



MP BOSTON

February 11, 2019

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

RE: Final Passive House Incentive Funding (Sent via email)

To whom it may concern:

MP Boston is writing in support of Passive House Massachusetts push for the Energy Efficiency Advisory Council (EEAC) to make the Passive House incentive program worth at least \$4,000 per affordable unit developed. As we collectively strive for carbon neutrality in our communities here in the state, it is imperative that these incentive funds are maximized now to help drive this rigorous energy efficiency standard at the scales necessary. The path to carbon neutrality drives straight through Passive House, and we collectively need to think beyond to help drive this innovative standard to help open up supply chains (professionals, construction managers and construction suppliers alike) and make this state of the art standard the new "normal."

We are currently developing 800,000 sf of next generation high-performance Passive House office space in our new development in downtown Boston at Winthrop Center. This will be the largest Passive House office in the world, and we have learned that in addition to lowering operating costs and lowering utility bills, the benefits to Passive House are clear and encompass high-performance sustainability, wellness, and resiliency. While rooted in energy performance and carbon reduction, Passive House is a comfort standard: whether a resident, office worker or visitor, the high quality fresh air, and improved thermal and acoustical comfort help enhance the customer experience. As for resiliency, the robust façade of triple glazing, additional insulation and air sealing essentially neutralize the resident from the increasingly extreme weather events.

We hope that the EEAC does everything possible to maximize this incentive, at a minimum of \$4,000 per unit, during this current Three-Year Plan. Thank you for your consideration, and do not hesitate to contact me should you have any questions.

Best,



Brad Mahoney

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