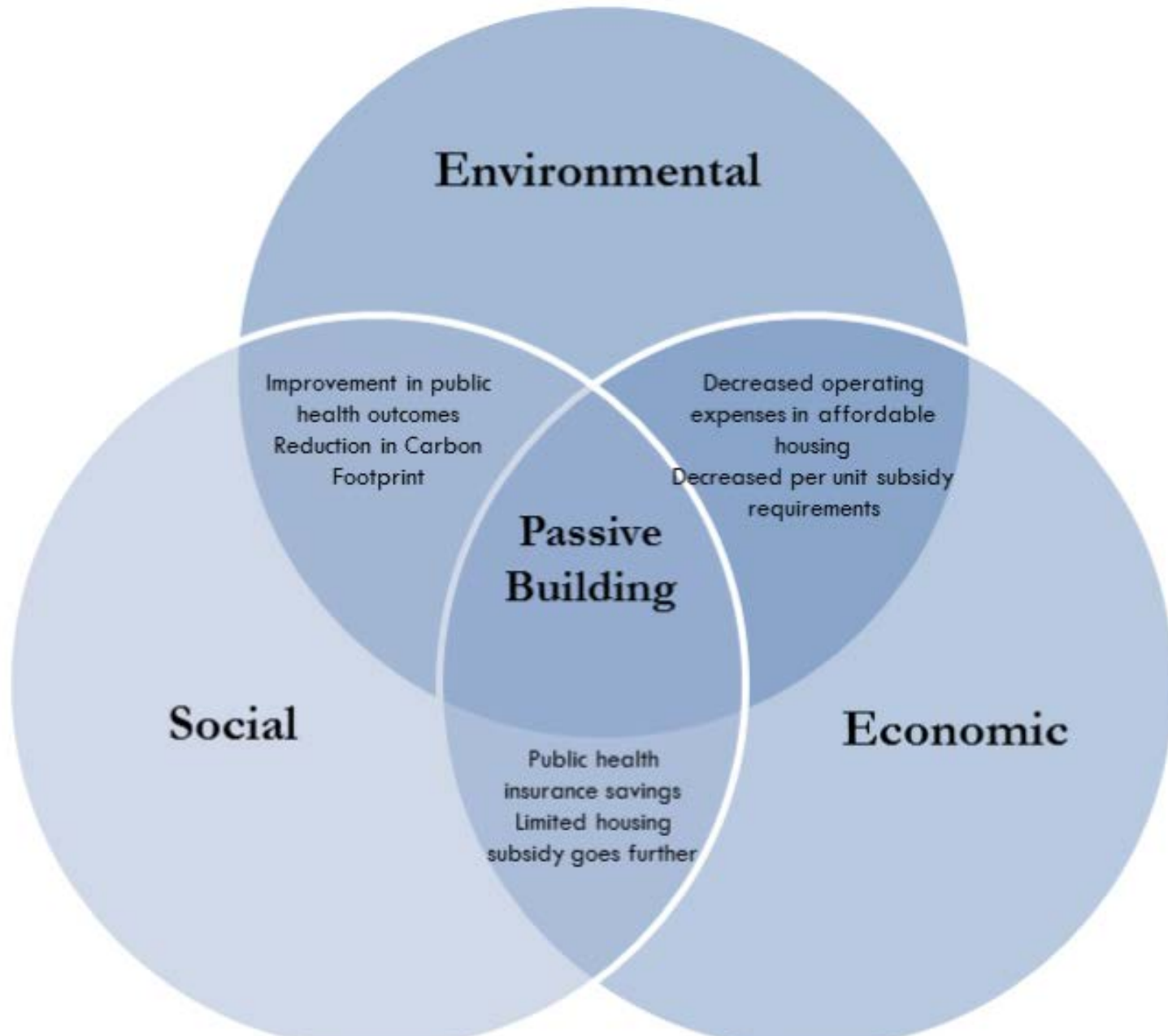




**Passive House for Affordable Housing Forum**  
**January 29, 2018**

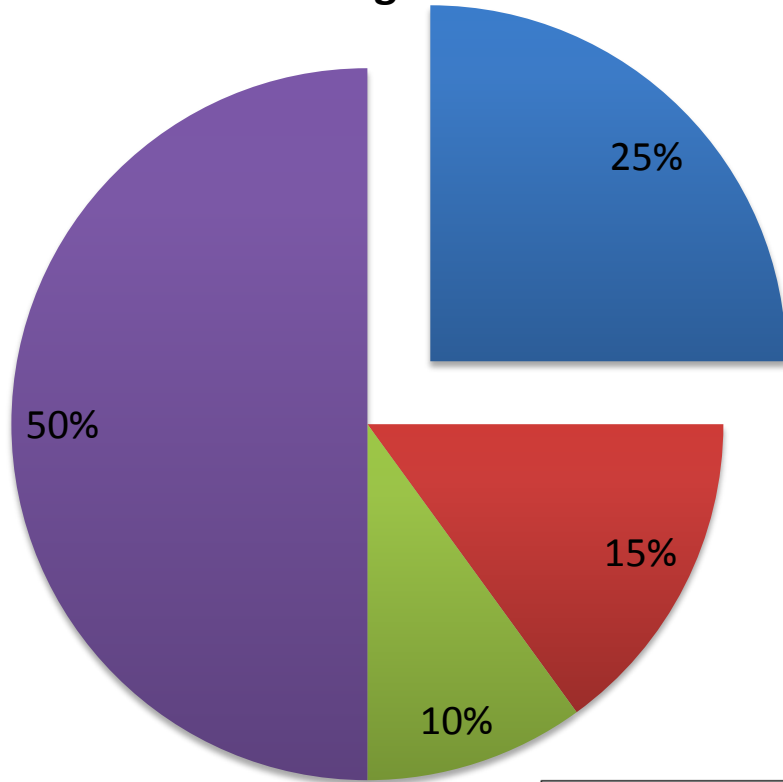
Ryan Cassidy, CPHC  
Director of Properties  
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# Triple Bottom Line of Passive Building

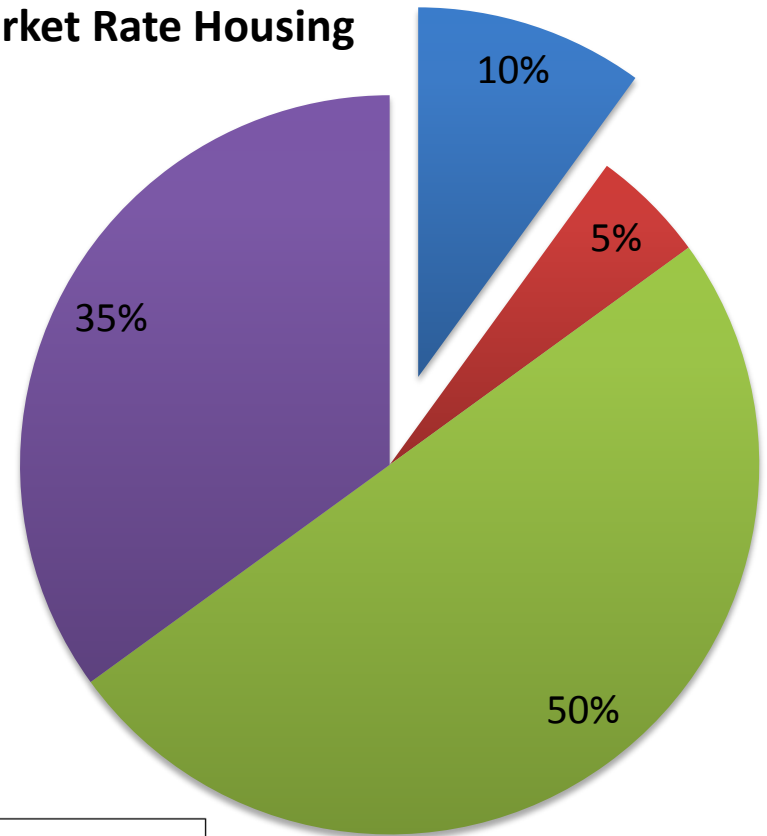


# A Comparison of Typical Annual Maintenance & Operational Expenses

## Affordable Housing



## Market Rate Housing



### Legend

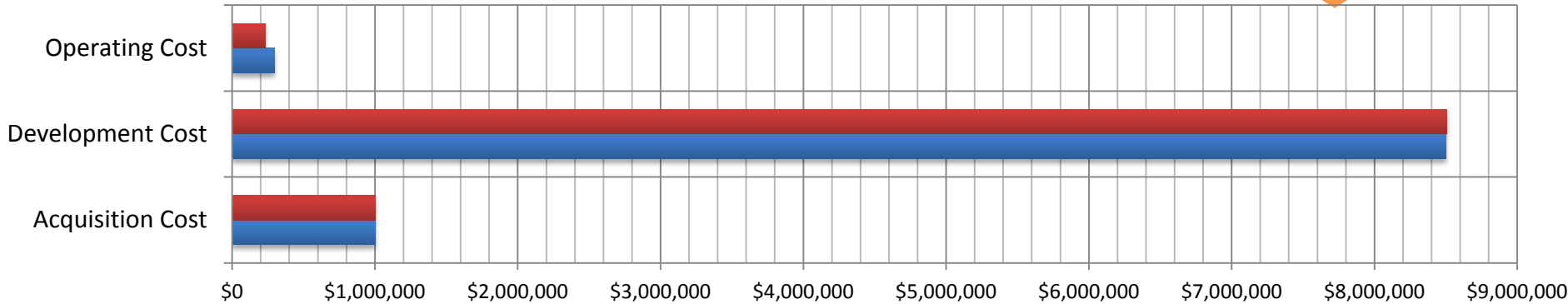
- Utilities (heat/gas/electricity)
- Water & Sewer
- Real Estate Taxes & Insurance
- Other Maintenance & Operational Expenses

# Pathway 1

## Impact on funding: 50% reduction in gas & electric cost

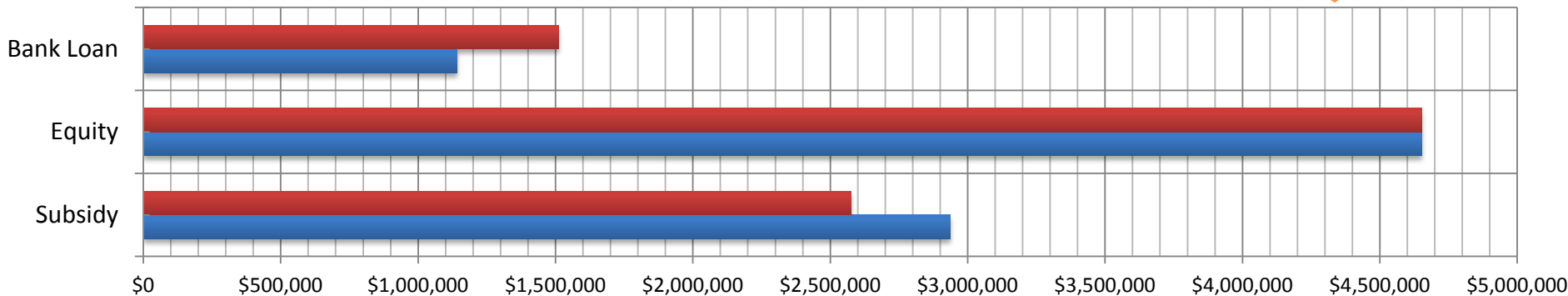
### Uses of Funds

■ Passive House Construction ■ Traditional Construction

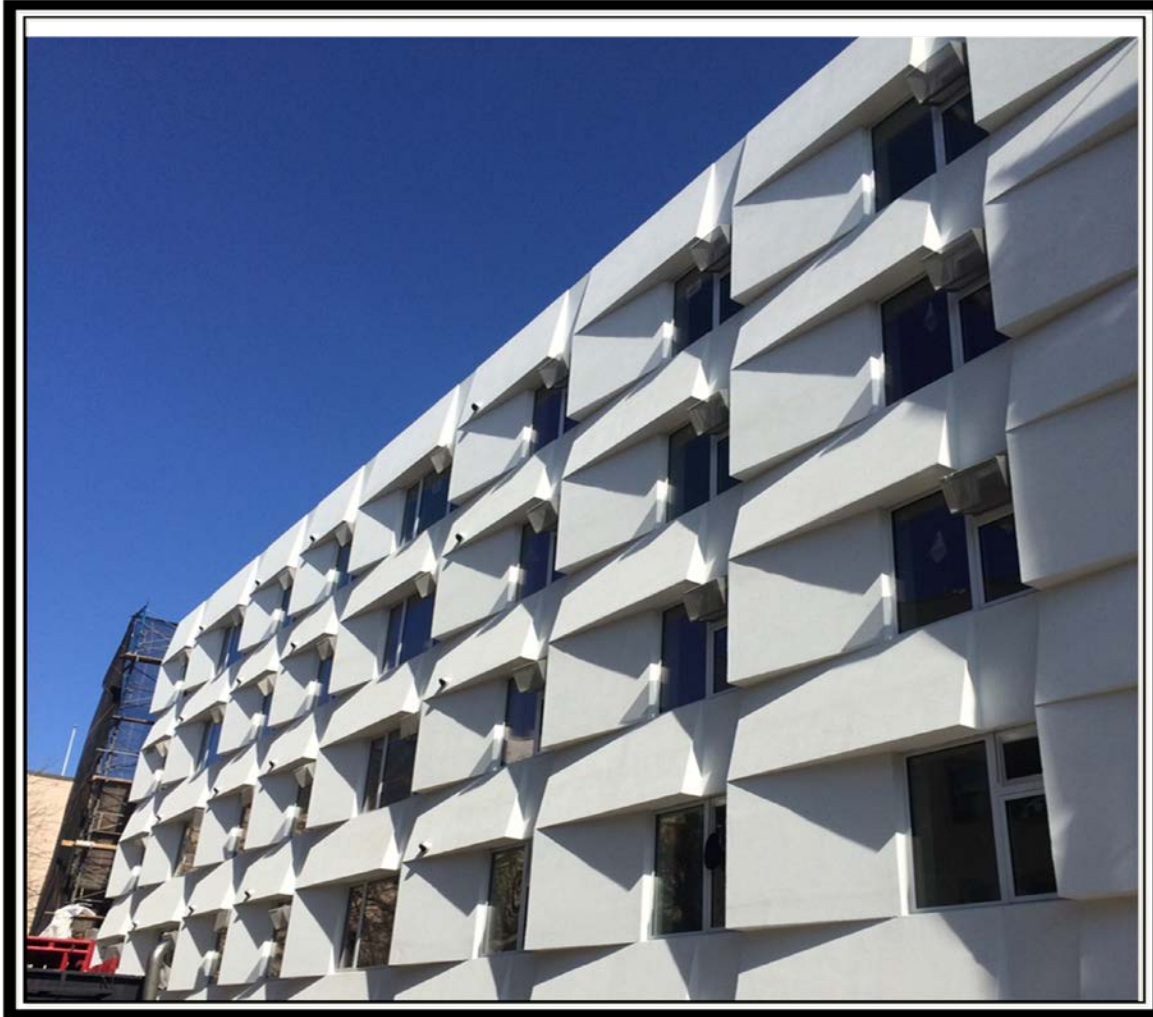


### Sources of Funds

■ Passive House Construction ■ Traditional Construction



# New Construction COSTS



# Understanding Costs- Extras and Credits

	extra	credit	unit	amount	\$/sf
<b>ITEMS THAT CHANGE FOR PASSIVE HOUSE</b>					
windows fiberglass instead of aluminum	\$500		157	\$78,500	\$2.16
ranges - electric instead of gas-no gas piping		(\$400)	25	(\$10,000)	(\$0.28)
eifs insulation instead of brick at façade		(\$10)	11,912	(\$119,120)	(\$3.28)
ac covers/sun screens	\$200		157	\$31,400	\$0.87
ac structure bar	\$5		157	\$785	\$0.02
reduced heating system		(\$1,750)	24	(\$42,000)	(\$1.16)
erv instead of typ exhaust only	\$750		24	\$18,000	\$0.50
insulation completely under slab	\$5		6708	\$33,540	\$0.92
R 40 at roof instead of R30	\$1.50		6708	\$10,062.00	\$0.28
credit for int insulatrion		(\$0.75)	11912	(\$8,934.00)	(\$0.25)
					\$0.00
					\$0.00
<b>total</b>				<b>(\$7,767.00)</b>	<b>(\$0.21)</b>



# New Construction

## Mennonite United Revival Apartments



- 24 units, 100% affordable w Sect 8 PBV, Passive House Design
- Hydronic Heating, Unitized ERV, Solar Thermal
- Completed December 2013
- Total Hard Cost \$235 sqft

## Knickerbocker Commons



- 24 units, 100% affordable, Passive House Design
- Hydronic Heating, Unitized ERV
- Completed June 2014
- Total Hard Costs \$225 sqft

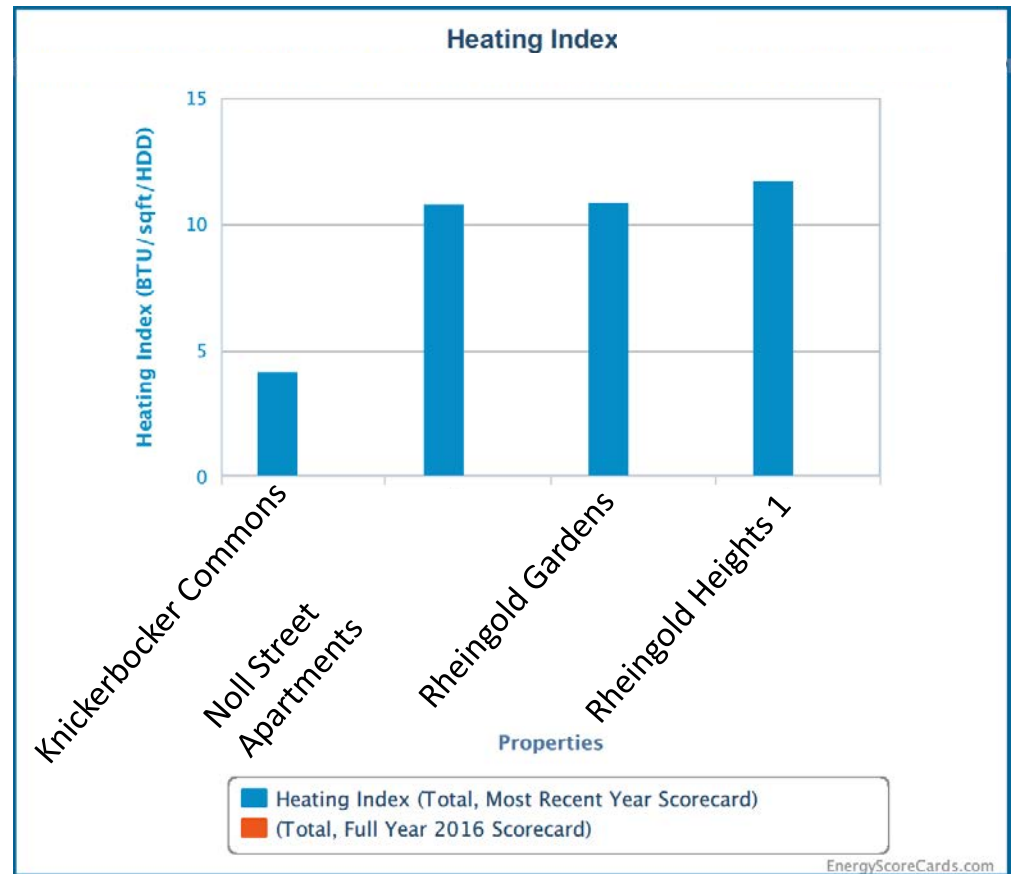
# How Are We Doing?





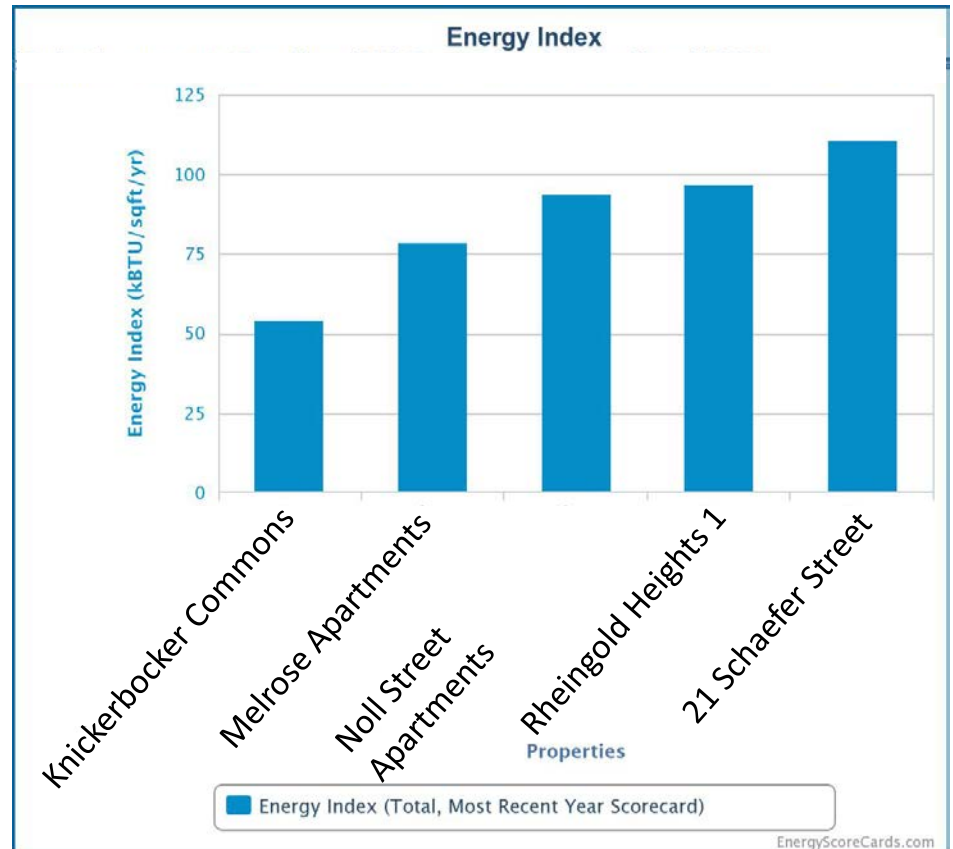
# Passive House- PERFORMANCE

- July 2016–July 2017 data
- All buildings hydronic heat
- All building less than 15 years old
- Passive House less than half of heating usage



# Passive House- PERFORMANCE

- July 2016–July 2017 data
- All buildings hydronic heat
- All building less than 15 years old
- Passive House EUI 30–50% less



# How Can We Help?

- Utility Allowance Reform
- Underwrite to Savings
- Create Incentives for Homegrown Passive House Material Manufacturing
- Retainage withheld from Contractor for Building Performance
- Energy Reserve
  - Funded From Developer Fee
  - Performance-based

# Future: Sustainable Construction & Renovation

Local Laws/Code Standards

Increased Data Collection

Improved Efficiency/Technology

Renewables & Net Zero

## One City: Built to Last

### What is Passive House?

A building constructed to "Passive House" standards must meet strict energy efficiency criteria for its insulation, space heating and cooling, and primary energy demand within the building. These standards require minimizing heating and cooling loads through substantial insulation, the "passive" use of solar heat and internal heating sources, such as people and electrical equipment, to heat the building, solar shading to cool the building, and heat recovery systems for space heating that is required. Because the building is essentially airtight, a continuous supply of low volume filtered fresh air must also be supplied to living and working spaces, and stale air regularly exhausted from spaces with high-efficiency heat exchange to minimize heating losses.

Passive House standards can be applied to both new construction and renovations. For the renovation of existing buildings, the performance standard is slightly more lenient, but still results in a roughly 90 percent reduction in average heating and cooling energy usage and up to a 75 percent reduction in primary energy usage. A Passive House building can also be any type of building, including an apartment building, a school, an office building, a factory, a supermarket, or a single-family house.

### Case Study: Knickerbocker Commons Affordable Housing

803 Knickerbocker Avenue, Brooklyn  
Architect: Chris Benedict, R.A.  
Owner: Ridgewood Bushwick Senior Citizen's Council  
General Contractor: Galaxy Construction  
Construction Cost: \$180/square foot  
No. of Units: 24



**Knickerbocker Commons, the first mid-sized apartment building designed to Passive House standards in the United States**

Knickerbocker Commons, a six-story residential building containing 24 units of affordable housing, is the country's first mid-sized apartment building to conform to Passive House design standards. To achieve the strict Passive House standards, each rental unit in Knickerbocker Commons has its own ventilation system and small radiators for heating and airtight window air conditioning units for cooling. In addition, the building features triple-paned windows and a sculpted exterior that shade windows from the sun in the summer and maximize exposure in the winter. According to the project's architect, Chris Benedict, the building will use 85 percent less energy than is typically required to heat a New York City apartment building in the winter.

The apartment is located in the Bushwick neighborhood of Brooklyn and was developed through HPD's Low Income Rental Program. Of the 24 units, six units will be rented to households earning up to 30 percent of Area Median Income (AMI), five units will be rented to households earning up to 50 percent of AMI, 12 units will be rented to households earning up to 60 percent of AMI, and one unit will be set aside for a building superintendent. In addition to the residential units, the project includes almost 5,000 square feet of community facility space.

THANK YOU

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