

Sustainability Performance Plan FY 2021

CT Housing Finance Authority

Prepared by Shelly Mondo, Contracts and Procurement Officer
Senior Sustainability Officer

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 90+ sustainability projects in FY20 in the 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 and 2021, agencies continued to navigate the COVID-19 pandemic. As many agencies returned to the office in 2021, the GreenerGov CT leadership encouraged agencies to use the return to the office from teleworking as an opportunity to refresh staff practices and to take on new sustainability initiatives. The FY21 Sustainability Performance Plan includes a summary of sustainability actions initiated as part of the "Returning to the Office Greener" call to action.

EO 1 Participation Overview

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.

FY21 Participation Overview

As a quasi-public agency, CHFA continues to voluntarily participate in steering committee meetings as well as subcommittees focusing on sustainable waste and water use practices. CHFA remains eager and committed to exploring opportunities for environmental leadership for the future.

Participating Agency Staff

Maura Martin, Managing Director of Administration
Jennifer Landau, Director of Multifamily Development
Seema Malani, Manager/Architect, Multifamily
Shelly Mondo, Contracts and Procurement Officer

4

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 FY21

Sustainability Projects

Project 1

What: In 2021 CHFA reduced its trash and recycling generation by half.

Where: 999 West Street, Rocky Hill, CT

Project type: Behavioral - Waste

Status: Completed in FY 2021

Benefits: CHFA is helping to reduce materials brought to the landfills thereby reducing air and water pollutants.

Savings: Approximately \$1,600.00 annually.

Project 2

What: CHFA commissioned an energy audit in 2021 and is in the process of fully migrating to LED lighting in the building.

Where: 999 West Street, Rocky Hill, CT

Project type: Structural - GHG - Building energy efficiency

Status: In progress in FY 2021

Benefits: By migrating to LED lighting, CHFA will help to reduce its carbon footprint.

Savings: Based on the audit performed, it is estimated that CHFA will have an annual kWh savings of 197,967. The annual cost savings from from project is projected to be \$33,654.35.

Project 3

What: CHFA chose not to utilize its sprinkling system to automatically water the lawn on its property in 2021.

Where: 999 West Street, Rocky Hill, CT

Project type: Behavioral - Water

Status: Completed in FY 2021

Benefits: This effort was done to reduce water consumption.

Project 4

What: CHFA unplugged appliance, printers and other equipment not in use and while working remotely.

Where: 999 West Street, Rocky Hill, CT

Project type: Behavioral - GHG - Building energy efficiency

Status: Completed in FY 2021

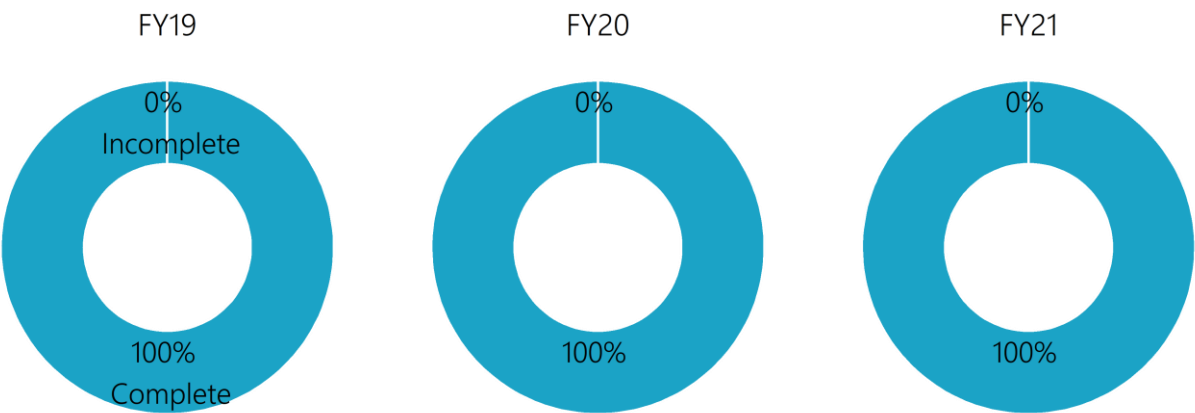
Benefits: Unplugging appliances and other equipment helped to reduce carbon emissions.

Performance Data

The following data was pulled from EnergyCAP, the state’s utility tracking software, on December 9, 2021. Note that utility data on agencies occupying space owned by another state agency may not be linked to their EnergyCAP accounts.

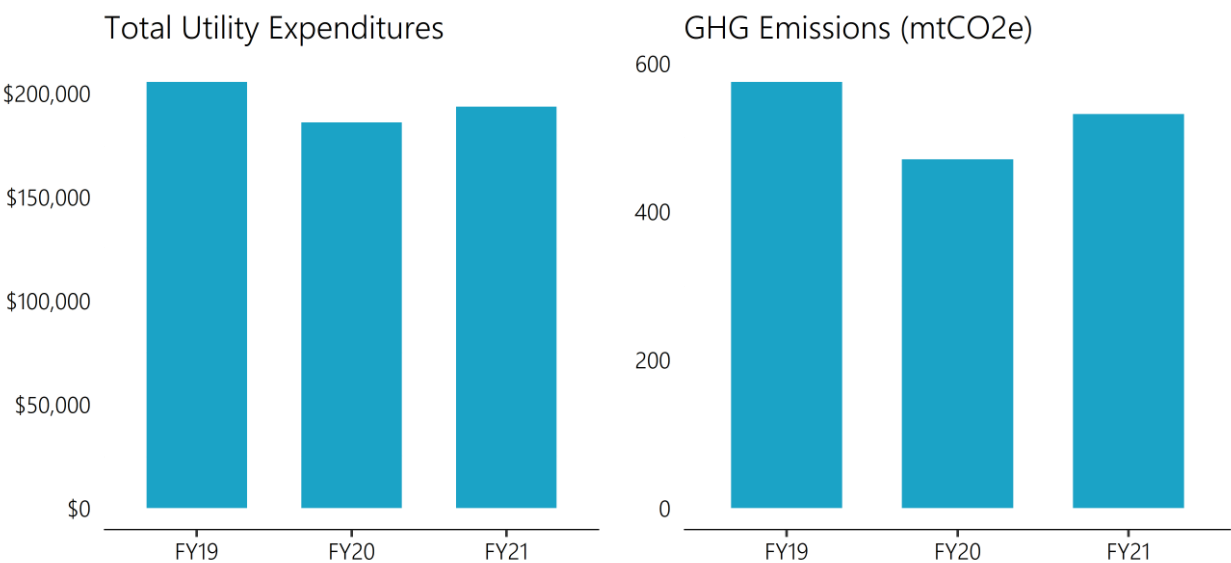
Data Completeness

The charts below display the estimated percent of utility data for CHFA entered into EnergyCAP. More recently uploaded data may still be ‘in queue’ awaiting processing by EnergyCAP and will not be reflected in this report.



Data Trends, FY19-FY21

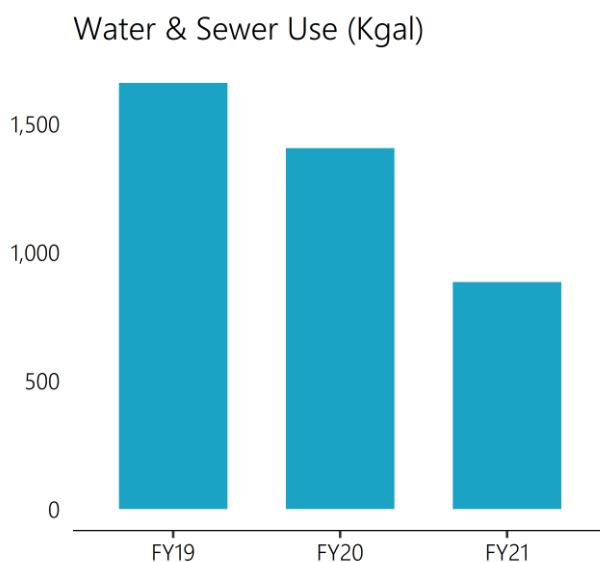
The charts below summarize the total utility expenditures and total GHG emissions for CHFA for FY19 -FY21. Keep in mind that data that is missing or not yet processed in EnergyCAP may cause these numbers to be artificially low.



Performance Data cont.

Data Trends, FY19-FY21 - Continued

The chart below summarizes the water use for CHFA for FY19-FY21. Keep in mind that data that is missing or not yet processed in EnergyCAP may cause these numbers to be artificially low.



Detailed Utility Use and Cost Data

The table below summarizes the utility use and cost data for CHFA for FY19-FY21 according to data pulled from EnergyCAP on December 9, 2021. As mentioned previously, keep in mind that this data may be incomplete.

Commodity	Unit	Use				Cost			
		FY19	FY20	FY21	FY19-21 Change	FY19	FY20	FY21	FY19-21 Change
Electric	kWh	986,872	918,122	898,905	-8.9%	\$154,184	\$147,814	\$149,631	-3.0%
Natural Gas	CCF	58,072	42,504	54,774	-5.7%	\$37,936	\$25,310	\$34,995	-7.8%
Total GHG Emissions	mtCO2e	575	470	532	-7.5%	-	-	-	-
Water	Kgal	830	703	442	-46.7%	\$8,924	\$8,166	\$5,758	-35.5%
Sewer	Kgal	830	703	442	-46.7%	\$4,365	\$4,573	\$3,170	-27.4%
Total	-	-	-	-	-	\$205,409	\$185,863	\$193,554	-5.8%

*Gasoline and diesel costs estimated based on average monthly cost from EIA.gov, \$2.53 for gasoline and \$2.81 for diesel in FY21; \$2.42 for gasoline and \$2.96 for diesel in FY20; \$2.69 for gasoline and \$3.25 for diesel in FY19.

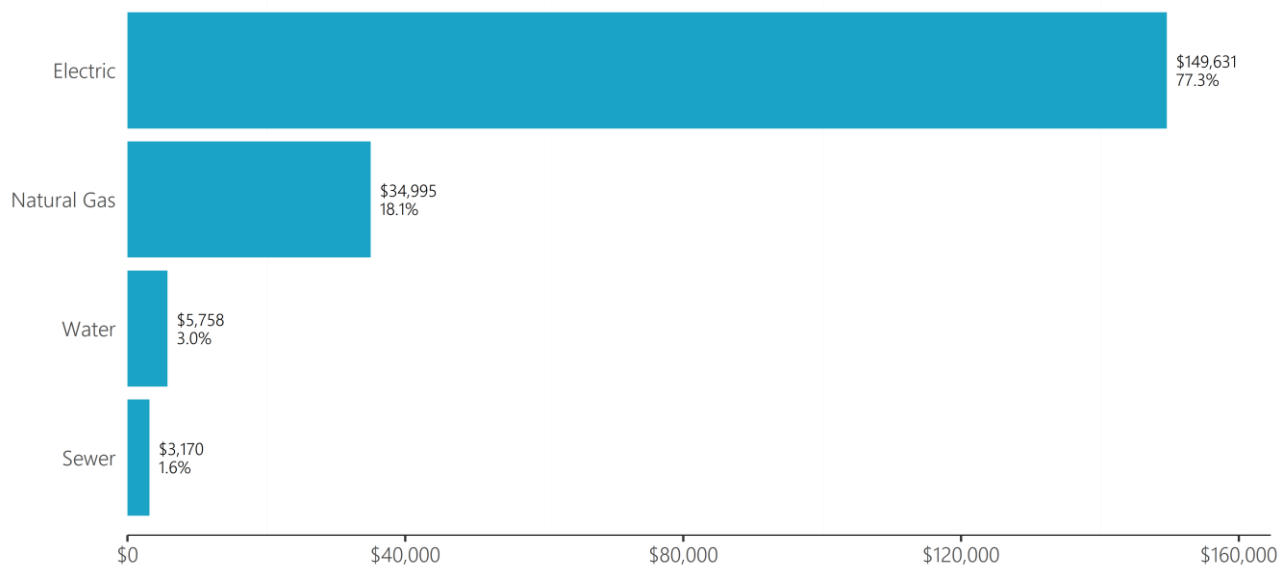
Performance Data cont.

FY21 Data Snapshot

The charts below highlight the breakdown of utility expenditures and GHG emissions by commodity for FY21.

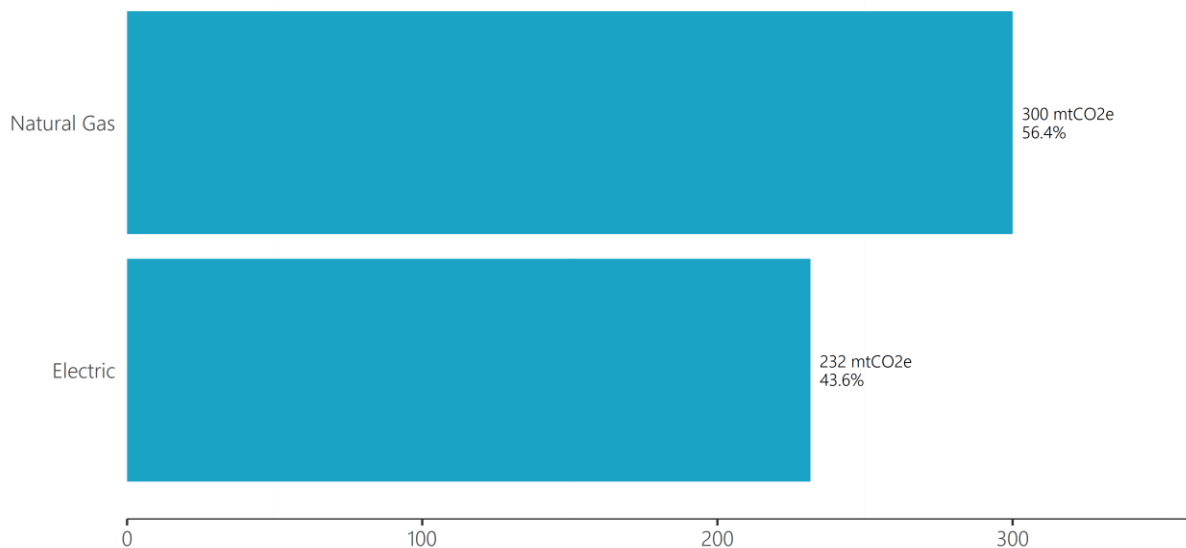
Commodity Cost Breakdown, FY21

The chart below represents the breakdown of commodity costs at CHFA in FY21.



GHG Emissions Breakdown, FY21

The chart below represents the breakdown of GHG emissions by commodity at CHFA in FY21.



Return to the Office Greener

In FY21, the GreenerGov CT leadership encouraged agencies to use the return to the office from teleworking due to the COVID-19 pandemic as an opportunity to refresh staff practices and habits and to take on new sustainability initiatives. Eleven actions were presented as possible strategies for a more sustainable return to the office, and agencies were asked to pick three actions not already in process. The actions for CHFA are highlighted below.

Returning to the Office Greener Suggested Actions

- | | |
|---|---|
| 1. Identify agency vehicles which could be transitioned to electric models. | |
| 2. Have a No-Cost retro commissioning scoping study to identify HVAC improvement and controls opportunities. | |
| 3. Sign up a building to participate in Eversource's Strategic Energy Management program. | |
| 4. Have a free building energy audit performed to identify basic opportunities to upgrade lighting or weatherization. | |
| 5. Perform a water audit to identify opportunities for fixture replacement or conservation actions. | ✓ |
| 6. Check for water leaks using the Fix-A-Leak Checklist. | |
| 7. Assess the feasibility of hosting solar on your buildings or property. | ✓ |
| 8. Optimize your dumpster size and pickup schedule. | |
| 9. Start an organics diversion/collection program. | |
| 10. Tune up recycling practices. | ✓ |
| 11. Make a Green Team of staff invested in making space and operations more sustainable. | |
| 12. Other actions | |

Additional details on the return to the office:

Upon return to the office, CHFA anticipates initiating a food composting project which was put on hold due to COVID-19 and the current remote working environment.

COVID-19 Impact

Impact of COVID-19 on CHFA's ability to make progress on the goals of EO 1 in FY21

Efforts such as composting have been put on hold due to COVID-19 and current remote working environment.

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	
Other	

Additional details on positive sustainability outcomes and how they will be continued after the pandemic

Working remotely has increased the awareness in many staff of opportunities for environmental benefits. Fewer people driving to work equates to less greenhouse gas emissions. CHFA staff working remotely does not have access to printers, thereby significantly reducing paper consumption and electricity costs.

Future Planning

Status of FY20 Plans

	Progress has been made	Progress has stalled	Plans have been completed.	Stated plans no longer a priority	Other
GHG Reduction	✓				
Water Use Reduction			✓		
Waste Reduction			✓		

Sustainability Plans Beyond FY21

GHG Reduction

The audit has been completed and CHFA is moving forward with recommendations for migrating to energy efficient LED lighting throughout the building.

Water Use Reduction


CHFA will undertake a water audit to identify further opportunities to reduce water consumption.

Waste Reduction

CHFA will continue to subscribe to online subscriptions rather than paper copies.

Resources Needed

Barriers encountered while making EO 1 progress in FY21

Funding	
Staffing	
Technical expertise	
No barriers encountered	
Other	

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

CHFA anticipates conducting several audits in 2022 and will contact the appropriate resources.