

July 23, 2019

From: Hank Keating, AIA, PHMA Board

Re: Final Passive House Incentive Program, 4 Stories and up and Passive House Trainings

Passive House Massachusetts is very pleased to learn that the final Passive House Incentive Program for buildings 4 stories and up will be \$3000/ unit plus a 100% reimbursement for a Passive House Feasibility Study and a 75% reimbursement for the cost of either WUFI or PPHP modeling. Although we had been pushing for an overall incentive in the \$4000/unit+/- range, the certainty and simplicity of this approach makes up for what might have been a difference of a few hundred dollars. We believe that this program will dramatically accelerate the adoption of Passive House in Massachusetts for both affordable and market rate multifamily projects.

We want to thank the EEAC, the consultants, PA's, and DOER staff for all of their significant efforts over the last several months to grapple with how to design and justify this Incentive Program. There were many complex questions that need to be considered and everyone worked together to find the right answers.

We understand that additional studies are ongoing regarding how to design, size and justify similar Passive House Incentive Programs for single family homes and multifamily projects up to 3 stories high. We understand that this work may not be completed until the 4th Quarter of this year. This is very unfortunate because there may be several multifamily projects of this size that may need to make decisions and commitments before they can actually evaluate what effect a Passive House Incentive Program might mean for their project finances. We urge the EEAC to do whatever it can to accelerate the studies and reports required to announce the details of this incentive program sooner rather than later because the Three Year Plan is rapidly becoming a 2 year plan and multifamily projects can easily take 2 – 3 years from inception to completion.

We are also very pleased with the progress that has been made in forming a working partnership between PHMA, ICF and the utility companies for deploying and administering Passive House trainings ranging from programs for professional certifications to ½ day workshops and Lunch and Learns for a very wide spectrum of the design and construction teams that will be involved the production of these new Passive House projects. These trainings will be critical in assuring the rapid adoption and smooth implementation of the Passive House projects taking advantage of the Passive House Incentive Program.

Thank you again for your serious attention to developing these Passive House incentives. We really believe that they will help put the state of Massachusetts on the right path toward meeting its commitments under the Global Warming Solutions Act.