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The Utility Experts®

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***Sustainability:***

***Starting & Carrying Out Your Action Plan***

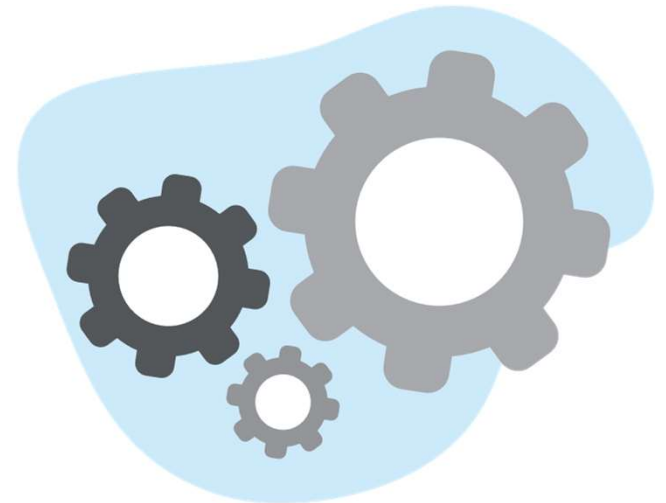
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## *Introduction/Agenda*



Chris Laughman  
Vice President, Sustainability

- What is Sustainability?
- Getting Started
- Building Your Program



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# *Climate Change*



## Mitigated Risk

**CNBC** Money invested in ESG funds more than doubles in a year

PUBLISHED THU, FEB 11 2021-12:44 PM EST | UPDATED THU, FEB 11 2021-1:15 PM EST

**Blackstone** Our Approach to ESG

As one of the world's largest alternative asset managers, we are uniquely positioned to make a positive impact through our investments and to strengthen the communities in which we live and work.

**EY** ESG

2020 will also be remembered as the year when ESG dominated headlines within the business and economic environment.

Alternative managers are not keeping pace with demand for ESG products      More investors are being required to invest in ESG products

**BlackRock** PRESS RELEASES BlackRock Survey Shows Acceleration of Sustainable Investing

**Bloomberg** Goldman Says ESG Finance to Become 'Core Part' of Strategy

**nuveen** A TIAA Company

\$32B	5 decades
<i>in ESG-focused strategies<sup>1</sup></i>	<i>spent championing RI and building a better world</i>
25+	100%
<i>dedicated RI professionals<sup>2</sup></i>	<i>of firm assets committed to the UN Principles for Responsible Investment<sup>3</sup></i>

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## *Let's start with some soup....*

An Alphabet Soup of Acronyms

### **ESG**

- **Environmental**
- **Social**
- **Governance**



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## ***What is Sustainability?***

Practicing sustainability means meeting our own needs without compromising the ability of future generations to meet their own needs.

### **The three pillars of sustainability:**

- People
- Planet
- Profit





# ***Sustainability:***

## **Getting Started**

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## ***Step One:***

**Evaluate:** Look within your own organization to define what your Sustainability program should look like.





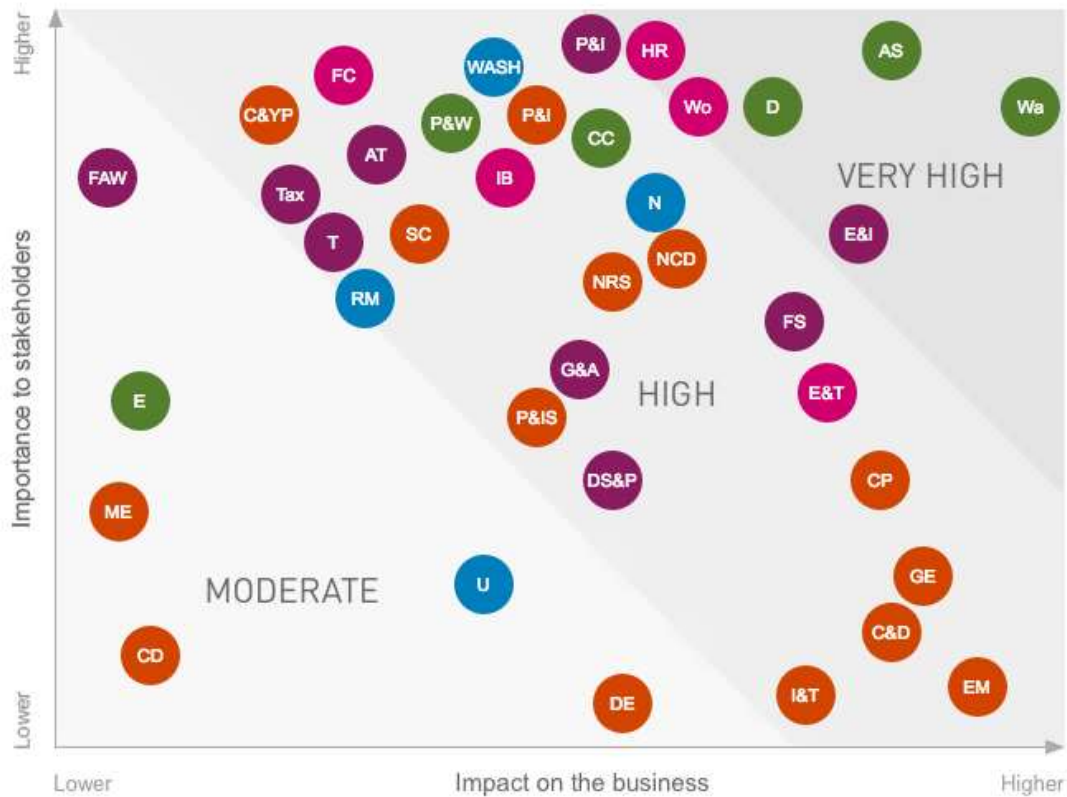
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***What effort are  
we going to put  
into this?***



*Link it to your  
corporate  
core values*





# Materiality Assessment

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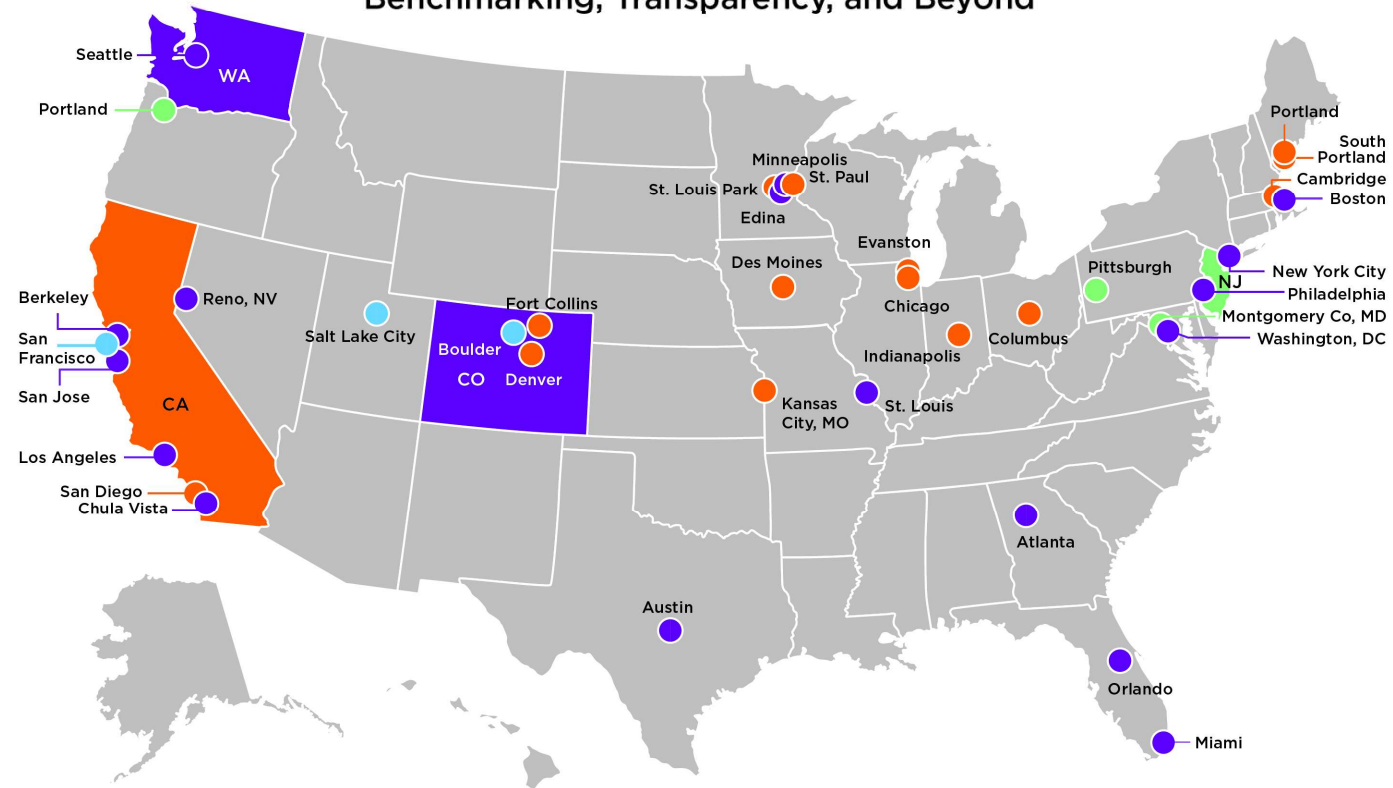
## *Step Two:*

**Get the Data:** Identifying opportunities to increase sustainability starts with data.



# How to get the data?

## U.S. City, County, and State Policies for Existing Buildings: Benchmarking, Transparency, and Beyond



- Benchmarking required for public and commercial buildings
- Benchmarking required for public, commercial, and multifamily buildings
- Benchmarking and additional actions required for public and commercial buildings
- Benchmarking and additional actions required for public, commercial, and multifamily buildings

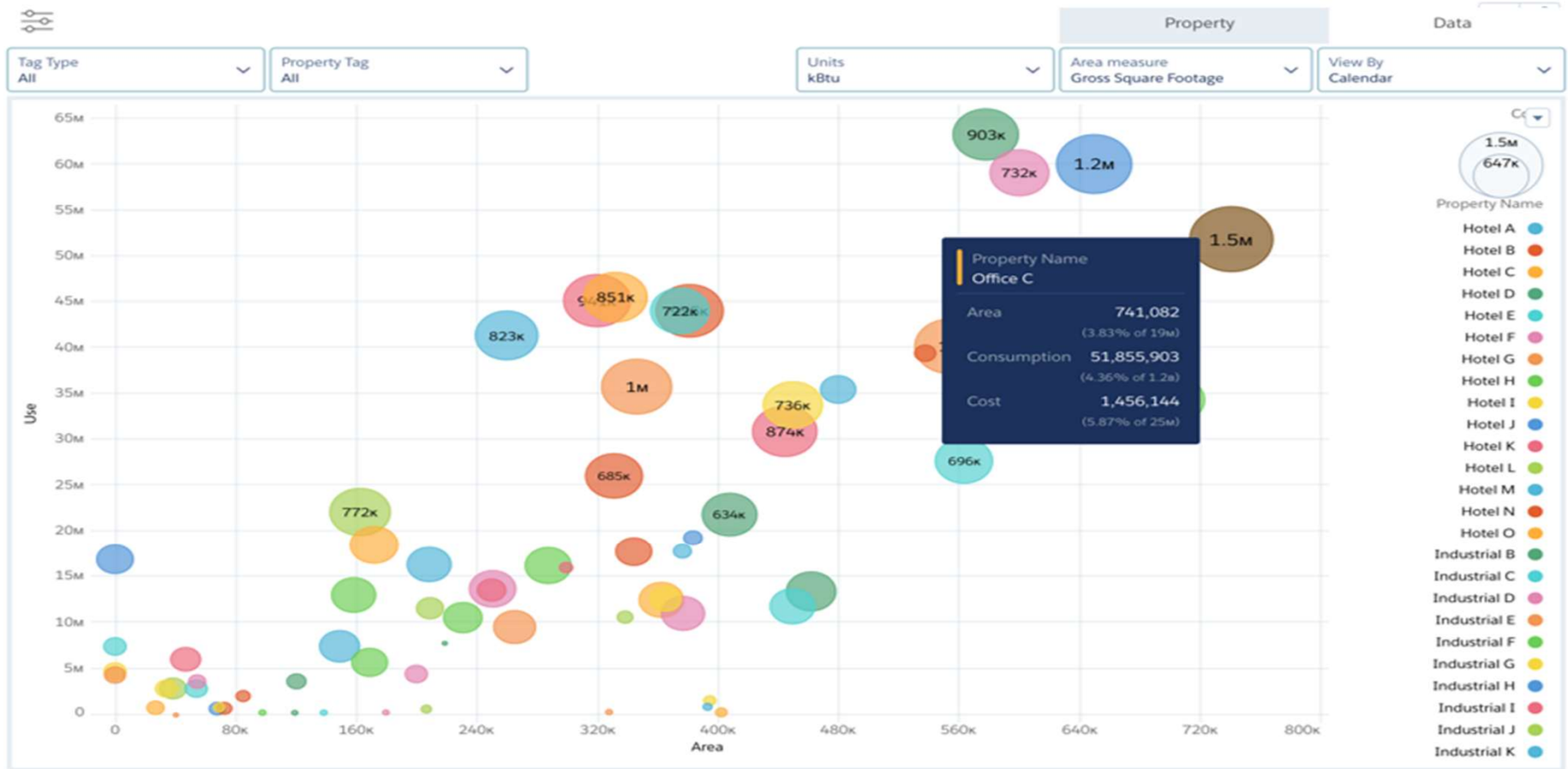


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## *Step Three:*

**Benchmark:** You don't know you're going unless you know where you are at.









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## ***Step Four:***

**Define key performance indicators:** Know how you stack up.



## KPI Framework

Strategic Goal	KPI	Measurement	Target
To improve the use of renewable energy sources	% of energy with renewable generation	Renewable source vs. Nonrenewable source	2% reduction Year over Year
To reduce Greenhouse gasses (GHG)	Total direct or indirect emissions of GHG by weight	CO2 generation for year vs. base year	20% reduction against base year
To participate at the social initiatives	# of employees participating in corporate social initiatives	Participation vs. Total Employee Count	50% Participation
To increase return on investment	ROI related to sustainability measure	Cost analysis	20% ROI

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## ***Step Five:***

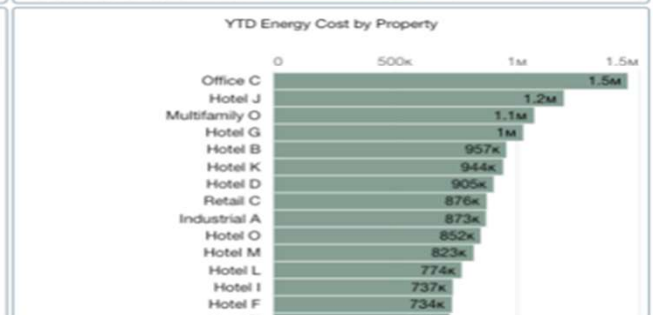
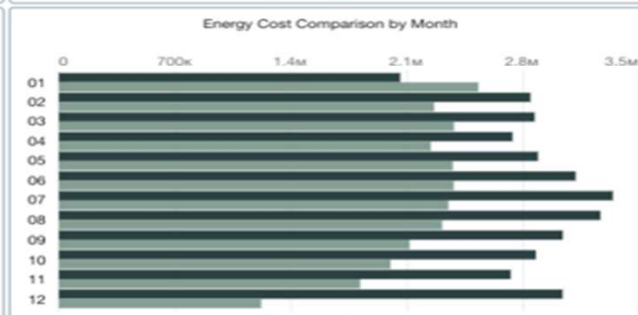
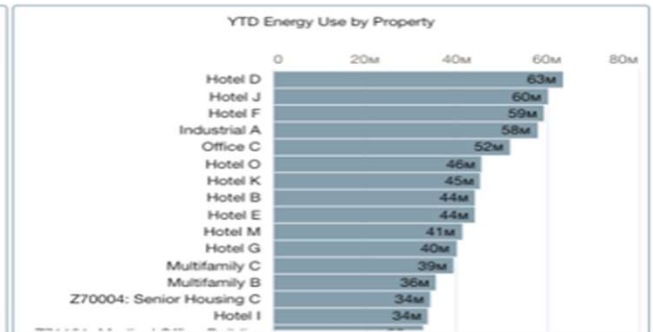
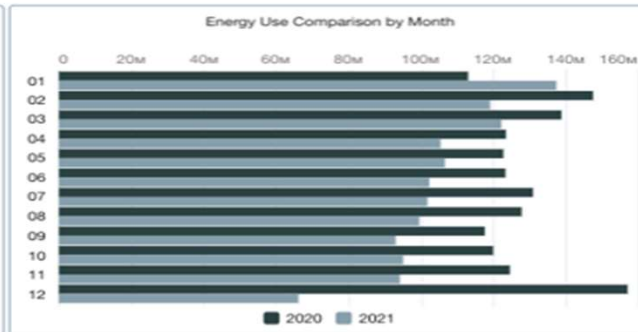
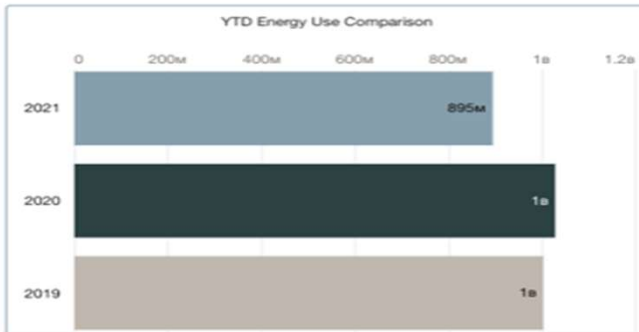
**Visualize:** Make data more usable.





Portfolio   Variance   Data

  Unit: kBtu   View by: Calendar



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## ***Step Six:***

**Strategize your plan:** Now that you know where to look, develop a plan to address what you have found.





***Possible strategies***

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## ***Step Seven:***

**Analyze your results:** Don't just evaluate the results – analyze deep reasons for failure or success.



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AIRE - River Oaks Electricity Retrofit  
Report Date: 21-Jul-2021

Project Description: Installed Garage lighting;

### Community Information

Name	AIRE - River Oaks
Address	3401 Iron Point Dr, San Jose, CA
Project	Lighting Bulbs and Fixtures
Cost of Project	\$52,756.00
Retrofit Date	4/15/2020

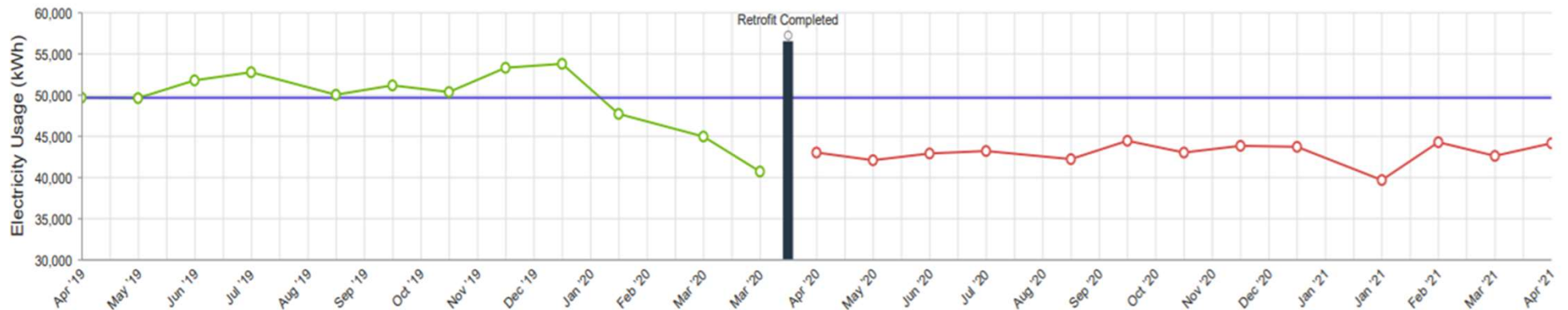
### Electricity Usage (kWh)

Monthly Average Prior	49,533
Monthly Average Post	42,893
Usage Savings	13.40 %
Savings Per Month	6,640
ROI	1

### Electricity Cost

Monthly Average Prior	\$9,866.49
Monthly Average Post	\$6,396.55
Cost Savings	35.17 %
Savings Per Month	\$3,469.94
Annual Savings	\$41,639.25

Electricity Usage  
Retrofit Date: 4/15/2020

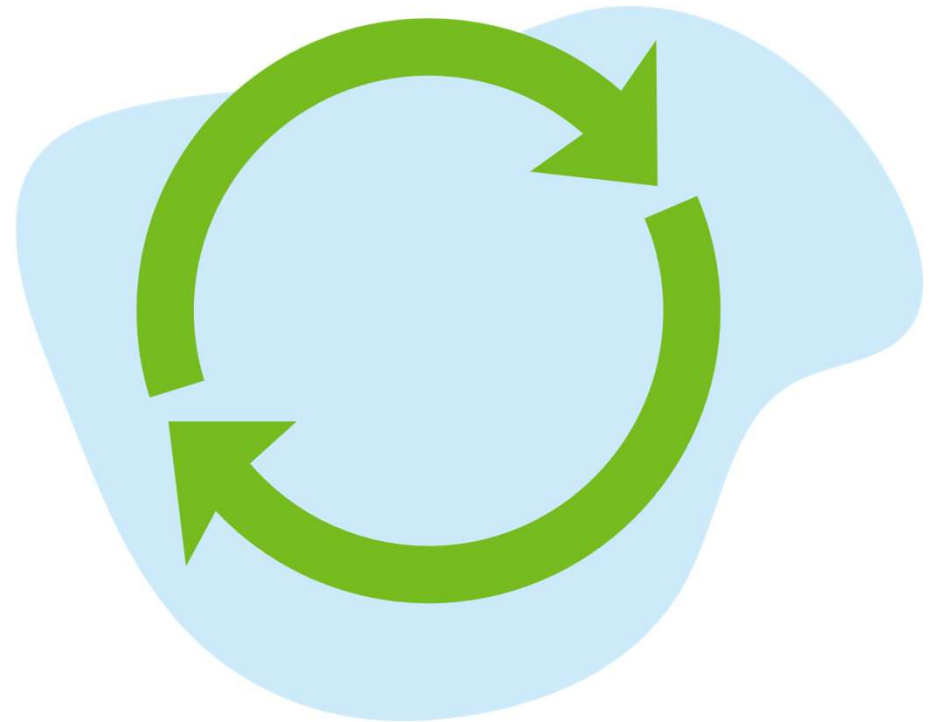




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## ***Step Eight:***

**Learning Loop:** Apply what you learned and use it to improve.





***Sustainability:***  
**Key Benefits & Pitfalls to Avoid**

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## ***Key Benefits***

- Positive environmental impact
- Lower operational costs
- Attract and retain residents



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## ***Pitfalls to Avoid***



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***Sustainability:***  
**Looking Forward**

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## ***Conclusion***

Sustainability is a journey, building a solid foundation will drive success.



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CCB

*Questions?*

