



July 25, 2019

Judith Judson, Chair
Energy Efficiency Advisory Council
Commissioner
Department of Energy Resources
100 Cambridge Street, Suite 1020
Boston, MA 02114

Re: Final Passive House Incentive Program (4 Stories and Up) and Passive House Trainings in Fourth Statewide Three-Year Energy Efficiency Investment Plans, Years 2019 through 2021

Dear Ms. Judson, Energy Efficiency Advisory Council, Investor Owned Utilities, and Department of Public Utilities:

Local Initiatives Support Corporation (LISC) Boston, Citizens' Housing & Planning Association (CHAPA), and Massachusetts Association of Community Development Corporations (MACDC) are pleased to learn that the final Passive House Incentive Program for buildings 4 stories and up will be \$3,000/unit plus a 100% reimbursement for a Passive House Feasibility Study and a 75% reimbursement for the cost of either WUFI or PPH modeling. Although we had been pushing for an overall incentive comparable to the \$4,000/unit that Massachusetts Clean Energy Center's Passive House Design Challenge successfully offered, we think this is a solid start and will accelerate the adoption of Passive House in Massachusetts for multifamily affordable housing projects. We want to thank the EEAC, the consultants, PAs, and DOER staff for all of their significant efforts over the last several months to design this Incentive Program.

We understand that additional studies are ongoing regarding how to design and size 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 fourth quarter of this year. This is 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 as multifamily projects can easily take 2 to 3 years from inception to completion.

We are also very pleased with the progress that has been made in planning Passive House trainings ranging from programs for professional certifications to half-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.

LISC, CHAPA, and MACDC look forward to encouraging and supporting multifamily affordable housing owners and developers in taking advantage of these Passive House Incentives and Training Programs. Ensuring an increase in the number of Passive House standard buildings in Massachusetts, particularly in the affordable housing sector, will help us meet our emissions goals, make our buildings more comfortable places to live and work, and help our communities be better places to live.



Thank you again for your serious attention to developing these Passive House incentives.

Sincerely,

A handwritten signature in black ink that reads "Karen Kelleher".

Karen Kelleher
Executive Director, LISC Boston

A handwritten signature in black ink that reads "Emily L. Jones".

Emily Jones
Program Officer, LISC Boston

A handwritten signature in black ink that reads "Rachel Heller".

Rachel Heller
CEO, CHAPA

A handwritten signature in black ink that reads "Shirronda Almeida".

Shirronda Almeida
Interim Executive Director, MACDC