



May 16, 2018

Dear Energy Efficiency Advisory Council, Investor Owned Utilities, and Department of Public Utilities,

We, the undersigned organizations, encourage you to allocate resources via the 2019-2021 Energy Efficiency Three year plan in two strategies. We feel investment in these two strategies focused on the building sector will help achieve the energy efficiency goals we have as a Commonwealth, and encourage MA to develop better buildings, following the lead of other Northeastern states.

The first strategy is to support Passive House standard Training: encouraging Passive House standard construction will help drive deep energy savings for the building sector. We see great opportunities for Passive House during this building boom and within MA's affordable housing sector. However, because Passive House is a new construction technique, more training is needed to ensure proper technique. It is critical that Passive House training be provided to all general contractors, subcontractors, and consultants working on these projects to ensure quality construction and cost containment.

In New York where Passive House is gaining momentum, New York State Energy Research & Development Authority (NYSERDA) partially funded these Passive House Trainings for the first three years to ensure all applicable contractors and consultants became Passive House certified.

We suggest the EEAC consider \$1 million of similar funding for training, curricula development, demonstration training equipment, and specialized facility needs, to help drive this innovative building method forward.

The second strategy is Passive House Pilot Projects – In addition to incentivizing training to ensure contractors and consultants fully understand and apply Passive House construction methods, we believe funding Passive House pilot projects will be critical to move toward achieving scale in the affordable housing sector.

To address higher development costs related to piloting a Passive House project, allotting \$5 million through the next Three-Year Plan would cover any Total Development Cost (TDC) gap for emerging Multifamily affordable new construction Passive House projects in MA.

This initial market investment would generate learnings and approaches that would drive down project costs to standard construction levels. As a condition of receiving this funding, pilot projects could be required to benchmark their projects for at least 5 years to generate adequate post-construction energy savings data. These data could then be referenced by lenders post- investment period to inform the systemic underwriting of Passive House projects' projected energy savings if any TDC increases still exist.

Ensuring an increase in the number of Passive House standard buildings in Massachusetts, particularly in the affordable housing sector, will help us meet our emissions goals, help our communities be better places to live, and help our buildings be more comfortable places to live and work.

Sincerely,

Carol Oldham
Massachusetts Climate Action
Network

Berkshire Environmental Action
Team (BEAT)

Adele Franks
Climate Action Now, Western
Massachusetts

Alan Palm
350 Mass for a Better Future

Andrew Bean
Boston Climate Action Network

Randi Soltysiak
Climate Coalition of Somerville

Michaelann Bewsee
Arise for Social Justice

Diane Turco
Cape Downwinders

Eric Wilkinson
Environmental League of
Massachusetts

Renu Bostwick
Bedford Net Zero Working
Group
Jane Winn

Mary Dewart
Climate Action Brookline

Renu Bostwick
First Parish in Bedford,
Unitarian Universalist

Nisha Swinton
Food & Water Watch

Ricki Pappo
Lexington Global Warming
Action Coalition (LexGWAC)

James O. Michel
Resist the Pipeline

Malcolm Cummings
Fossil Free Somerville

Uli Nagel
Living the Change Berkshires

Cathy Kristofferson
StopNED

Robert Armstrong
Franklin County Continuing the
Political Revolution

Beth Adams
Mass Forest Rescue Campaign

Kim Slack
Sustainable Belmont

Steven Nutter
Green Cambridge

Emily Norton
Massachusetts Sierra Club

Mike Cavanaugh
Sustainable Braintree

Jacqueline Royce
Green Committee
Neighborhood Association of
Back Bay (NABB)

Robert Kvaal
Minuteman Indivisible Climate
Team

Cheryl Schnitzer
Sustainable Sharon Coalition

Marcia Cooper
Green Newton

Sue Stafford
Mothers Out Front,
Massachusetts

Claire Miller
Toxics Action Center

Nancy Hazard
Greening Greenfield

Rosemary Wessel
No Fracked Gas in Mass

Kaat Vander Straeten
Transition Wayland

Audrey Schulman
HEET (Home Energy Efficiency
Team)

Philip Pitha
No Sharon Gas Pipeline

Laura Wagner
Unitarian Universalist Mass
Action

Larry Yu
Indivisible Somerville

Bri McAlevey
Clean Energy Now

Meredith Elbaum
USGBC Massachusetts

Katy Allen
Jewish Climate Action Network

Sarah K. Belfort
Quincy Climate Action Network

Lise M Olney
Wellesley Natural Resources
Commission

CC: Governor Baker and Secretary Beaton