



Public Housing Energy Conservation Clearinghouse News

December 2006

This monthly e-mail update is brought to you by HUD's Public Housing Energy Conservation Clearinghouse (PHECC). It features news and resources to help public housing authorities manage energy and water costs. To see past issues of 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/>.

To contact the Public Housing Energy Conservation Clearinghouse email pheccinfo@drintl.com or call 1-800-955-2232.

News:

- Federal Partnership Saves Energy for 337,000 U.S. Households
- Integrated Pest Management Knocks 'Em Dead

Events:

- Houses That Work. *December 12. Lansing, MI.*

Success Stories:

- Eureka Audit Reveals Opportunities for Energy Improvements

Energy Watch:

- Energy-Efficiency: Why You Can Get Some of It for Free

Websites Worth a Click

- Holiday Safety Tips

Federal Partnership Saves Energy for 337,000 U.S. Households



HUD Secretary Jackson, DOE Secretary Bodman, and EPA Administrator Johnson announced the PHEE in 2005.

Photo: EPA

According to the first [annual review](#) of the [Partnerships for Home Energy Efficiency \(PHEE\)](#), released in October, PHAs invested close to \$350 million in [energy performance contracts](#) in 2006, with an estimated savings of \$37 million. The number of PHAs entering into energy performance contracts has increased by an average of 24 percent since 2000.

Homes account for about 21 percent of U.S. energy use and cause about 17 percent of total U.S. greenhouse gas emissions. The PHEE, a joint effort of the U.S. Department of Energy (DOE), the U.S. Environmental Protection Agency (EPA), and the U.S. Department of Housing and Urban Development (HUD), aims to reduce the energy consumption of the average home 10 percent by 2015. Meeting this goal would save \$20 billion a year in utility costs, increase the affordability and comfort of homes, reduce demand for natural gas by nearly 1 percent of total U.S. energy demand, and avoid greenhouse gas emissions equivalent to the emissions from over 25 million vehicles.

The combined efforts of the three agencies have improved the energy efficiency of more than 337,000 homes and apartments across the United States over the past year alone.

Integrated Pest Management Knocks 'Em Dead

Integrated Pest Management (IPM) combines several methods of pest management to effectively eliminate pests in safer and more cost-effective ways than traditional pesticide treatments. IPM methods include improved sanitation, reduced-risk bait formulations, traps, and biological control agents. For IPM to work, residents, maintenance staff, and licensed contractors must cooperate to reduce the threat of pest infestation and, if present, remedy it quickly.



Working with residents to implement IPM will improve the safety of public housing buildings.

PHAs from Chicago to [Cuyahoga](#) have implemented IPM with great success. Explore these resources to learn more:

- Boston Housing Authority's [IPM Protocol](#)
- Environmental Health Watch's [Cockroach Control Recommendations for Public Housing](#)
- New York State [Integrated Pest Management Program](#)
- PIH [Notice on Voluntary IPM Guidance](#)
- PIH [Maintenance Guidebook #7 - Termite, Insect & Rodent Control](#)
- University of Minnesota [Center for Urban Ecology and Sustainability](#)

EVENTS

Houses That Work

December 12, 2006

Lansing, MI

The Energy and Environmental Building Association (EEBA) is sponsoring this session to provide energy managers and resource-conscious builders with strategies that reduce utility bills, maintenance and resident complaints. National building science experts will present practical business strategies and product demonstrations. Visit EEBA for [information](#).

SUCCESS STORIES

Eureka Audit Reveals Opportunities for Energy Improvements



According to their Executive Director, the City of Eureka HA has already seen individual unit savings of \$20-\$40 per year and many efficiency improvements have not yet been implemented.

Photo: City of Eureka Housing Authority

In August, the City of Eureka Housing Authority completed a comprehensive [energy audit](#). The Auditors determined that lighting and laundry accounted for the majority of annual electricity consumption, while water heating was the biggest consumer of natural gas.

Individual, natural gas-fired, 30-gallon hot water tanks were present in each of the units. The water heaters were typically set at the highest temperature setting, had no insulating wrap on the tank or pipes, and had no heat traps. Less than 10 percent of lighting fixtures had compact fluorescent bulbs (CFLs), although linear fluorescent fixtures were installed in the kitchens of newer units.

Auditors identified several simple energy- and water-efficient opportunities based on their observations. The following recommendations are all projected to have a payback period of less than 2 years:

- Adjust [water heating settings to 120 degrees](#)
- Install [water tank wraps](#) and [pipe insulation](#)
- Install [heat traps](#) on hot water tanks
- Install [CFLs](#) in existing fixtures

- Install [low-flow](#) shower heads
- [Educate tenants](#) on energy and water conservation

For more information about this project, contact the City of Eureka Housing Authority Executive Director Bob Morelli at (707) 443-4583.

ENERGY WATCH

Energy-Efficiency: Why You Can Get Some of It for Free

Rebates for energy-efficient measures were all the rage in the '80s and early '90s, but dropped by about 50 percent in the mid-1990s during a wave of utility deregulation. Without Federally mandated programs, privately owned utilities suddenly had little reason to encourage consumers to buy less energy. But rising power demands, high energy costs, and state-mandated energy-efficiency planning are bringing rebates back.

In some regions, power demand is approaching the limit of supply utilities can deliver. Over the last few years, funding for rebates has almost doubled as privately owned utilities try to avoid building more power plants. In addition to Federal tax incentives and utility-sponsored rebates, some state energy agencies now offer rebates directly to consumers as well.

To find local funding options, start with your utility account representative. Even if the utility isn't offering rebates, it can direct you to useful resources. Also consult your [public utility commission](#), [state energy agency](#), the [Database of State Incentives for Renewables and Efficiency](#), the [American Council for an Energy-Efficient Economy](#) and the [Partnership for Advancing Technology in Housing](#).

Spring Fuels Outlook

	Current US Average Price	Projected Spring 2007 Quarter	Spring 2006 Quarter
Electricity (\$/Kwh)	\$0.09	\$0.10	\$0.09
Natural Gas (\$/Mcf)	\$11.52	\$10.79	\$11.83
Heating Oil (\$/gal)	\$1.82	\$1.87	\$1.92

Source: [Energy Information Administration](#), November 2006.

WEBSITES WORTH A CLICK

Holiday Safety Tips

Christmas trees, candlesticks and strings of lights bring with them a host of fire hazards. Find important holiday safety recommendations from the U.S. Fire Administration's [Holiday Fire Prevention Tips](#) and the U.S. Consumer Products Safety Commission's [Holiday Decorating Safety Tips Brochure](#). Don't forget to share these tips with your residents.

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