

Passive House Addendum to the Minneapolis Homes RFP

The City's Office of Sustainability has partnered with the Community Planning & Economic Development department to support the development of sustainably certified housing. The Office of Sustainability will provide financing in addition to MHDA project gap funding. The pilot will provide for an incentive of up to 10% of total development costs through the MHDA RFP process to ensure that the home achieves passive home or zero energy ready certification. The goal of providing funding for passive homes include:

- Increase housing in Minneapolis without adding to carbon emissions
- Provide high-quality, healthy housing to residents across all income levels
- Reduce the impacts of living near sources of air-borne pollutants by creating a tight building envelope and providing continuous ventilation of filtered air
- Increase resilience and safety of residents during extreme weather and power outages
- Reduce energy use by 80% over standard construction built to standard code
- Electrify all aspects of the home including home heating
- Homes must be sold through an approved long term affordable home sale model that ensures affordability to an 80% AMI household for a minimum of 30 years

To receive the additional subsidy homes must receive a certification from one of the following three certifications.

- [Passive House Institute US \(PHIUS\)](#)
- [Passive House Institute \(PHI\)](#)
- [Department of Energy Zero Energy Ready](#)

What is a passive home?

Passive building comprises a set of design principles used to attain a quantifiable and rigorous level of energy efficiency within a specific quantifiable comfort level. "Optimize your gains and losses" based on climate summarizes the approach. To that end, a passive building is designed and built in accordance with these five building-science principles:

- Employs continuous insulation throughout its entire envelope without any thermal bridging
- Prevents infiltration of outside air and loss of conditioned air by creating an extremely airtight building envelope
- Uses high-performance windows (double or triple-paned windows depending on climate and building type) and doors - solar gain is managed to exploit the sun's energy for heating purposes in the heating season and to minimize overheating during the cooling season
- Uses some form of balanced heat- and moisture-recovery ventilation
- Uses a minimal space conditioning system

Passive building principles can be applied to all building typologies – from single-family homes to multifamily apartment buildings, offices, and skyscrapers.

Requirements to receive additional subsidy

- 1) Meet all requirements of Minneapolis Homes Program
- 2) Home is certified as passive by the Passive Housing Institute US (PHIUS), Passive Housing Institute (PHI), or DOE Zero Energy Ready
- 3) Participate in study to better understand barriers to passive housing in Minneapolis development review and permitting
- 4) Provide energy and use data annually for five (5) years after homes completion
- 5) Allow for at least two dates for a tour of the home prior to move-in
- 6) Apply for all utility rebates that are applicable

Applicants interested in receiving the additional subsidy should include a source of “Passive House Incentive” on their proforma in the amount of up to 10% of the total development cost of the home. The Passive Housing Incentive will be in addition to any Minneapolis Homes Development Assistance request. Passive House Incentive will be included in the scoring criteria regarding total subsidy request and actual subsidy received will be based on demonstrated need, consistent with the Minneapolis Homes Development Assistance program manual.