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25 **WHEREAS**, passive building design saves on heating and cooling
26 compared to traditional buildings, and new builds help reduce energy costs and
27 create a smaller carbon footprint; and

28 **WHEREAS**, in 2009, Vancouver, British Columbia, Canada took an
29 important first step toward their goal of becoming the greenest city in the world, as
30 the first jurisdiction in North America to go beyond green building codes and use
31 architecture itself through passive design to reduce GHGs; and

32 **WHEREAS**, starting in 2024, Boston adopted a set of sustainability
33 standards that required every new multifamily building to meet passive building
34 requirements; and

35 **WHEREAS**, in the past years, New York City, Chicago, and several states
36 including Massachusetts, Pennsylvania, and Connecticut have also instituted
37 passive building requirements; and

38 **WHEREAS**, although no southern state or city in the United States has
39 adopted passive building standards to date, a study performed by Science Direct
40 showed that passive building strategies in warm humid climates can achieve
41 substantial energy and cost savings over standard building techniques; and

42 **WHEREAS**, Passive Building was developed and shown to be successful in
43 more temperate and colder climates; however, many experts point to the
44 opportunities that may be realized using similar or modified approaches in hot and
45 humid climates; and

46 **WHEREAS**, sustainable building practices contribute significantly to
47 energy efficiency, reduced environmental impact, and long-term affordability; and

48 **WHEREAS**, innovative programs such as the Passive House Design
49 Challenge, as demonstrated by the Massachusetts Clean Energy Center, have

50 successfully incentivized and promoted the construction of energy-efficient and
51 affordable housing units; **NOW, THEREFORE,**

52 **BE IT RESOLVED BY THE CITY COUNCIL OF AUSTIN:**

53 The City Manager is directed to explore a passive building pilot program
54 that includes the following:

- 55 1. A pilot program of at least four affordable housing projects, including but
56 not limited to permanent supportive housing and multi-family properties,
57 which incentivizes the projects to achieve certification from the Passive
58 House Institute United States.
- 59 2. Explore a financial incentive for these projects like those demonstrated in
60 the Passive House Design Challenge established by the Massachusetts
61 Clean Energy Center.
- 62 3. Provide annual reports to Council on the progress and impact of the
63 program, including the number of projects certified, energy savings
64 achieved, and any adjustments or improvements recommended.
- 65 4. Provide a request to Council for additional resources if needed to
66 complete the pilot program.

67 **BE IT FURTHER RESOLVED:**

68 The City Manager is directed to monitor the success and efficacy of the
69 passive building pilot and, if measurable energy use reduction and benefits to the
70 occupants are indicated, then provide Council with an analysis and
71 recommendation to expand the building standards city-wide.

73 **BE IT FURTHER RESOLVED:**

74 The City Manager is directed to report back to Council with a preview of the
75 pilot at the November 19th Austin Energy Utility Oversight Committee meeting
76 and then provide ongoing yearly updates as the pilot progresses.

77
78 **ADOPTED:** _____, 2024 **ATTEST:** _____
79 Myrna Rios
80 City Clerk
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