



February 25, 2019

To: Massachusetts Energy Efficiency Advisory Council  
Sent via email to [ma-eeac@mass.gov](mailto:ma-eeac@mass.gov)

**RE: Passive House Incentive Program**

On behalf of Trinity Financial, I would like to express our support of the recently established Passive House Incentive Program as part of the EEAC's three-year plan. While the approved incentive amounts are meaningful, I urge you to consider increasing the incentive amounts to \$4,000 per residential unit for the program to be more impactful.

Trinity Financial is a real estate development firm dedicated to revitalizing urban neighborhoods. Our work spans a range of specialties, including affordable housing and transit-oriented development. We strive to achieve high levels of sustainability and resiliency in our developments, and have recently begun incorporating Passive House design features in several of our projects. The benefits of Passive House features for the communities we work in and the residents we house are powerful, including lowered energy bills for our residents (many of whom are low income), healthier living environments with improved air quality, significantly improved resident comfort through noise and temperature control, and reduced carbon pollutants to the surrounding urban neighborhoods.

The cost of developing high-quality and sustainable housing for people across all income levels in urban areas in the Commonwealth is high, and we are often grappling with staying within certain cost caps and spending limits that have been established by our public funding partners. While the advantages of incorporating Passive House features are significant, they often come at a cost premium. Increasing the amount of available subsidy per unit for Passive House projects will increase the likelihood of developers designing and constructing multi-family housing projects, particularly affordable and mixed-income ones, to Passive House standards.

We hope that you will consider increasing the amount of the Passive House Incentive Program subsidy per unit to \$4,000.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eva Erlich".

Eva Erlich

Vice President of Development