



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Deval L. Patrick, Governor ◆ Timothy P. Murray, Lt. Governor ◆ Tina Brooks, Undersecretary

Public Housing Notice 2011-08

TO: All Local Housing Authorities

THROUGH: Lizbeth Heyer, Associate Director, Division of Public Housing & Rental Assistance
Ray Frieden, Director, Bureau of Housing Development & Construction

FROM: Debra Hall, Sustainability Program Developer

RE: Sustainability & Energy Update

DATE: July 20, 2011

The purpose of this sustainability update is to ensure that all housing authorities have the latest information on resources for future energy & water-saving measures. DHCD's goal is to help housing authorities stretch their formula funding with utility funds or other grants, and accelerate improvements that typically reduce maintenance expenses as well as utility costs. DHCD would like to acknowledge all the great work that housing authorities have undertaken to save energy and water in recent years. Energy and water savings are part of the reason that DHCD is in a position to increase the ANUEL in FY 2012.

If you are interested in any of the topics discussed in this memo, please fill out the relevant forms in this document, save the file with the name of your authority, and then email the file by end of day Friday, July 29 to debra.hall@state.ma.us. If you have questions, please email them to Debra at the same email address, and indicate which days and times you are in the office, in case she needs to reach you by phone.

Here are the highlights, followed by four summaries and response forms:

- Stretch Your Formula Funding With Utility \$\$:** If your Capital Improvement Plan (CIP) is likely to include projects that involve heating system upgrades or building envelope work (roof, siding, windows), now is the time to apply for an energy audit from the utility-funded **Low Income Multifamily Energy Retrofit Program (LIMF)**. The audit will help determine what conservation measures are cost effective and should be undertaken and if cash incentives will be available to supplement your formula funding of those energy-saving projects. If your plan is deferring energy projects, the program may be able to help you make some near term improvements. This program is only applicable to housing authorities served by an investor-owned utility, rather than a municipal utility.

- Take Advantage of Free WegoWise Energy Tracking Software:** DHCD is pleased to announce that that the utility-funded **Low Income Multifamily Energy Retrofit Program (LIMF)** is offering free membership to WegoWise to qualified customers of investor-owned utilities. WegoWise is an innovative, user-friendly online computer program that automates most water and energy tracking

and use analysis so that you can focus your efforts on money-saving investments and activities. Most of the 90+ LHAs who have done ARRA WAP projects are already working with WegoWise, so that we can track energy performance of those projects in this next heating season. All an LHA has to do is provide gas and electric account numbers and other key information for each development, and then WegoWise automatically downloads gas & electric data directly from the utilities each month. DHCD is exploring whether HAFIS manual reporting of energy might be replaced over time with uploading of the WEGOWise data, saving your staff the effort of manual entry. Since you're probably wondering, Wego stands for Water, Electricity, Gas & Oil.

- **\$2 million for Innovative Energy Projects Available from MA Dept. of Energy Resources:** DOER will fund 5-10 demonstration projects at public housing developments involving High Efficiency Heat Pumps, Combined Heat & Power (Cogeneration), Biomass Boilers or Solar Space/Hot Water Heating. The funds must be spent this fiscal year, so let us know if you have a project that might qualify and if this interests your LHA!
- **Low-Flow Toilet Program is Flush with Cash:** Over 5000 low flow toilets installed over the past three years have been a big operational and budgetary success. It's time to inventory what still needs to be done, so DHCD can take steps to fund the remaining conversions.

Thank you!

**LOW INCOME MULTIFAMILY ENERGY RETROFIT PROGRAM (LIMF)
AND CAPITAL PLANS**

Background

The Green Communities Act passed in 2008 requires the investor-owned utilities to offer a greatly expanded energy efficiency program to gas & electric customers, as an alternative to building new power plants. A three-year, billion-dollar statewide MassSAVE program for commercial and residential customers is now in its second year. 10% of the efficiency program resources are required to go to a Low Income Program to serve households under 60% median income. This Low Income Program now has two parts: the 1-4 unit "Single Family" program for low-income homeowners and a new "Multifamily" program for properties with 5 or more units owned by housing authorities or non-profit organizations that develop and manage affordable housing.

Unfortunately, housing authorities served by municipal gas & electric companies are not eligible for these energy efficiency programs, since they do not pay into the DPU-regulated efficiency funds.

Apply Now for Low-Income Multi Family Energy Retrofit Program (LIMF)

The **LIMF** program has millions already committed for Calendar Year 2011 and is already lining up applicants for 2012, depending on the progress being made in spending by the various gas and electric company territories. Many housing authorities with "energy hog" developments are already receiving energy conservation services directly from the LIMF program vendors, such as insulation and air-sealing, refrigerators, lighting and thermostats, and in some cases heating system replacement.

If your Capital Improvement Plan (CIP) is likely to include projects with energy-saving opportunities and components over the next few years (such as new boilers, attic insulation installed with a roof job or insulation under new siding), you should apply for an energy audit now, so that the program can evaluate what energy measures are cost-effective and how much in cash incentives will be available to supplement your formula funding. Please note that this new program can't be used for projects that involve fuel switching from oil or electric to gas heat.

Please fill out the information below to initiate an application, and DHCD will review and forward it to the Low Income Multifamily Program. As noted above, the pace of spending in each gas and electric utility territory affects whether you may be served this year, but DHCD will advocate for getting audits done promptly for time-sensitive capital projects.

Project /Development Name	
Street Address	
City/Town	
# Units	
Total # Buildings	
Residential SF (from CPS)	
Oil/Propane?	
Electric Heat? Y/N	
Basement? Y/N	
Gas Utility (NSTAR, NGRID, Columbia, New England, Unitil, Berkshire, Muni)	
Gas Account Numbers	
Electric Utility (NGRID, NSTAR, WMWCO, Unitil, Muni)	

Electric Account Numbers	
Tax ID Number	
Scope and proposed timing of upcoming Capital Improvements that might affect energy use – provide estimated cost info if available	
Most recent annual consumption data	<i>Provide calendar year 2010 if possible</i>
KWH	
Therms	
Gallons oil or propane	
LHA CONTACT INFO	
LHA	
Street	
City/Town, State, Zip	
Name of Executive Director	
Contact Phone	
Contact Email	
Other Contact Name (Optional)	
Title of Other Contact Name	
Email of Other Contact	

FREE WEGOWISE ENERGY TRACKING FOR HOUSING AUTHORITIES

As noted in the cover memo, DHCD is excited that the utilities are funding the use of WegoWise by housing authorities. Here's a message from Lily Perkins-High and Nate Brevard on the WegoWise team, who are ready to help you get started:

WegoWise offers a new perspective on your portfolio's energy efficiency by aggregating and displaying the energy use of your buildings – at no cost to you. Our system compares your building's utility usage to that of similar properties in our extensive multifamily database, the largest in the country. It identifies energy hogs within your portfolio so you can make improvements and apply for energy efficiency funding, a necessary step for going green. The information and calculations WegoWise provides can be directly used for HAFIS reporting and it is our hope that we can fully automate this process in the future. This means no more spreadsheets, no more digging through files for reporting, and lots of saved time.

The set up process is very simple. We understand how busy you are and assure this will only be a brief onetime effort on your part. We only need to collect basic utility account information to start tracking your buildings. After your account is set up, the WegoWise software will automatically pull all available usage history and new usage data each month, making it maintenance free.

For overview of what the software offers, see www.wegowise.com

Please follow this link to receive an introductory phone call from us about this program.

http://blog.wegowise.com/low-income-utility-benchmarking/?utm_campaign=Low-Income-HA-Email-&utm_source=email

**Department of Energy Resources
Clean Energy Projects for Public Housing
Funds Available**

The Department of Energy Resources (DOER) seeks opportunities, in coordination with the Department of Housing and Community Development (DHCD), to implement targeted clean energy technologies at Public Housing facilities in Massachusetts. The following opportunities are available. DOER will also consider “hybrid” opportunities at facilities which may be able to utilize multiple technologies – e.g. biomass heating with solar water heating, or solar thermal assisted ground-coupled heat pumps.

Housing authorities should be prepared to demonstrate:

- a technically viable opportunity to deploy these technologies in place of or with existing systems, and
- a facility management capacity to embrace the opportunities to deploy and then manage and maintain these mature, but less standard, energy systems.

DOER, with DHCD, will work collaboratively with interested housing authorities to provide the technical support necessary to evaluate the opportunities for implementing these targeted technologies, as well as provide on-going support in the procurement and implementation of these projects for selected facilities.

Biomass Heating – Clean Efficient Wood Boilers or Furnaces

DOER is targeting facilities of 8 to 50 units currently using oil or propane and in need of a boiler replacement. Units should be able to be served from one central heating system. Facilities should be in locations that can now be served with bulk pellet delivery (mostly central/western MA).

Interested?	Development Number	Name of Development
Yes/No		

Ground-Source or Air-Source High Efficiency Heat Pumps

DOER is targeting facilities to implement high efficiency heat pump systems to provide heating. Air-sourced or ground-sourced heat pump systems will be considered.

Interested?	Development Number	Name of Development
Yes/No		

Natural Gas Combined Heat and Power Units

DOER is targeting Public Housing facilities with 20 or more units with natural gas supply available for installation of combined heat and power units that provide electric generation for on-site use, and thermal energy for water and space heating.

Interested?	Development Number	Name of Development
Yes/No		

Solar Thermal Water Heating for Common Loads (Laundry)

DOER is targeting the implementation of solar water heating systems that can serve large centralized hot water loads such as common laundry facilities in a community building. The development must have adequate roof space, structural integrity, and orientation for solar system installation. Housing facilities that currently utilize electric energy for hot water heating will be given preference.

Interested?	Development Number	Name of Development
Yes/No		

Name of LHA	
Name of Executive Director	
Contact Phone & Email	

WATER CONSERVATION & LOW FLOW TOILET REPLACEMENTS

Since the original solicitation in Fall 2008, approximately 100 LHAs have completed over 5000 toilet replacements. We've spent several million in capital that has already been paid back in operating cost savings. But we still haven't "flushed out" all the opportunities for saving water!

DHCD would like to know how many 3 or 5 gallon per flush toilets are still in operation at LHAs statewide, so we can make a plan to fund their replacement with low-flow toilets. The Capital Planning System information did not inventory this information, although some proposed capital projects reference the need for low flow toilets.

On the form below, please let us know how many high-flow toilets still exist at your LHA and whether you would prefer to implement the replacements in FY 2012 or FY 2013.

Name of LHA	
Name of Executive Director	
Contact Phone & Email	
Dev No	
# Toilets Needed	
Rear or Floor Mount?	
FY 2012 or 2013 install?	
Dev No	
# Toilets Needed	
Rear or Floor Mount?	
FY 2012 or 2013 install?	
Dev No	
# Toilets Needed	
Rear or Floor Mount?	
FY 2012 or 2013 install?	
Dev No	
# Toilets Needed	
Rear or Floor Mount?	
FY 2012 or 2013 install?	
Dev No	
# Toilets Needed	
Rear or Floor Mount?	
FY 2012 or 2013 install?	
Dev No	
# Toilets Needed	
Rear or Floor Mount?	
FY 2012 or 2013 install?	