

Memo

1/15/2021

To: Mass EEAC

From: Hank Keating, AIA, President Passive House Massachusetts

EEAC Three-Year Plan 2022-2024

Re: Electric Central hot Water Systems for Multifamily Housing

On 10/13/20 we submitted the idea that the 2022-2024 Three-Year Plan ought to include an incentive program for central electric hot water systems for multifamily housing. We pointed out that although the technology exists, the installation cost premiums range up to 100% and the ongoing operating cost premiums, given Massachusetts electric rates, range up to 300% more than central gas fired systems. Many developers doing multifamily passive house projects would like to go all electric, but these cost premiums, especially the ongoing operating premiums make it financially difficult.

In early November we submitted more comprehensive thoughts about how a program could be set up to incentivize developers to install these electric systems. It is not simple, but given the overall electrification goals seen in the 2030 Interim Clean Energy and Climate Plan, we think it makes sense to develop a specific program to overcome this obstacle to full electrification.

We urge the EEAC to include such a program in the final program recommendations.