



# Philadelphia Housing Authority SUSTAINABILITY ACCOMPLISHMENTS REPORT

August 2013 - August 2014



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# PHILADELPHIA HOUSING AUTHORITY

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September 23, 2014

On August 24, 2012, the PHA Board of Commissioner adopted The Philadelphia Housing Authority Sustainability Policy. In August 2013, the first Sustainability Accomplishments Report was presented to the Board, summarizing the major actions completed in furtherance of the Sustainability Policy. The following are the accomplishments of the 12 months since August 2013.

1. **The Better Buildings Challenge.** In October 2013, PHA signed on as a partner in the Better Buildings Challenge (BBC), a major joint initiative of EPA, DOE and HUD. This commits PHA to reduce energy consumption by 20% within 10 years. It also gives PHA access to many valuable resources.

a. To track results against the 20% energy reduction commitment, the BBC requires PHA to 'benchmark' its entire portfolio by reporting past energy consumption. The benchmarking process is about 35% complete.

b. As a BBC partner, PHA must also establish a 'profile project' for energy retrofit. Our profile project is Morton Homes, the energy efficiency measures have been selected, and we expect the work to be completed by the BBC's deadline of June, 2015.

c. To assure that PHA meets the 20% BBC commitment, an internal energy working group is actively working on ten (10) initiatives to reduce energy and water consumption.

2. **Benchmarking Grant.** PHA was awarded a \$50,000 grant from the Energy Foundation to begin benchmarking its energy and water consumption, in order to meet the BBC's requirement. Working with the advisors funded by the grant, PHA has begun to compile a comprehensive database of its energy consumption and expense.

3. **Environmental Defense Fund Support.** For a third summer, PHA hosted an EDF Fellow, who coordinated the PHA benchmarking effort.

4. **In-Kind Benefits.** PECO, a BBC ally, has committed to provide PHA with 10,000 CFL light bulbs and 1,000 energy efficient refrigerators. Implementation has begun: PECO has already distributed 3200 light bulbs and is reviewing the first 219 requests for refrigerators.

5. **Greenbuild Representation.** In November 2013, PHA's Sustainability Coordinator, Barbara Moore, attended 'Greenbuild International Conference & Expo,' the world's largest conference and expo dedicated to green building and to transforming affordable housing and community

development. Ms. Moore received a full scholarship from the Delaware Valley Green Build Council to attend the conference.

6. **Recycling.** PHA has implemented single stream recycling in 5 locations (Admissions, Penrose, GGFE, 23<sup>rd</sup> St and Bartram); since implementing in February 2014, we have diverted 496 tons of waste from landfills. PHA has also continued its in-house recycling program this past year, capturing and selling 166,749 pounds of recyclable boxes, scrap metal and appliances, generating \$13,440 in revenue, and saving \$25,970 in dumpster costs. Since its implementation in November 2011, this in-house recycling program has sold 393,000 pounds (nearly 200 tons) of waste materials, generated revenues of \$40,518, and saved \$127,746 in dumpster costs.

7. **HUD Grant.** PHA was awarded a HUD technical assistance grant to establish a protocol for Energy Efficient Unit turnover when tenants vacate, and provide staff training. The protocol has been completed; training will be completed by December 2014.

8. **Environmental Protection Agency Training and Jobs for Residents.** The EPA has provided funding of \$199,205 to train 25 PHA residents in waste remediation and environmental health and safety. The 25 trainees will be selected from 80 applicants referred by PHA from its §3 job bank registry. Each trainee will receive 262 hours of instruction and, on completion, certification and job placement in a full time position with one of 25 participating companies in the Philadelphia area. This training program was recognized as the Interstate Renewable Energy Council's 2013 Clean Energy Training Program of the Year.

9. **Vehicles.** PHA purchased 63 fuel efficient vehicles.

10. **Training.** 3 PHA staff attended a HUD-sponsored training on 'Energy Procurement' offered by the Association of Energy Engineers.

11. **City-Wide Initiatives.** PHA's Sustainability Coordinator was invited by the Philadelphia Energy Authority to participate in the "Energy Salon," a group convened by the Authority and comprised of various stakeholders involved with energy efficiency matters. The Salon meets quarterly to discuss important energy issues. The PHA Sustainability Coordinator is also a member of the Philadelphia Solar Working Group which will develop proposals for solar incentives with a goal of 20,000 homes powered by solar by 2025.