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To: Lenart, Brett <BLenart@a2gov.org>; Gibb-Randall, Shannon (EC) <sgibb-randall@insite-studio.com>

Cc: Stults, Missy <MStults@a2gov.org>

Subject: Sustainable AND Affordable Housing

Shannan and Brett,

Please read and share the email below with planning commissioners before your next meeting.

Ann Arbor is seeing a housing boom as documented by a recent MLive article, the number of projects approved and being considered for approval by the planning commission, and the likely impact of approved and pending transit corridor rezoning. If A2 has any chance of achieving its affordable housing AND sustainability goals, including those in the A2ZERO Plan, new developments must be based on best practices and lessons learned elsewhere, not on local business as usual.

I urge you to watch this 55' video *before you approve any new housing developments*:

<https://www.youtube.com/watch?v=DebNbPJcs-0> (save time by increasing the playback speed under settings). I know that is a big ask but it will shift your paradigm and better enable you to shift others'. You owe it to yourselves and the residents of A2 (and beyond). The knowledge you gain will enable you to better interact with architects and developers appearing before the planning commission.

As the video documents, especially over its last ~ 10', *net-zero, low-embodied-carbon, highly-efficient, comfortable, quiet, resilient, affordable multifamily buildings are being built elsewhere across the country at costs equal to or less than conventional projects*. The keys are all-electrical buildings with super-insulated and -sealed, properly-ventilated ("Passive House") envelopes and smart - not traditional - mechanical, electrical and plumbing (MEP) systems.

Two developments up for planning commission approval, The Village of Ann Arbor and 2424 E. Stadium, do not come close to meeting what can be achieved, although the latter gets 50% of the way there. I urge you to educate - yes, educate - and push the developers and architects behind these projects to do more. Furthermore, the planning commission should investigate applying a passive house requirement to the planned Stadium Transit Corridor

Finally, the speaker featured in the video above, Tim McDonald, president and CEO of Onion Flats, an architectural firm headquartered in Philadelphia, will be presenting and answering questions at the September 13 energy commission meeting at 6 pm. I encourage you to put it on your calendars. (OSI and Planning Department staff are working to facilitate joint commission participation.)

John Mirsky
Chair, A2 Energy Commission

P.S. I encourage you to watch these videos as well:

- <https://www.youtube.com/watch?v=6GRxdr7iLtw>; see the study of 268 proposals to the Pennsylvania Housing Finance Agency between 2015 - '19 at the 28'30" mark where Passive House projects were 1% less expensive on average than conventional projects;

- <https://www.youtube.com/watch?v=p7AaXMJ6MhY> on making multifamily Passive House a reality; and / or
- <https://www.youtube.com/watch?v=J1HXXfpT61M> featuring an Onion Flats net-zero Passive House multifamily affordable housing project.