



PUBLIC COMMENT MEETING MINUTES

Wednesday, June 27, 2018

1 Beacon St, 4th Floor
MassHousing Board Room
Boston, MA 02114

Councilors Present: Elliott Jacobson, Don Boecke (for Maura Healey), Amy Boyd, Cindy Carroll, Elizabeth Cellucci, Maggie Downey, Paul Gromer, Frank Gundal (for Tilak Subrahmanian), Charlie Harak, Paul Johnson, Judith Judson, Richard Malmstrom, Deirdre Manning, Jeremy Newberger, Laurie Pereira (for Trish Walker), Michael Sommer, Mary Wambui

Consultants Present: Margie Lynch, Roo Harcourt

DOER Staff Present: Ian Finlayson, Emily Powers, Maggie McCarey, Alex Pollard

1. Call to Order

Commissioner Judson, as Chair, called the meeting to order at 1:08 PM.

2. Public Comment Introduction

Commissioner Judson introduced the public comment meeting by reviewing the current activities and review process of the 2019-2021 plan. She emphasized the important of stakeholder participation, and of prioritizing energy efficiency as a first fuel resource.

Commissioner Judson turned the meeting over to Maggie McCarey.

McCarey walked through the comments submitted to date and summarized key statistics from past comments. She noted that the topics raised through public comments so far align with EEAC priorities. She requested that all public comments submitted by July 31st are to be considered in the next version of the plan.

3. Public Comment

Mark Lukitsch, Boston Green Ribbon Commission

Lukitsch recommended that the plan increase the C&I savings target to be closer to those identified by the consultants. He also expressed a desire for increased transparency, with specific C&I integrated strategies outlined in the plan. Lastly, he requested that the plan include more training, data metrics, and more effective commissioning strategies.

Julie Curti, Boston Green Ribbon Commission and A Better City

Curti noted that the commercial real estate market sees opportunities for linear lighting, construction lighting, CHP, and advanced building management. She was dismayed by the decreased C&I savings target of the new plan. She proposed increasing both summer and winter peak savings targets. She also asked for more detail about past and upcoming demonstrations in the plan; specifically, requesting information about how the Eversource tenant energy efficiency demonstration performed. Curti also asked for an opportunity to provide feedback on plans similar to the mechanism used in the 2016-2018 plan.

Mary DeWort on behalf of the Board of Climate Action Brookline

DeWort commented that her town is working on implementing net-zero planning. She expressed interest in seeing more details about Passive House in the three-year plan. She also stated that Climate Action Brookline is interested in supporting one million dollars for training. DeWort also advocated for increased pilot projects.

In addition to Passive House projects, DeWort also added that the next plan should have more information available to non-English speakers.

Stephanie Horowitz, President of Passive House Massachusetts, Architect, and Certified Passive House Consultant

Horowitz proposed that the PAs and the Council collaborate with Passive House Massachusetts to develop Passive House programs. She referenced resources and credibility within the field, and a mailing list of over 730 individuals. She requested that the plan include organized Passive House training opportunities. Horowitz concluded that a fundamental paradigm shift is needed to meet the goals of GWSA.

Mike Duclos, Certified Passive House Consultant

Duclos noted that the draft energy efficiency plan does not provide sufficient measures to meet the GWSA emission reduction goal in time. He added that each building constructed today is not constructed to meet emissions reduction goals. Duclos acknowledged that deep energy retrofits can be difficult and expensive, which is a barrier to updating the existing building stock. He pointed to Passive House as a method to achieve dramatic energy use reduction. He also cited pilots and Passive House criteria that would be applicable with both new construction and retrofit projects. Duclos concluded that Massachusetts should make an investment in training and pilots for Passive House projects.

John Rodenhiser, JSR Adaptive Energy Solutions

Rodenhiser highlighted the clear need to address energy consumption within the existing building stock. He encouraged the PAs to continue and expand their relationship with third party

providers. Based on climate goals in Massachusetts, the private sector needs training to learn to change their approach when building and renovating. Rodenhiser recommends at minimum using alternatives to the current building energy code to meet the energy standard. He concluded that Massachusetts needs more than a small group qualified to implement efficient building and Passive House techniques.

Hank Keating, Affordable Housing Developer

Keating expressed support of Passive House recommendations voiced by LISC to expand Passive House training, pilots, and green design charrettes. Keating confirmed the demand for the recommendations outlined in the letter (4/4/18) and stressed the importance of using gap financing to cover the difference between traditional construction and the first generation of Passive House projects. Keating concurs that PA recommendations should be focused on new multi-family mixed use projects. He also asked for more clarity in the plan about how Passive House metrics will be modeled and generated.

He added the need for more trained Passive House contractors and recommended increased support for these developments through assigned program account managers. Keating concluded that the LISC proposal of \$5 million for Passive House projects could be tripled.

Julie Klump, Preservation of Affordable Housing

As a non-profit affordable housing developer, Klump referred to Passive House as the ideal standard to move the market towards affordable, energy efficient housing. She expressed frustration with financing utility savings to secure more debt. She views the measurement and verification of Passive House savings as a key element to demonstrate the viability of the efficient building investment to lenders. She added that as a developer, she has used millions of dollars of incentives from energy efficiency programs and would be first in line to work with the PAs to build Passive Housing.

Jamie Dickerson, Policy Analyst Northeast Clean Energy Council

Dickerson spoke about adding storage into the energy efficiency programs. He urged the PAs to expand detail and savings allocations for ADM. Many C&I customers will benefit from installing storage resources, and residential customers are showing interest in storage as well. Dickerson pointed to the SGIP program in California as an exemplary program structure to consider.

Dickerson provided seven recommendations for the ADM storage program in Massachusetts:

1. Provide up front incentive rebate to drive adoption
2. Increase program size, achieve 100 MW in 2019 and 200 MW by 2021
3. Maximize net benefits by pursuing a wide range of participants
4. Provide certainty about program longevity beyond the three-year term
5. Eliminate hard caps
6. Expand storage offering to the residential sector
7. Target winter peak demand management in addition to summer

Commissioner Judson asked about benefit cost analysis for storage, and if this included both sectors and summer and winter peak.

Dickerson Responded that the benefit cost analysis includes both sectors but was not certain about the inclusion of winter peak.

Mike Davis, Senior Program Officer at LISC

Davis spoke about the opportunity to scale up a battery storage program in the three-year plan. He expressed disappointment that storage is not currently in C&I or low-income categories. Davis added that storage will provide the most benefit in the C&I sector. The value proposition of storage is based on reducing expense and emissions associated with peak demand hours. He added that Massachusetts should offer a behind the meter rebate to help make storage more cost effective for customers. Davis stated that storage has strong functionality on its own, and proposed that many customers who cannot install solar, and therefore are not eligible for SMART incentives, can still benefit from storage. Davis also raised the issue that residents in affordable housing could also benefit from storage during major storms. He concluded that the EEAC should require PAs to include a C&I and residential storage program.

Don Bianchi, Massachusetts Association of Community Development Corporation

Bianchi commented to express support of the LISC memo to the EEAC dated May 15, 2018. He summarized the four strategies outlined in the memo:

1. Support Passive House standard training
Allocate \$1 million in the plan toward training general contractors, subcontractors, and consultants.
2. Fund affordable Multifamily Passive House Pilot Projects
Recommends that the plan allot \$5-10 million in incentives to address gaps in emerging multifamily projects.
3. Support Green Design Charrettes for Affordable Multifamily Passive House New Construction
Specifically, the plan should allocate \$7,500 for each multifamily Passive House New Construction project to engage in a design charrette.
4. Expand the LEAN Multifamily program to 80% SMI with an accompanying 20% increase in its total budget.

Steve Cowell, E4the Future

Cowell provided recommendations for the plan to provide increased focus on research and innovation. He asked that measure level data be available by zip code of services provided, noting that increased data analytics would expand the ability of stakeholders to assess the equitable distribution of resources.

Cowell also proposed that the PAs expand natural gas energy efficiency programs.

He added that E4theFuture is working with LEAN and third-party ambassadors to develop techniques to increase participation of small businesses.

He also added that Massachusetts should work to deploy smart meters and time varying rates based on customer interest and capabilities.

Lastly, he proposed several new technologies or offerings to consider or ramp up in the plan:

- Storm windows
- Home Energy Score (home energy labeling for real estate valuation purposes)
- Landlord incentive through the multifamily program
- Change the HEAT loan program to include packaged solar and efficiency bundles

Henrietta Davis, US GBC Board and Mass Climate Action Network Board

Davis restated recommendations from the LISC memo to the EEAC, dated May 15, 2018. She emphasized the need for tools to move forward with net zero plans, and the need for Passive House pilot programs and training. She also pointed to the difficulty serving multifamily units due to the split incentive. She added that Passive House offers high quality indoor air in addition to energy efficiency, stating the importance of considering the people and planet in addition to the piggybank.

Greg Geller, ENERNOC Active Demand Management

Geller provided recommendations for including C&I storage in the plan's ADM programs:

1. Offer upfront rebates to offset initial capital costs of storage
Geller noted that 1 MW of ADM regardless of technology type has certain associated benefit stream of avoided capacity costs
2. Expand ADM program size
Geller expressed disappointment that demand savings were not included in potential studies. Geller pointed to ISO-NE's Demand Response program as a guide for potential savings. He noted that the PA programs could ramp up from 45 MW to 225 MW by 2021 using ISO's program as a proxy
3. Create longer term price signal to aggregators
Geller expressed that participants may be hesitant to participate in a program if there is no certainty of incentives beyond 2021. He noted that adding indicators of the program longevity would help potential participants to feel more confident in their investment.
4. Increase the incentive to maximize net benefits
Geller noted that ConEd has increased incentives and participation has doubled and tripled. Due to the increased participation, ConEd also experienced significantly higher net benefits compared to their initial offering.

Greg Hunt

Hunt noted that he would be submitting his comment in writing but emphasized the importance of including storage in the plan. He pointed to trouble with intermittency issues of renewable energy. He recommended incentivizing innovation in this area to develop creative alternative technologies. He noted that in the current market, there are dominant technologies that stifle the development of new technologies that may have improved functionality and benefits.

4. Adjournment

Maggie McCarey, as Chair, closed the meeting at 2:47 PM