



SUSTAINABLE WEST HARTFORD COMMISSION

December 16, 2024
7:00 PM, Room 407, Town Hall

SPECIAL MEETING AGENDA

1. Call to Order
2. Approval of Prior Meeting Minutes
3. Communications & Community Comment (max 3 min each)
 - Celebrate! West Hartford 2025 booth
4. Ongoing Business
 - Student Rep Reports
 - Recap 12/6 meeting with WHCi
 - Working Group Reports
 - Waste
 - Nature-Based Solutions
 - Energy / Buildings
 - Finalize Report to Town Council
5. New Business
6. Staff Report
7. Calendar Updates – Public Works, Facilities & Sustainability Standing Committee – 1/9/25
8. Agenda for Next Meeting – 1/27/25
9. Adjournment

Anyone requiring auxiliary aid or service for effective communication or modification of policies or procedures to participate in a meeting, service, program or activity of the Town of West Hartford, should contact Suzanne Oslander, ADA Coordinator, at suzanneo@westhartfordct.gov or (860) 561-7580, as soon as possible, preferably seven days beforehand.

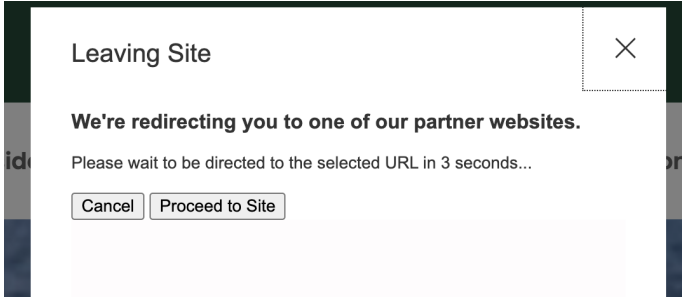
Nature-based Solutions Working Group Sustainable WH Commission Report

Meeting date: Monday, December 9, 2024

1. Cool West Hartford
 - a. Key components
 - i. Series of web pages housed within the Town website
 1. Content created and organized by SWHC
 2. Vetted and uploaded by Town's IT Dept.



Mockups above

- ii. Establish partnerships to connect residents with resources
 1. Requires mechanism for linking to non-government pages (see example below)
- 
2. How to develop and establish these partnerships?
- iii. Offer a quarterly newsletter, collect resident information
 1. Can the Town help with this?
 2. Rely on 3rd party? I.e. Constant Contact
 - b. Do we need a Cool West Hartford Working Group?
 - c. Outreach/Marketing/Communication strategy will be a critical component
 - d. Next steps
 - i. Do we need a separate working group?
 - ii. When do we begin?

2. Planting Policy - currently being developed and offered to Leisure Services in response to their request for feedback last Spring.
3. Signage for existing meadows in the process of being designed. Once ideas reach a more advanced stage, we will share with the SWHC.

Meeting date: Monday, November 25, 2024

1. Project updates
 - a. Contract with Mike Nadeau, meadow expert, is in process, led by Leisure Services. Larger than originally intended and includes follow-up care and maintenance.
 - b. Planting Policy - following the lead of other towns we are proposing a planting policy that will hopefully offer guidance across town departments responsible for land care.
 - c. Signage - project to connect key stakeholders and devise a common template for pollinator gardens on municipal land spaces.
2. Cool West Hartford
 - a. Components of Cool Boulder that we would like to see in our Cool West Hartford launch
 - i. Vision, define action areas that encompass the efforts of our entire commission - pollinator pathways, connect canopies, absorbent landscapes, trash and clean energy
 - ii. Partners - start building relationships with nonprofits, schools, religious institutions, more.
 - iii. Website page design with some autonomy
 - iv. Database, collect info for tracking/connecting
 - v. Newsletter
 - vi. Calendar
 - b. Researching other towns efforts
3. New suggestions - can we pursue restrictions around gas-powered lawn care?

Energy Working Group Report for 12/16/24

Hi all -

We may (or may not) have a EWG meeting on the 18th.

One thing I'd report on is that I spoke to Katie Shelton at the Green Bank and will follow up on multifamily housing projects in WH if Catherine Diviney and Kristen Gorski haven't already done so.

Also tried to get Jack Cunningham for ESC to be a speaker on our outreach campaign (Library and WHCi). He has moved on (to an exciting window manufacturer) and gave me the name Christine D'Amato - I'll follow up with her).

Finally - I'd like to mention that we'll work on Cool West Hartford from an energy standpoint but still want to keep education activities going.

Thank you

Bernie

Solar MAP

Affordable Multifamily Housing Program

August 12, 2024

Project SunBridge Presentation



Investing in Vulnerable Communities

EQUITY

Investing

Investing in vulnerable communities, The Green Bank has set goals to reach 40% investment in communities that may be disproportionately harmed by climate change.



Public Act No. 21-48 Section 2

Approved June 16, 2021

The definition of a residential customer was expanded to include affordable multifamily, specifically:

A **multifamily dwelling consisting of five or more units**, provided in the case of a multifamily dwelling consisting of five or more units, (i) not less than sixty percent of the units of the multifamily dwelling are occupied by persons and families with income that is not more than sixty per cent of the area median income for the municipality in which it is located, as determined by the United States Department of Housing and Urban Development, or (ii) such multifamily dwelling is **determined to be affordable housing** by the Public Utilities Regulatory Authority in consultation with the Department of Energy and Environmental Protection, Department of Housing, Connecticut Green Bank, Connecticut Housing Finance Authority and United States Department of Housing and Urban Development.

State Level Incentive: Residential

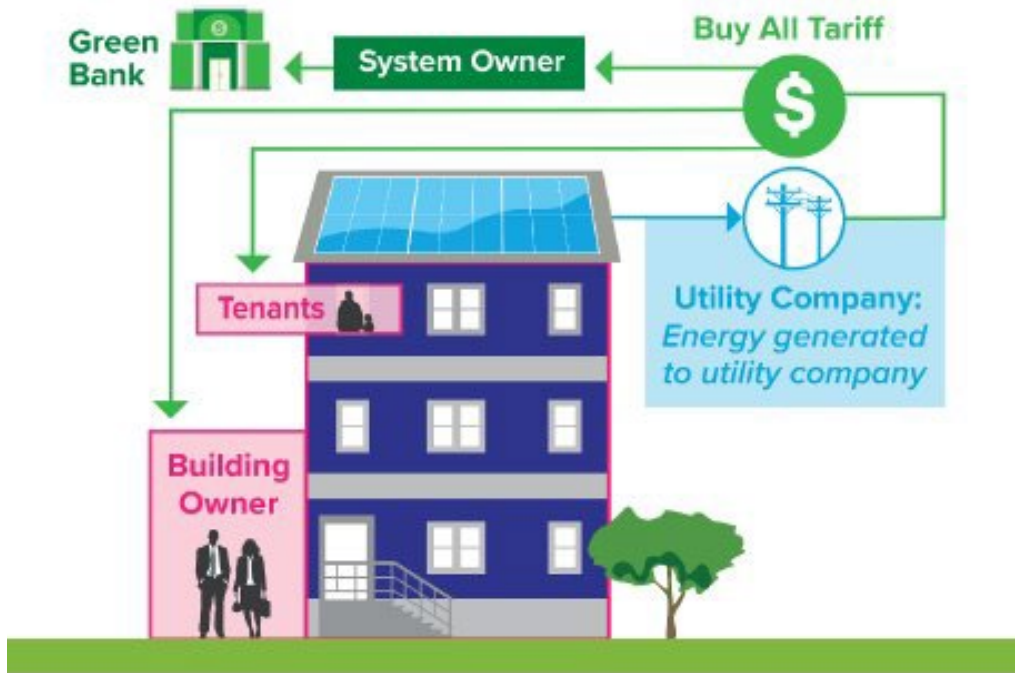
- Now Affordable Multifamily properties are treated as “residential” and can access the Residential incentive program, Residential Renewable Energy Solutions (RRES)
 - Residential Tariff is higher than the alternative commercial tariff
 - **\$0.3739/kWh** VS ~\$0.20/kWh
 - There is no cap on the number of Residential Tariff projects
 - One project to benefit all tenants and common space

Financial Benefit Must Be Shared With Tenants



- **Requirement that a portion of the financial benefit be shared with the tenants of the facility**
- Individually metered units: Tenants receive on-bill credits on their utility bill (20% of the tariff)
- Owner-Paid Utilities (master metered): the **net present value of 25% of the tariff** must be set aside for an upfront upgrade to the facility.
- Eligible upgrade measures include:
 - Energy Efficiency Measures
 - Energy Storage
 - Broadband Internet Access
 - Energy Efficiency Barrier Remediation
 - Operational Reserve (this is a measure of last resort)
 - EV Charging Stations
 - Greenspaces and Community Amenities
 - Onsite Mental Health & Supportive Services or Residential Service Coordinator
 - Security Enhancements
 - Bill Credits on Electrical Bills Covered By Landlords
 - Other measures

Multifamily Affordable Housing Green Bank Solar Lease



- Affordable housing sites are typically debt-constrained properties, requiring an off- balance sheet approach to solar development
- No capital requirement from property owner
- Tenants receive credits on their electric bill from production (i.e., RRES)
- Green Bank owns and maintains asset, and bears risk

Multifamily Affordable Housing Green Bank Solar Loan



Benefits of the loan:

- Retain a higher portion of the tariff value
- Directly monetize the available tax credits for the solar project

Typical Loan Terms:

- 18-year loan Term; 5.8% interest

Solar + Battery Storage

- Solar + Storage can be modeled as either a lease or loan option
 - Under the lease structure no capital outlay is required. Green Bank rolls all development and installation costs into the lease.
- Property receives the added benefit of resiliency in the event of an outage
 - Important consideration for senior housing and sites with critical systems requiring continuous operation
 - Battery storage meets the CHFA Renewables, Electrification and Resiliency criteria
 - Battery storage should be evaluated if generators are planned or being considered for a site.
- Reduce reliance on fossil fuels
- Help strength the state's electric grid

Working with the Green Bank on Affordable Multifamily Housing Projects



Green Bank identifies and develops a portfolio of qualifying projects

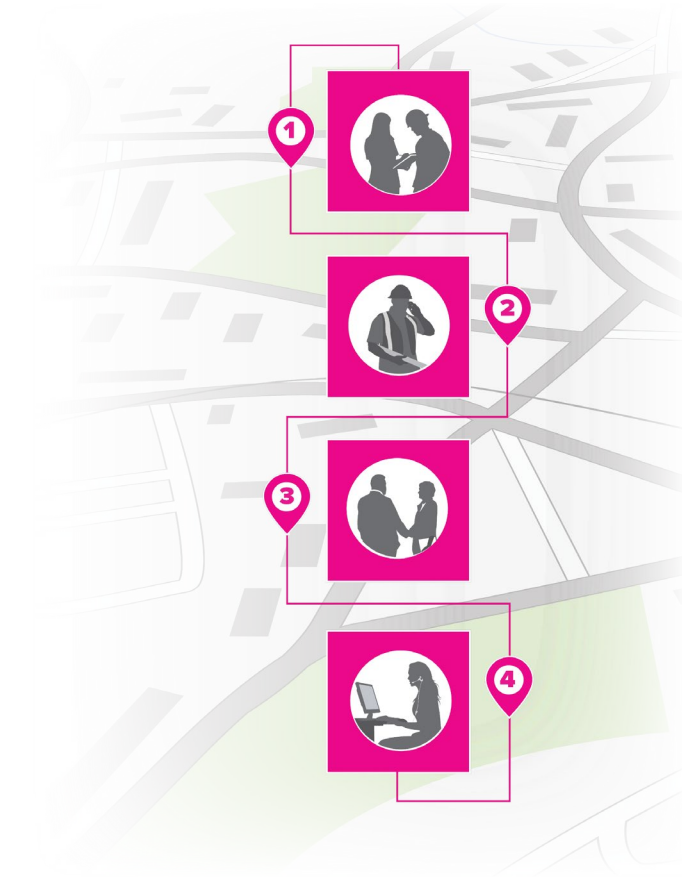


Property owner works directly with a contractor to identify, develop, and build a qualifying project



Less work. More benefits. Now even easier for property owners.

- No-cost technical support and project development support
- 60+ Municipal and State Agency projects developed to date
- Program has recently been expanded to include **affordable multifamily housing**
- Flexible financing with no upfront investment



Program Steps

1

Site Analysis. The Solar MAP team works with stakeholders to perform an analysis of all eligible locations to **identify opportunities** for solar projects

2

Project Development. We conduct **site visits, confirm project eligibility, and develop system designs** for each project to determine project economics.

3

Execute. We present **project specs and pricing to execute a project agreement.**

4

Trusted Partner. We solicit **competitive proposals** from solar contractors and select the best, **bundling participating projects together** to achieve economies of scale. After a qualified contractor is selected, the team **manages all final steps** of development, construction, and energization of the project. This process includes submittal for eligible **state and federal incentives.**

Solar For All

The Connecticut Green Bank intends to use Solar For All Funds to:

- Expand access to solar for Connecticut's most vulnerable communities by:
 - Passing along the increased financial benefit of a project to property owners and tenants
 - OR by making projects economically feasible that weren't otherwise
- As a by-product the Connecticut Green Bank anticipates:
 - Supporting Connecticut's Green economy through a series of competitive RFPs for contractor selection
 - Reducing carbon emissions through the installation of zero emission solar energy
 - Reducing the energy burden for thousands of customers throughout the State
 - Addressing climate change through an equity lens
 - Strengthen and diversify Connecticut's workforce

Questions & Answers



Email us at info@ctgreenbank.com or visit <https://www.ctgreenbank.com>

Link to schedule a meeting:

<https://calendly.com/d/5j7-3jf-vyj/intro-call-solar-map-affordable-multifamily-solar>

Katie Shelton, Senior Manager, CT Green Bank

Katie.Shelton@ctgreenbank.com

860-785-9625



Thank you for attending!



Residential Renewable Energy Solutions (RRES) Tier 1 List

Funder/Administration	Municipality	Project Name	Total	Street Address #1
CHFA	West Hartford	540 New Park	52	80 Shield Street
CHFA/DOH/HUD	West Hartford	Alfred Plant Senior Hsg	137	759 Farmington Avenue
	West Hartford	Elmgrove Senior Housing	40	11 Grove Street
CHFA	West Hartford	The Faxon (formerly the Elms)	67	1078 New Britain Avenue
HUD	West Hartford	Federation Square	88	2 Starkel Road
CHFA/HUD	West Hartford	Fellowship Housing I	20	10 Starkel Road
HUD	West Hartford	Fellowship Housing III	45	60 Starkel Road
CHFA	West Hartford	Flagg Road Cooperative Association, Inc.	10	30 Flagg Road
HUD	West Hartford	Hebrew Home	67	1 Abrahms Boulevard
HUD	West Hartford	Oak Hill Independent Housing	10	100-101 Beverly Street
CHFA/DOH	West Hartford	616 New Park	54	Vidal Court
DOH	West Hartford	Pinewood Condominiums	10	191 Abbotsford Avenue
	West Hartford	St. Mary's Home	100	291 Steele Road
	West Hartford	The Goodwin	47	187-189 & 203 Newington Road
CHFA	West Hartford	Camelot, The	44	175 Powder Forest Drive
CHFA	Rocky Hill	Greenfield Village Coop - does not qualify	10	41 A Marshall Road
CHFA	Newington	Cedar Pointe II - canceled project	36	550 Cedar Street