

Memo

1/15/2021

To: Mass EEAC

From: Jane Carbone

EEAC Three-Year Plan 2022-2024

RE: Passive House Retrofit Programs/LEAN

HRI is a non profit developer that been providing affordable housing since 1974 in Cambridge. We own over 1,500 units of housing and have been in working with the LEAN program since inception and more recently completed a Passive House development with the support of Mass CEC among other funders. In the past we have lost many opportunities to complete a deeper energy retrofit on our existing buildings and support revisions to the LEAN program to accommodate deep energy retrofits for affordable housing. The PHRIP's should also be incorporated as complementary to the LEAN deep energy retrofit program so that existing market rate buildings will qualify where they cannot for the LEAN program.

We need to meet our climate goals across the Commonwealth for all housing types, owned by nonprofits and for profit developers or this will not happen.

It will not be possible without Mass Save retrofit programs to bring about market transformation. Our industries will get better and better at retrofits, but significant incentives will be required to get the industry engaged and learning and to get the results we need.

As an affordable housing developer I urge the EEAC to include recommendations in the four categories of (1) high-performance new construction, Passive House (2) deep energy retrofits, (3) strategic building electrification, and (4) equitable workforce development.