



**Summer 2013 | [Visit the Archive](#)**

## **Success Stories from the PHECC**

*HUD has been actively collecting success stories for the **Public Housing Environmental and Conservation Clearinghouse (PHECC)**. Below are excerpts from two recent stories submitted by the Providence Housing Authority in Rhode Island and the Bangor Housing Authority in Maine. Visit the PHECC webpage for additional stories or to read the stories below, in full.*

### **The Providence Housing Authority's Smoke-Free Policy Documentary**

To provide healthier and safer living conditions and reduce preventable health hazards associated with smoking, secondhand smoke exposure, and residential fires, the Providence Housing Authority (PHA) implemented a Smoke-Free Policy in April 2011. At the time, the PHA was a pioneer of the national Smoke-Free public housing movement and received numerous calls from housing authorities (HAs) requesting information regarding the policy's implementation. This prompted the PHA to document its Smoke-Free Policy experiences with a professionally produced documentary.

The HA received numerous inquiries about the Smoke-Free Policy processes and activities due to:

- (1) their success with the elderly/disabled high-rise phase implementation of the policy,
- (2) the extensive written records that they created along the way,
- (3) the substantial press exposure that they received, and
- (4) wide spread Tobacco Free Campaign partnerships

The documentary served as a vehicle to disperse valuable information to the public about the dangers associated with smoking and secondhand smoke as well as the PHA's approach in policy implementation to address this public health and safety concern. Real life interviews and informational visuals were created, aimed to target viewers such as: inquiring housing agencies, future and current public housing residents, supporting organizations, and potential partners. The documentary allowed the PHA to share information and reach beyond its own communities to positively impact others.

Watch the Providence HA's documentary, [here](#).

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**Energy Conservation & Green Practice Measures**

With the growth in energy conservation and green concepts, Bangor Housing strives and has implemented green and LEED measures, products and methods, into all of the renovation/rehabilitation project specifications and statements of work. Bangor Housing will continue to follow energy efficiency, green, and LEED practices for products and methods in all future maintenance repair work and rehabilitation and construction projects.

#### Recent Projects:

1. **Kitchen Renovations:** This included but not limited to, new efficient lighting fixtures, bulbs, and plumbing fixtures, as well as certified building products, insulation, flooring, sheetrock, caulks, primers, and paints. During the renovation work, existing rock-wool type insulation was found to be inadequate. All new insulation is 'High Density' manufactured with recycled contents and has 'Green-Guard' and Energy Star certifications.
2. **Appliance Replacement:** All of the public housing units with refrigerators that are 10 years aged or older, are being replaced with new General Electric 18 cu/ft. Energy Star Rated refrigerators. Refrigerators that are being removed are either being recycled through our local metal recycling plant, or are being donated to Habitat-for-Humanity Re-Store.
3. **Boiler Replacement:** Currently, BHA is completing the replacement of antiquated oil burning boilers at our Administration building with new energy-efficient propane fired Viessman boilers. This conversion from oil to gas will save energy costs exponentially, with an estimated pay-off within three years.
4. **Heat Pump Installation:** In the 50 unit, 10 building Griffin Park campus, currently heated by electric baseboard heating elements, we are completing the installation of Fujitsu Mini-Split Heat Pump / Air Conditioner units in each of the 50 apartments. This is being performed through Efficiency Maine, at no cost to Bangor Housing, and is estimated that it will save up to 60% on our electrical costs. Efficiency Maine has also installed High Energy AccuVent air baffles with an additional 14" of cellulose blown-in insulation as well as spray foam insulation at all pipe and wire and top plate penetrations.

Bangor Housing will continue to follow Energy Efficiency, Green, and LEED practices for products and methods in all future maintenance repair work and rehabilitation and construction projects. Bangor Housing will also continue to replace smaller antiquated and non-efficient refrigerators with those of Energy Star Rating, saving on energy consumption, recycling or donating the older refrigerators being taken out of service

## Updates Coming for EPA's Portfolio Manager

This July, the Environmental Protection Agency (EPA) released an upgrade of its Energy Star Portfolio Manager. The Portfolio Manager is a free, web-based benchmarking tool that allows users to monitor the water and energy consumption of the buildings in their portfolio. With this tool, interested PHAs can track their weather-normalized utility consumption by month or year, allowing you to compare energy use between buildings, target improvements to reduce your energy consumption and costs, and determine the effectiveness of energy improvements.

The tool now provides three ways to enter utility data. You can enter your meter and utility data directly into the website, you can upload data from a spreadsheet, or your utility service provider may be able to automatically

upload your utility data for you. Once you have entered this data, Portfolio Manager allows you to generate graphs and reports so that you are easily able to track the performance of your buildings.

The July upgrade has been in development since 2010 and will include updates to the tool's system processing and database structure, as well as, improvements to the interface, making the tool easier to use. Users can keep track of all changes and access available trainings by visiting the EPA's [upgrade page](#). EPA is also offering a series of live webinar sessions for new and old users from July to mid-August at:

<https://esbuildings.webex.com/mw03071/mywebex/default.do?siteurl=esbuildings>.

Want to get started? Visit the [Energy Star Benchmarking Starter Kit](#).

## See You In December

*EcoWise* will now be published biannually. Our next issue will be out in December. With this change we hope to bring you the most interesting and relevant news for going green in public housing. Until our next publication, we welcome your comments, questions, and story ideas. Please send them to [TheResident@HUD.gov](mailto:TheResident@HUD.gov).



### Contact Us:

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