residents' homes.

Lighting energy conservation measures also are making important contributions to the savings. Energy-efficient lights were installed in the kitchens, bathrooms, and living rooms of most units. Further, as Mr. Broussard noted during the walkthrough of completed units, the transformers were replaced, and all of the electrical service units were upgraded to prevent accidental injuries.

The Authority also received Bacharach combustion testing equipment and water leak testing equipment to ensure that any future problems are quickly diagnosed. Maintenance personnel will receive training on using this specialty equipment.

To celebrate these improvements, and the dramatic cost savings that the Authority will see due to the leadership of Mr. Elton Broussard and his Board of Directors, the Outreach Event included a "Crawfish Boil" to reflect the local Cajun and Creole culture. Residents enjoyed crawfish, corn, and potatoes, and well as lively Zydeco music.

If you have any questions about this project, please call Mr. Elton Broussard, Executive Director at the Housing Authority of the City of New Iberia at 337-364-5515. If you have any questions about Energy Performance Contracting, please call Mr. Beau Mabrey, Senior Vice President for Sales, W&ESCO, at 727-363-7000.