The Newsletter Has Changed

We're taking a new direction by integrating maintenance and utilities management in ways that enhance energy efficiency, optimizing comfort and safety for residents of PHAs. Please tell us what you think by completing this quick survey.

Collaborative Performance: Energy Partnerships

In 2005, Congress passed the Energy Policy Act (EPAct) to address growing concerns over energy in the United States. Partnerships for Home Energy Efficiency (PHEE) were formed in conjunction with the EPAct as part of a coordinated Federal move toward managing the Nation's energy needs. By leveraging a vast network of resources throughout the public and private sectors, PHEE – made up of over 45 players from the Department of Housing and Urban Development (HUD), the U.S. Department of Energy (DOE), and the U.S. Environmental Protection Agency (EPA) – seeks to reduce residential energy consumption and costs, 10% by 2015. Toward this end, PHEE developed four strategies aimed at reducing State vulnerabilities associated with rising energy costs; one of these strategies is to promote energy efficiency in affordable housing.

Central to creating energy efficient affordable housing, energy performance contracting (EPC) has moved to the forefront of public housing policy. Over the past several years, Public Housing Agencies (PHAs) have aggressively pursued EPCs by investing nearly $350 million. Consequently, PHAs have saved an estimated $37 million in 2006 alone. Further, the number of PHAs using EPC has increased at a rate of 24% per year.

Realizing the long-lasting effects that energy efficiency has on individual households and the overall health of public housing, PHAs push to develop EPC, and they should continue to do so. PHAs can transcend short-term misunderstandings in pursuit of energy efficient affordable housing on a national scale, making clear the value of EPC to the health of the national economy.

Energy Star® Guides the Way

The increasingly bitter winter is a stark reminder of how costly energy can be for housing departments. While cutting costs may seem harder than racking them up, some tips from Energy Star prove that patching the hole in your wallet may be easier than you think. Residents who embrace Energy Star and keep the lint trap clean! Energy Star® Guides the Way

1. Lighting – Turn off the lights when you leave a room, and try installing energy efficient fixtures.
2. Air – Maximize comfort and energy use by ensuring that air flow registers aren’t blocked by furniture.
3. Thermostat – Set the thermostat for your development.
4. Electronics – Consumer electronics often use energy even when they are turned off. Remember to unplug items like cell phone chargers and computers when they are not in use.
5. Water – Take advantage of the sun's energy in the winter by allowing warm sunlight in.
6. Air – Maximize comfort and energy use by ensuring that air flow registers aren’t blocked by furniture.
7. Windows – Take advantage of the sun’s energy in the winter by allowing warm sunlight in.
8. Rinsing – Use less water while rinsing dishes can add up to big savings in energy bills.
9. Laundry – 90% of the energy consumed by your washing machine is used to heat the water. Use cold water exclusively can save big dollars.
10. Dryers – Dry only full loads, reduce the drying time for small loads, and keep the lint trap clean!

These tips form an important part of what you can do to conserve energy. Using the Energy Star label as your guiding light will ensure that you're making your efforts doubly valuable!

A low flush toilet (1.6 gpf) uses half the amount of water your older model uses (3.5 gpf). That’s a savings of 1,300 gallons per year, and helps reduce your water bill by 10-15%. Data collected by the American Water Works Association shows that water savings from low flush toilets can be even higher. A low flush toilet (1.6 gpf) uses half the amount of water your older model uses (3.5 gpf). That’s a savings of 1,300 gallons per year, and helps reduce your water bill by 10-15%

To check the fill valves to verify that the fill rate is correct, you can check the valve is set correctly. Older low flush model users may be limiting savings by using a double flush to remove waste. Check the fill valves to verify that the fill rate is correct. You can check the valve is set correctly. Older low flush model users may be limiting savings by using a double flush to remove waste. Check the fill valves to verify that the fill rate is correct. Older low flush model users may be limiting savings by using a double flush to remove waste.

To check for leaks, try flushing and check the water in the bowl. If the water in the bowl has changed color, the tank is leaking. If your maintenance department makes adjustments to maintain your maintenance staff.

Resources

Energy STAR® & Homes

Heat your home smartly

Energy Efficiency at HUD

Overview of DOE partnership programs to improve energy efficiency and affordability in homes

Official energy statisitcs from the Energy Information Administration

Maintenance Corner

Low flow toilets have been on the market for years, but haven't seen a significant decrease in water use. Is it possible to increase my savings? How much can I expect to save?

A low flush toilet (1.6 gpf) flushes half the amount of water used by a conventional toilet (3.5 gpf). That’s a savings of 1,300 gallons per year, and helps reduce your water bill by 10-15%. Data collected by the American Water Works Association shows that water savings from low flush toilets can be even higher. A low flush toilet (1.6 gpf) uses half the amount of water your older model uses (3.5 gpf). That’s a savings of 1,300 gallons per year, and helps reduce your water bill by 10-15%

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Email us Your Maintenance Corner questions!
energy efficiency optimizing comfort and safety for residents of PHAs. Please tell us what you think by completing this quick survey.

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Central to creating energy efficient affordable housing, energy performance contracting (EPC) has moved to the forefront of public housing policy. Over the past several years, Public Housing Agencies (PHAs) have aggressively pursued EPC with the encouragement of HUD. In addition, the U.S. Department of Energy (DOE) – through the Energy Star program – has encouraged affordable housing providers to incorporate Energy Star efficient affordable housing on a national scale, making clear the value of EPC to the health of the national economy.

Realizing the long-lasting effects that energy efficiency has on individual households and the overall health of public housing, PHAs push to develop EPC, and they should continue to do so. Public Housing is a central part of the nation’s social safety net. By developing sustainable and efficient housing, PHAs can save energy and reduce energy costs, and help residents save on utility bills.

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This monthly e-mail update is brought to you by HUD’s Public Housing Energy Conservation Clearinghouse (PHECC) featuring news and resources to help agencies manage energy and water costs. Comments? Questions? Email the newsletter editor pheccinfo@nelrod.co To unsubscribe from this mailing list email pheccinfo@nelrod.co

Energy Star® Guides the Way

Energy star® is an international symbol for energy efficiency that indicates a product, practice, or service meets stringent energy-efficiency guidelines set by the U.S. Environmental Protection Agency. The Energy Star program helps individuals and organizations save money and protect the environment through energy-efficient products, practices, and services. The Energy Star program looks for energy-efficiency improvements in buildings, office equipment, and appliances as well as in processes and services.

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