

95 Lawrence Road Affordable Housing project

Suggested wording from Cape Light Compact

Under “The objectives of the Town of Wellfleet and this RFP are,” include for example:

- Construct energy efficient deep green residential buildings, with onsite renewable energy sources, that advance community sustainability and can serve as models for future affordable housing projects.
- Achieve Passive House certification through the Cape Light Compact’s energy efficiency program.

Passive House design centers on high-performance building envelope construction and focuses on building orientation, robust insulation and air tightness, high-performing glazing, and simplifies mechanical systems to achieve significantly lower energy use, while providing more comfortable space for occupants. Passive House building provides a key pathway toward achieving the desired goal of Net Zero by reducing energy consumption dramatically, and thereby lowering the load that on-site generation is sized to support.

Under Program Partners:

- List the Cape Light Compact as a Program Partner (Eversource and National Grid are typically listed on Cape, as should be the Cape Light Compact.)

Under Project Funding:

- List Cape Light Compact and include the following statements of funding:

Cape Light Compact, working through their program provider, presently provides development teams with up to \$3,000/unit of construction rebates for meeting Passive House Certification, via The Passive House Institute (PHI) or the Passive House Institute US (PHIUS), on any buildings comprised of 5 or more housing units. Additional funds for Passive House feasibility study and energy modeling are also provided. (Smaller buildings of 1-4 units will be eligible for other energy efficiency incentives via the Compact’s Residential New Construction Program.)

If project meets criteria for the Cape Light Compact’s low-income program, Cape Light Compact will cover 100% of the cost of installing a non-fossil fuel HVAC system.

Under Affordability Description:

- Require that 50% of units (minimum) be restricted to residents at 60% or less of state median income.

Under Design:

- Arrange building height, scale, and massing to be compatible with surrounding buildings and provide roof areas with clear solar exposure for solar photo voltaic (PV) panels.
- On-site Parking should include a minimum of x Electric vehicle charging stations (or enough for 1 vehicle per for x% of units).
- Include information that demonstrates how the proposed project design will meet the goals of Passive House and Net Zero, including an energy model.