



2009 NAA Green Conference & Exposition

April 28-29, 2009 • Phoenix Convention Center • Phoenix, Arizona

Going Green and Increasing NOI

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What is “Going Green”

- Reduce – Reuse – Recycle
 - A commitment to the environment
 - Leave no trace that we were here



The Earth was not given to us by our parents, it was loaned to us by our children

How can you Go Green?

– Categories

- Reusing/Recycling
- Environmentally friendly (reducing the impact on the environment)



Reusing/Recycling

- Some things that can be done
 - Reusing moving Boxes
 - Start a freecycle website
 - Donate Magazines/Soup Labels/Coke tabs
 - Be a collection site for ink refilling
 - Encourage Residents



Environmentally Friendly

- Leaving no marks on the planet
 - Harmful chemicals
 - Energy use

Ways to be green with little cost

- Energy Star Appliances
- Updated lighting packages
- Renewable Power
- Green Cleaning Products
- Green Paint
- Tankless Water heaters
- Weather Based Sprinkler Controller
- A Green Lease
- Flooring that is “Green”
- Low Flow water systems
- Ceiling Fans
- Vegetation
- Kvar – on master meter properties
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Renewable Energy and Utility Companies

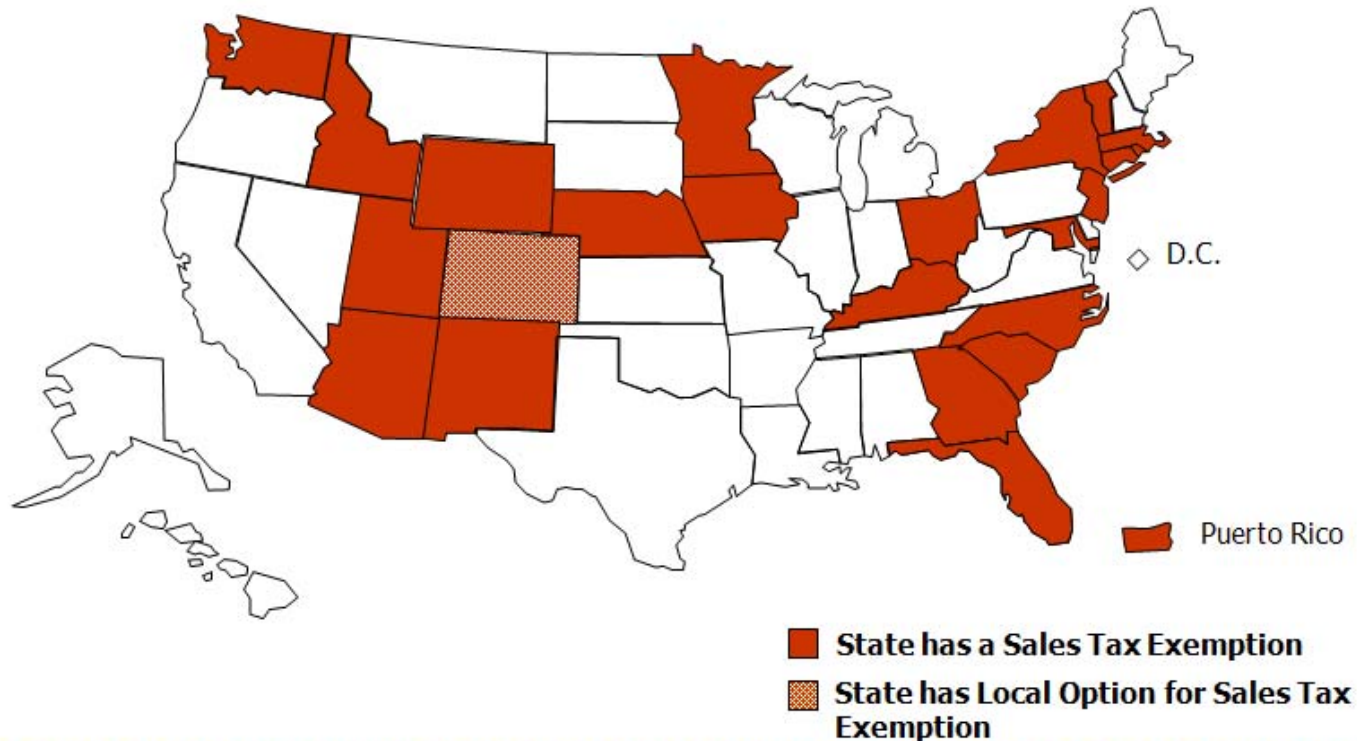
- Renewable Clean Power – There are several environmentally friendly, relatively non-polluting means of generating electricity:
 - Hydro Power
 - Wind Power
 - Solar Power
 - Tidal Power
 - Wave Power

Tax Credits to off set cost

- <http://www.dsireusa.org/>
- Texas, for instance. Purchases of certain energy-efficient products during Memorial Day weekend are exempt from state sales and use tax.
- Texas also offers a [renewable energy systems property tax exemption](#), available on both commercial and residential properties.
- California install small wind, solar or fuel cell electricity systems can get cash back for their efforts.
- The Federal government offers [incentives](#) for going green too.
- And the Federal government also offers tax help for businesses that get their green on.
- [The Energy Policy Act of 2005](#) established a tax deduction for energy efficient commercial buildings.
- This can work out to big savings for businesses that invest in energy efficient products, not only in tax write-offs, but in long-term energy costs.



State Sales Tax Exemptions for Renewables



Working with the Utilities and Marketers

- http://www.ecobusinesslinks.com/green_electricity_providers_sustainable_power_companies.htm
- http://www.green-e.org/base/re_products?cust=r#res
 - Green Mountain
 - TXU
 - Detroit Edison
 - Reliant

Questions?

