

August 24, 2020

The Honorable Ned Lamont
Governor
State Capitol
Hartford, CT 06106

Dear Governor Lamont,

The undersigned organizations are writing to urge you to reject Connecticut Housing Finance Authority's 2020 Qualified Allocation Plan.

The Qualified Allocation Plan (QAP) plays a vital role in setting guidelines for the allocation of Low-Income Housing Tax Credits and ensuring better-built homes for low-income Connecticut residents. Homes and infrastructure built now will last many decades, well into 2030 and 2050 when Connecticut's Global Warming Solutions Act mandates greenhouse gas emission reductions of 45% and 80% respectively.

High-performance, energy efficient affordable housing is the most cost effective and healthy choice for new buildings. They have lower lifetime costs, using significantly less energy than conventionally constructed buildings and by supplying their own renewable energy. This should be a priority in low-income housing.

In order to meet the State's Equity and Environmental Justice goals, affordable housing should be the first to benefit from the State's greenhouse gas reduction targets. There have been a number of projects in CT that have proven that this can be done for relatively low construction cost. In Pennsylvania, they have shown that there is no increase in construction cost over other affordable housing projects. (See Figure 1)

We are disappointed to see financial incentives for high-performance, energy-efficient affordable housing watered down in the 2020 QAP, despite overwhelming public comment in opposition. It allows alternate standards that require lower levels of energy-efficiency at the same point level as higher efficiency standards. We urge you to reject the 2020 QAP.

We suggest keeping the 2019 Sustainable QAP structure in place for now, which clearly incentivizes high-performance Passive House construction, until a task force can provide more specific recommendations of how the point structure can be improved without watering down the energy-efficiency.

Sincerely,



Samantha Dynowski
State Director
Sierra Club Connecticut



Melissa Kops, AIA, LEED AP BD+C, LFA
Vice Chair, CT Green Building Council
Pirie Associates Architects

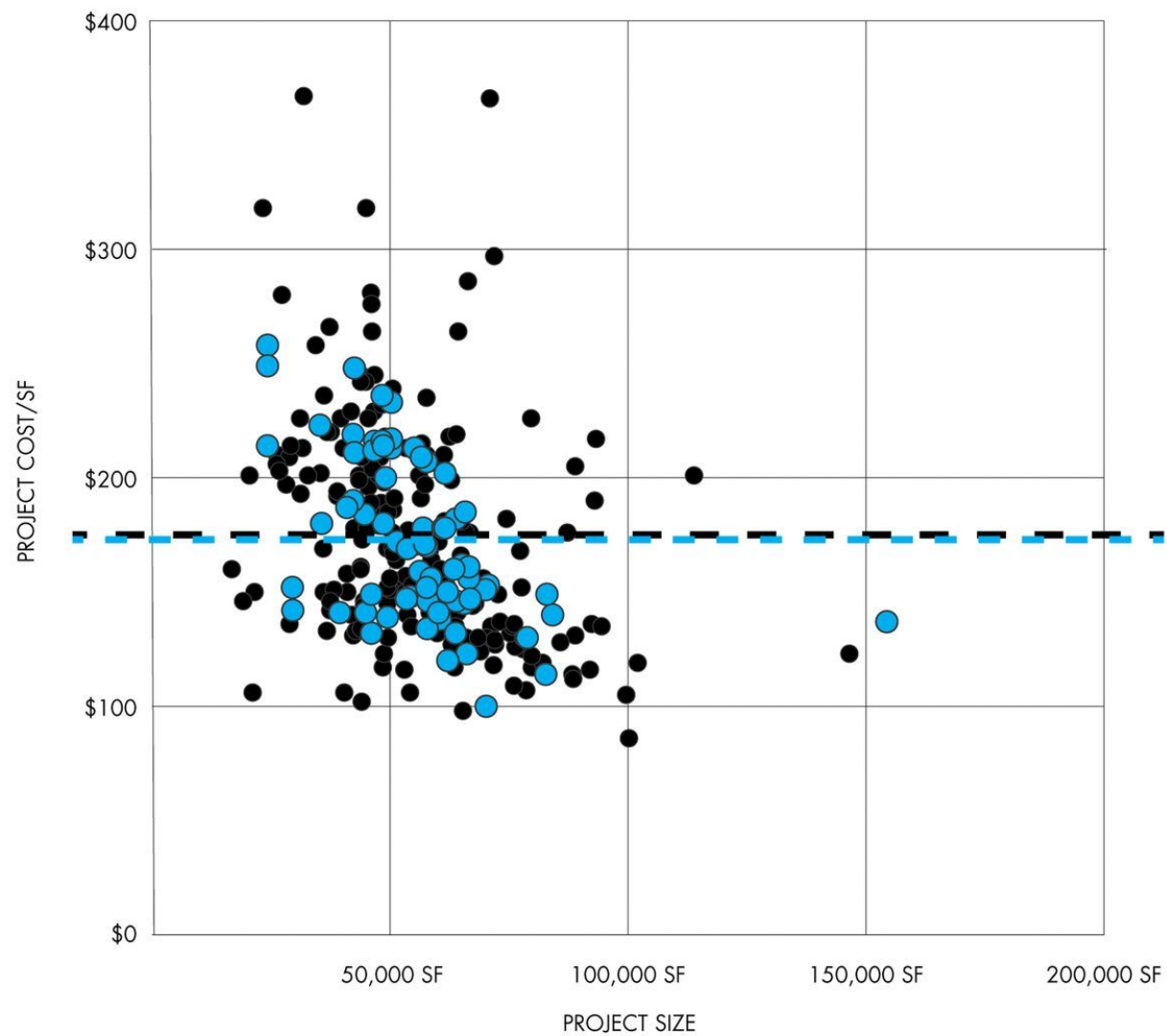
Co-signed by the following companies and organizations:

Sierra Club CT Chapter
CT Green Building Council
American Institute of Architects, Connecticut
Connecticut Passive House (CTPH)
CT Living Future Collaborative
Hartford Area Habitat for Humanity
Neighborhood Housing Services of New Haven
Connecticut Citizen Action Group
Citizens campaign for the Environment
Becker + Becker
The GreenfootPrint, LLC
GZA GeoEnvironmental, Inc.
Aris Land Studio
Gray Organschi Architecture
Earth Forward Group
SLAM Construction Services
Mark A. Hopper, AIA
The Levy Partnership, Inc.
Pirie Associates Architects
Eastern CT Green Action
Patriquin Architects
Lindsay Suter Architects
Presence Marketing
Dujardin Design Associates, Inc.

MJB Architects llc
Ross G. Spiegel, Architect
Efficiency For All
Green Eco Warriors Inc.
Green Thread Consulting
Enabling Technologies
Global Warming Blog
Weedon Built LLC
Two Willows Consulting
Dorgan Architecture & Planning
System Smart
Peterson Engineering Group
Joseph Gresko, Ct State Legislator
E4TheFuture
Building Performance Association
Steven Winter Associates, Inc.
People's Action for Clean Energy
Wyeth Architects llc
New England Forestry Foundation
George Penniman Architects LLC
Sustainable Southbury
Windowful Interiors
Celebration Green Design and Build

Postscript: While gathering signatures for this letter, we had a discussion with CHFA director, Nandini Natarajan. She informed us that you already signed the QAP, and that she is committed to convene a working group to discuss the structure, cost, and efficiency of the various energy efficiency measures in the QAP and other programs, which should allow CHFA to properly incentivize these various measures. We are sending this letter to express our dissatisfaction with the 2020 QAP structure and to ask that CHFA be held accountable to follow through with the work group formation.

FIGURE 1



268 PROPOSALS TO PENNSYLVANIA HOUSING FINANCE AGENCY (2015-2018)

- CONVENTIONAL (Total=194) — — — — — AVG. CONVENTIONAL = **\$175/SF**
- PASSIVE HOUSE (Total=74) — — — — — AVG. PASSIVE HOUSE = **\$173/SF**