

State of Connecticut
FY 2020

Sustainability Performance Plan

Connecticut Housing Finance Authority

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Approved by Nandini Natarajan
Chief Executive Officer



This report was written in compliance with section 5 of Executive Order 1.

EO 1 Background

On April 24, 2019, Governor Lamont launched the GreenerGov CT initiative by signing Executive Order 1 (EO 1) which directs Executive Branch agencies to advance environmental leadership and cost savings for taxpayers by reducing greenhouse gas emissions and other sustainability objectives in energy use in buildings and vehicles, water use, and waste disposal.

EO 1 calls on agencies to recommit to and expand the state's Lead by Example (LBE) program to reduce the operating costs and environmental impacts of state government facilities and operations. EO 1 builds on the foundation of the state's LBE program by setting new sustainability goals, listed below, for Executive Branch agencies and invoking deeper levels of commitment and participation.

GHG

45% reduction in
GHG emissions
below 2001 levels

WATER

10% reduction in
water consumption
from a FY20 baseline

WASTE

25% reduction in
waste disposal from a
FY20 baseline

Since the GreenerGov CT initiative was launched, significant progress has been made towards laying the groundwork for expanded LBE initiatives in the future: governance structures were established, baseline data was collected, and financing and project strategies were developed. Additionally, agencies reported completing or making progress on 120+ sustainability projects in FY19 in the first annual agency Sustainability Performance Plans. Sustainability Performance Plans are plans drafted each year by Senior Sustainability Officers to detail agency progress and necessary goals, actions, and responsible parties to achieve the targets set in EO 1.

In 2020, the COVID-19 pandemic brought significant changes to the operations of state agencies as agencies responded to the crisis. The impact of the pandemic on the sustainability goals of EO 1 is not yet known, but some effects will be documented in the FY20 Sustainability Performance Plans and the GreenerGov CT Progress Report.

CHFA and EO 1

CHFA's mission

CHFA was established as a quasi-public agency by the Connecticut General Assembly in 1969 and charged with the mission to alleviate the shortage of affordable housing in the state and, when appropriate, to promote or maintain the economic development of this state through employer-assisted housing efforts.

CHFA's FY20 participation overview

CHFA, a quasi-public agency, volunteered to join GreenerGov CT Initiative in 2019 in support of EO 1. Since that time, the Authority has participated in regular Statewide Sustainability Committee meetings and dedicated staff to serve on subcommittees that support the Initiative.

CHFA staff involvement in EO 1

Maura Martin
Managing Director of Administration

Jennifer Landau
Director of Multifamily Development

Seema Malani
Manager/Architect, Multifamily Development

Shelly Mondo
Contracts & Procurement Officer

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Sustainability Projects

including projects relating to infrastructure improvements or behavioral change that took place in owned, leased, or occupied space and were either in progress or completed in FY20

Sustainability Projects

1

Location: CHFA 999 West Street Rocky Hill, CT 06067
Project Type: Structural - GHG - Building energy efficiency
Description: Replacing lighting in parking and inside building with more energy efficient, LED lighting
Status: In progress in FY 2020
Benefits Summary: Reduced electricity use

2

Location: CHFA 999 West Street Rocky Hill CT 06067
Project Type: Behavioral - Water
Description: posted signage in restrooms to raise awareness among staff about opportunities to reduce water usage
Status: Completed in FY 2020
Benefits Summary: Reduction in water usage

3

Location: CHFA 999 West Street Rocky Hill, CT 06067
Project Type: Behavioral - Waste
Description: Following up on efforts started in 2019, all newspaper subscriptions were changed from hard copy to online subscriptions
Status: Completed in FY 2020
Benefits Summary: Reduced waste

4

Location: CHFA 999 West Street Rocky Hill, CT 06067
Project Type: Behavioral - Combination
Description: Creation of an internal Sustainability Committee to begin planning and implementing waste and energy reduction efforts at CHFA
Status: Completed in FY 2020
Benefits Summary: Benefits include generating awareness, support, and ideas that will contribute to reduction in waste, energy and water at CHFA

Performance Data

The following data was pulled from EnergyCAP, the state's utility tracking software, on March 15, 2021. Note that utility data on agencies occupying space owned by another state agency may or may not be linked to their EnergyCAP accounts.

Total Utility Costs

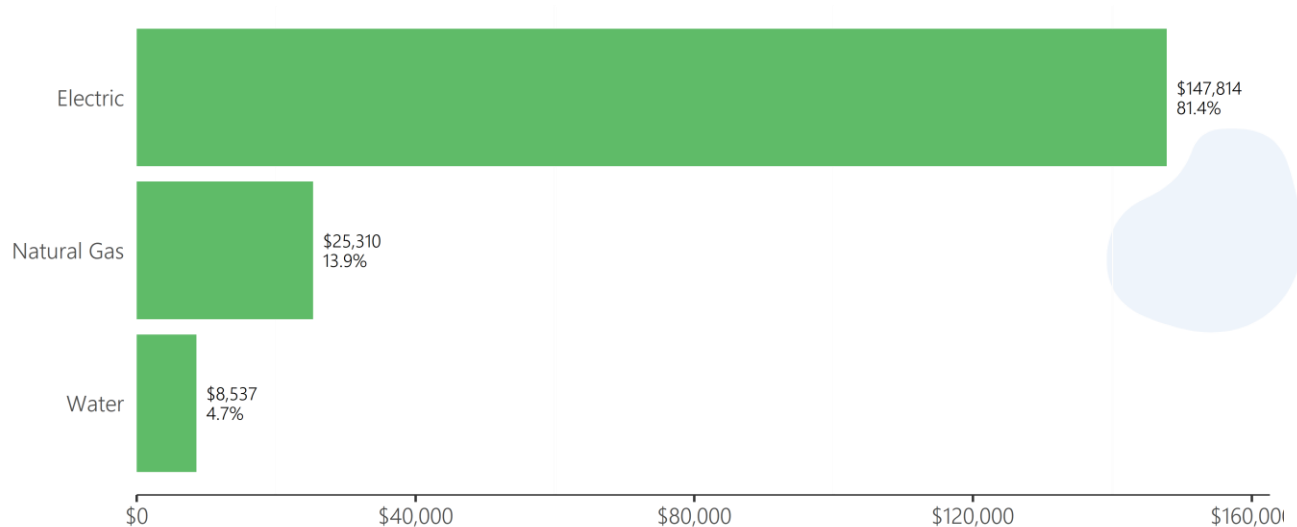
Commodity	Unit	Use			Cost		
		FY19	FY20	Change	FY19	FY20	Change
Electric & Natural Gas	MMBtu	9,349	7,511	-19.7%	\$192,120	\$173,124	-9.9%
Other Building Energy	MMBtu	-	-	-	-	-	-
Vehicle Gasoline	Gal	-	-	-	-	-	-
Vehicle Diesel	Gal	-	-	-	-	-	-
Total GHG Emissions	mtCO2e	575	470	-18.2%	-	-	-
Water	Kgal	830	731	-11.8%	\$8,924	\$8,537	-4.3%
Total	-	-	-	-	\$201,043	\$181,661	-9.6%

*Gasoline and diesel costs estimated based on average weekly cost from EIA.gov, \$2.37 for gasoline and \$2.96 for diesel in FY20 and \$2.57 for gasoline and \$3.18 for diesel in FY19.

**Other Building Energy sources include oil, propane, steam, and chilled water.

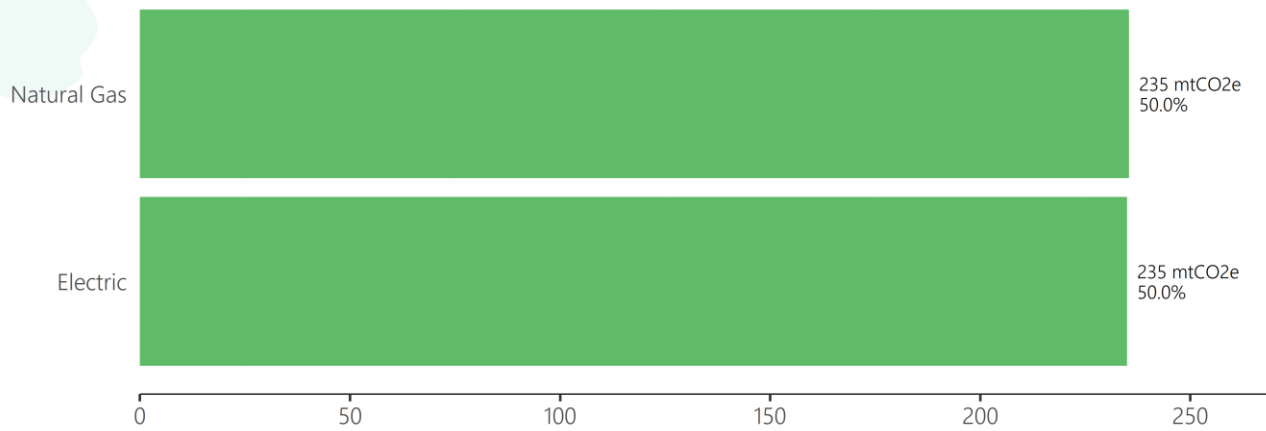
Commodity Cost Breakdown, FY20

The chart below represents the breakdown of commodity costs at CHFA in FY20.



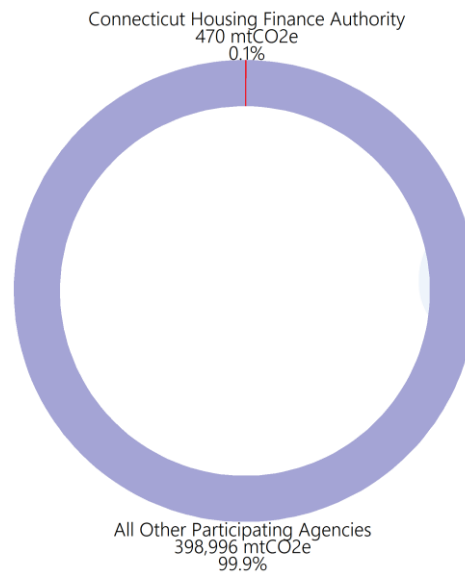
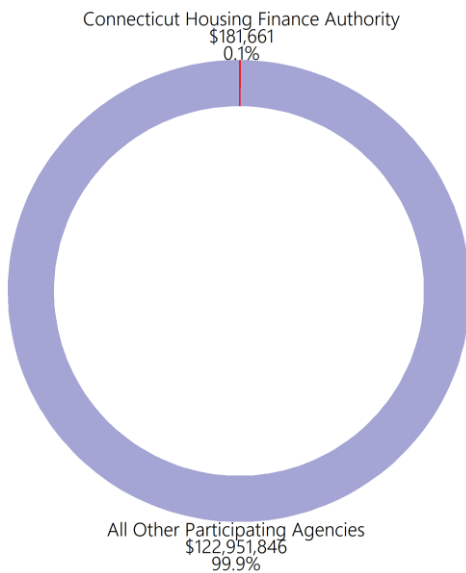
GHG Emissions Breakdown, FY20

The chart below represents the breakdown of GHG emissions by commodity at CHFA in FY20.



Share of Utility Costs and GHG Emissions

The two charts below display CHFA's proportion of the FY20 total utility cost and the total GHG emissions of all agencies participating in EO 1.



Future Planning

GHG Reduction (energy/fleet related)

Status of FY19 Plans

- ✓ **Progress has been made.**
Progress has stalled.
Plans have been completed.
Stated plans no longer a priority.

Planned FY21 Projects

In 2021, we will continue our efforts to migrate to LED lighting in the parking lot and the in the CHFA building in Rocky Hill.

Water Use Reduction

Status of FY19 Plans

- Progress has been made.
Progress has stalled.
- ✓ **Plans have been completed.**
Stated plans no longer a priority.

Planned FY21 Projects

We plan to study the potential for installing efficiency fixtures in our restroom and kitchen areas, assessing cost and projected savings.

Waste Reduction

Status of FY19 Plans

- Progress has been made.
Progress has stalled.
Plans have been completed.
Stated plans no longer a priority.
- ✓ **Other: Food composting project was placed on hold due to COVID and current remote working environment**

Planned FY21 Projects

We hope to pursue food composting project in 2021.

COVID-19 Impacts

Impact of COVID-19 on agency's ability to make progress on the goals of EO 1 in FY20

COVID has had some impact on our plans. With our employees working remotely at this time, we have postponed efforts to put food composting system in place and have delayed efforts to promote centralized printers. We do expect to resume these efforts when we return to the office.

COVID-19 changes that have led to a positive sustainability outcome that will continue after the pandemic

Strategically evaluating building footprint needed for agency work

Reassessing agency fleet

Holding virtual meetings as a more regular practice

✓ **Increased telework as a regular practice**

No changes to report

Resources Needed

Barriers encountered while making EO 1 progress in FY20

Funding

Staffing

Technical expertise

✓ **No barriers encountered**

Other

Specific type of support or resources needed to make progress on future sustainability projects

We value the support we have already received through the Greener Gov Initiative. We look forward to being able to reach out and gain guidance on individuals projects as we have so far.