

I'm writing to voice my strong support for the passive house recommendations made by LISC in their 4/4/18 letter to the Council. As an affordable housing developer I have completed 160 units in Taunton MA that were built very nearly to the passive house standard and tracking the energy use, we have documented that heating energy is 85%+/- below comparable Leed Gold projects in the state.

Passive House is the building system that we must employ to have any chance of reducing greenhouse gas emissions enough to avoid the worst climate change effects in the coming decades. Every building constructed to a lower standard now will be a liability for decades to come - systems will be changed out, but the building envelope will not.

Training for contractors, subs and consultants is critical to developing a strong cadre of people who understand passive house techniques and can begin building to the standard with the least amount of "learning on the first project".

Passive house projects do not have to cost more than traditional construction, but most developers, contractors and agencies are concerned that the first projects will cost more and jeopardize the competitiveness the projects. It make sense to create a program that offers "gap" financing for the first generation of passive house projects. Such funding can also pay for benchmarking for the projects - gathering real performance data on completed projects is critical to demonstrating the effectiveness of passive house.

Finally, paying for Green Design Charrettes for PH projects also makes a lot of sense. If the development team including the owner, designers, PH consultants and contractors can sit down at the start and review the passive house project goals and establish procedures for feed-back loops during design and pricing, the chances for stress-free success increase dramatically.

Thank you for seriously considering these recommendations.

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