

August 24, 2012

**BOARD OF COMMISSIONER**

**SUBJECT:** Resolution adopting The Philadelphia Housing Authority Sustainability Policy

**CONTACT PERSON:**

Kyle Flood  
Acting Director Development & Design

**RESOLUTION SUMMARY:**

This resolution authorizes the adoption of the Philadelphia Housing Authority Sustainability Policy. The PHA has engaged in a six-month process with the help of Oystertree Consulting, L3C to assess recent successes and identify opportunities to improve in the area of sustainability. The result of this effort is an assessment report and recommendations concerning resident engagement, energy efficiency, water conservation, health, location (transportation) efficiency, materials, jobs and employment, and agency policy adoption.

The Oystertree report notes, among other things, that:

Utility costs will consume over \$30 Million of PHA's 2012 operating budget, or approximately 25% of its \$117.8 Million operating subsidy; and

Many of the staff of PHA are not aware of PHA's efforts in regard to sustainability: 72% of staff respondents to an Oystertree survey believed that PHA promoted conservation efforts or sustainable employee behavior "infrequently, very infrequently or not at all."

This resolution will:

- (a) adopt The Philadelphia Housing Authority Sustainability Policy and Principles;
- (b) authorizes the Interim Executive Director/Interim Administrative Receiver to appoint a PHA staff working group to develop and propose to the Board appropriate strategic goals and a draft budget for implementing the Sustainability Policy; and
- (c) direct the Interim Executive Director/Interim Administrative Receiver to issue a Request for Proposals for an energy efficiency advisor to advise the staff working group on the most cost-effective energy procurement strategy, as well as advising on negotiation of new energy supply contracts, analysis of tariffs and utility rates, energy benchmarking and goal-setting, drafting of an energy management plan, and training of staff in sustainability and energy-saving measures.

Respectfully submitted,

Kelvin A. Jeremiah  
Interim Executive Director/Interim Administrative Receiver

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**RESOLUTION NO. 2**

**RESOLUTION ADOPTING THE PHILADELPHIA HOUSING AUTHORITY SUSTAINABILITY POLICY**

**WHEREAS**, in 2009, HUD Secretary Shaun Donovan created a HUD Office of Sustainable Housing and Communities to create strong, sustainable communities by connecting housing to jobs, fostering local innovation, and helping to build a clean energy economy; and

**WHEREAS**, in 2011, PHA issued a Request for Proposals for an agency-wide sustainability assessment to (1) identify current successes and future opportunities regarding green building, energy cost savings and sustainability, (2) develop quantifiable metrics for sustainability efforts, and (3) develop short and medium-term recommendations for PHA to further its primary mission in a more sustainable manner; and

**WHEREAS**, Oystertree Consulting, an experienced sustainability advisor with substantial public housing expertise, has completed a report (the "Sustainability Report") of such assessment and its recommendations; and

**WHEREAS**, the Sustainability Report states that utility costs will consume over \$30 Million of PHA's 2012 operating budget, or approximately 25% of its \$117.8 Million operating subsidy; and

**WHEREAS**, the Sustainability Report states that more than 70% of the staff of PHA are not aware of PHA's current efforts in regard to sustainability; and

**WHEREAS**, based upon the Sustainability Report, it is recommended that PHA formally adopt a policy to take initial steps to identify appropriate sustainability goals, develop budget proposals for advancing these goals, and take immediate steps to reduce PHA's energy expenses.

**NOW THEREFORE, BE IT RESOLVED**, that the PHA Board of Commissioner hereby adopts the following policy and principles:

**The Philadelphia Housing Authority Sustainability Policy:** The Philadelphia Housing Authority will pursue its mission of providing quality housing for low and moderate income families in a manner that uses sustainable practices to meet the present needs of the community without compromising the ability of future generations to meet their own needs.

The Philadelphia Housing Authority Sustainability Policy includes commitments to the following Sustainability Principles:

- PHA will conduct its housing development and property management activities in a socially, environmentally and economically responsible manner
- PHA will reduce its energy consumption and increase its use of alternative energy sources
- PHA will minimize its environmental impacts in the areas of waste, water, energy and air quality
- PHA will provide leadership and education for its staff and resident families about best sustainability practices and healthy living choices
- PHA will increase the number of opportunities in low-skill and high-skill green jobs

**BE IT FURTHER RESOLVED**, that the Interim Executive Director/Interim Administrative Receiver is hereby authorized to appoint a PHA staff Sustainability Working Group; the Working Group will be directed to:

Take immediate steps to develop for Board approval an energy procurement strategy to manage fuel price risk and secure optimal energy pricing;

- Develop proposals for appropriate short-term and medium-term strategic goals based upon the Sustainability Policy and Principles, the Sustainability Report and the expertise of members of the Working Group;
- Develop a draft budget for implementing the Sustainability Policy and Principles;
- Develop guidelines for sustainability metrics, data collection, reporting and measuring progress in pursuit of the Sustainability Policy; and
- Respond to opportunities that become available to PHA from time to time to implement energy efficiency and sustainability initiatives.

**BE IT FURTHER RESOLVED**, that the Interim Executive Director/Interim Administrative Receiver, or his designee, is hereby directed to develop and issue a Request for Proposals for an energy pricing and efficiency expert to advise on developing the energy procurement strategy; the RFP shall require services that include negotiation of new energy supply contracts, analysis of tariffs and utility rates, advice on energy benchmarking and goal-setting, drafting of an energy management plan, training of staff in sustainability and energy-saving measures, and such other services as the Interim Executive Director/Interim Administrative Receiver, or his designee, shall determine are necessary and appropriate.

I hereby certify that this was  
APPROVED BY THE BOARD ON 8/24/12  
Barbara Adams, General Counsel  
ATTORNEY FOR PHA