



KING COUNTY HOUSING AUTHORITY

TO: Board of Commissioners
FROM: Angela Wallis, Resource Conservation Manager
DATE: June 6, 2013
RE: 2011-2016 Resource Management Plan: Dashboard Report

On August 10, 2011, the Board of Commissioners formally adopted the Resource Management Plan (RMP) which laid out a six-year strategy to reduce KCHA's impact on the natural environment and reduce or avoid utility costs.

The attached dashboard report reflects the results of the second year of the RMP and demonstrates the progress toward reaching 2016's goals. This dashboard will be provided in the second quarter of each year, through 2017.

Each year, the following six target areas are measured:

- Energy use in common areas (KCHA-paid utilities)
- Portfolio-wide energy use
- Solar energy production capacity
- Utility costs (energy and water)
- Waste diversion (recycling rate)
- Water conservation in Public Housing

In 2012, projections were met or exceeded in three target areas: solar energy production capacity, waste diversion and avoided utility costs. There were no additional solar installations in 2012, so production capacity remained consistent at 65.5 kW.

The 2012 waste diversion projection was exceeded by increasing the number of properties with yard waste recycling, and conducting door-to-door resident recycling education at 10 properties. This includes the recently-acquired Meadowbrook property which had previously been without recycling service.

Despite rising utilities rates, through conservation over \$99k of utility costs were avoided in 2012 compared to 2010.

Three areas were slightly below 2012 targets: common area energy savings, portfolio-wide energy use, and water consumption in public housing. We achieved 79% of our 2012 projection for common area energy savings. Building commissioning in late 2013/early 2014 for the Kent Family Center, Birch Creek Rec Center, 600 Andover and the Wiley Center will be important for catching up to our annual projections.

This year the portfolio-wide energy use chart includes actual data for properties with PSE utility service (City Light data is not yet available). Last year's chart provided an estimate because actual data was unavailable.

Water use per resident per day was less in 2012 than in 2010, but slightly higher than 2011.

In addition to the results detailed above, KCHA's resource conservation efforts were varied and exciting:

- The ability to receive and analyze portfolio-wide building energy consumption data for all of KCHA's properties took a large leap forward, with over 8,000 meters physically surveyed at 125 housing sites. We have received 2010, 2011 and 2012 use and cost data from Puget Sound Energy, and the data is being analyzed this month to identify the highest energy consuming properties. Seattle City Light has provided a list of all residential meters. This list will be reviewed in June to determine completeness, with 2010 through 2012 data expected by August.
- KCHA has 33 properties certified by the King County EnviroStars program, which recognizes organizations for outstanding management of hazardous waste. We seek to certify 10 properties each year, with all Public Housing portfolio office properties, and all Asset Managed properties, to be certified by the end of 2016.
- The 700 building uses 28 kBtu/ft², one of the lowest energy-consuming office buildings in our region. In September, we will apply for national recognition through the federal EnergyStar program.
- Joseph House at Seola Gardens was certified 3-star BuiltGreen in 2012, and the community is one of just 5 certified BuiltGreen Communities in the Northwest (along with Greenbridge).
- The Weatherization department weatherized 450 single-family, multifamily and mobile home units in 2012, reducing energy costs and improving indoor air quality for low-income residents. Weatherization funds improved several KCHA properties in 2012, including Fairwood, Avondale Manor and Somerset Gardens.
- The resource conservation program has reduced garbage costs by \$69,000 annually as a result of improving or adding recycling programs.
- 19 KCHA properties compost yard waste, and 7 properties offer food waste composting to residents and staff.