



MA Energy Efficiency Advisory Council  
c/o Department of Energy Resources  
100 Cambridge Street  
Boston, MA 02114

To whom it may concern,

The Hillside Living team writes in regards to the passive house rebate that will be officially established no later than July 1 of this year. At Hillside Center for Sustainable Living, we are striving to build a community of 58 resilient, Passive House units for a variety of income levels- including a 10 unit deeply affordable shared residence for the YWCA. Our edible permaculture landscaping and EV charging stations help to make Hillside a pioneer in resilient and efficient construction. Our team is very grateful that the EEAC is taking a step to support this way of sustainable building in Massachusetts, and we feel that at least a \$4,000 rebate per unit is necessary in order to make Passive House practical for developers.

In order to succeed in building extremely efficient and durable buildings under the Passive House criteria, heightened amounts of education, quality control, management, design efforts and certification are required. The \$4,000+/unit rebate will serve as a positive driver in the construction of these sustainable homes. The average cost to build a 1,000 square foot unit in Massachusetts is \$150,000 and the average cost to build a PH unit is \$200,000. This leaves a \$50,000 gap in the budget and in turn makes PH a more costly effort. A \$2,000 incentive would simply not be enough to cover for this gap in costs and the proposed amount of \$4,000 would be highly appreciated by our team here at Hillside. Massachusetts has declared its strong commitment toward reducing the energy demand of housing across the state, and the necessity of Passive House buildings is quickly becoming a mainstream understanding across the board. There is a steep learning curve ahead of many contractors and designers seeking to pursue building high performing buildings. Significant time, effort, and money are involved in this upfront learning process, and are often both the barrier and solution. States and cities across the country are not exempt from the challenges involved with this learning process, and must also invest the greater upfront costs involved in our collective progress. All of the environmental benefits of building a Passive House align well with Massachusetts' movement toward more resilient and efficient buildings, and help us to prepare for an uncertain future.

Building passive homes plays a key role in guiding our community into the sustainable future we are aiming to cultivate at Hillside. This incentive will drive the adoption of sustainable building practices by developers across the Commonwealth.

Thank you,

A handwritten signature in black ink, appearing to read "David Hall", with a stylized flourish at the end.

David Hall  
President, Hall and Moskow Corporation