

February 25, 2019

MA Energy Efficiency Advisory Council  
c/o Department of Energy Resources  
100 Cambridge Street  
Boston, MA 02114

VIA EMAIL

Re: Final Passive House Incentive Funding

To whom it may concern:

Just-A-Start Corporation (JAS) is writing in support of Passive House Massachusetts's call for the Energy Efficiency Advisory Council (EEAC) to make the Passive House Incentive program worth at least \$4,000 per unit. We believe that Passive House design is the appropriate guideline for responsible, sustainable development within the affordable housing market.

Passive House benefits the individual residents through reductions in their utility bills due to increased operating efficiency of the building. Additionally, the reduction in operating costs will allow more permanent debt to be underwritten for each project which will reduce the amount of public subsidies required for each project.

Passive House also has numerous health and resiliency benefits for our residents. The specific requirement to allow for shelter-in-place is a critical component in plans to adapt to our changing environment.

We encourage EEAC to adopt an incentive of at least \$4,000 per unit in order to promote the adoption of the Passive House design requirements.

Sincerely,

A handwritten signature in blue ink, appearing to read 'CNicholson', is written over a light blue horizontal line.

Craig Nicholson  
Acting Director of Real Estate