



February 27, 2020

Senator Paul G. Pinsky
Chairman Education, Health, and Environmental Affairs Committee
2 West
Miller Senate Office Building
Annapolis, Maryland 21401

Dear Chairman Pinsky, and Members of the Education, Health, and Environmental Affairs Committee:

My name is Michael Rosenband and in 2010, I left New York City, and work in finance to move to Baltimore. I began coaching baseball at Carver Vocational-Technical High School in 2012. Many of the student-athletes I coached were learning trades such as carpentry, masonry, and construction design. Our captain, Sterling Hardy - who is here today - asked me a challenging, yet fair question - at season's end: "Coach Mike.. We have vacant houses directly across the street from Carver - why aren't we utilizing our trades to rebuild them?"

Sterling's question aligned squarely with my motivation to relocate to Baltimore - to address these kinds of challenges head on, collaboratively, innovatively, and urgently. It is an honor to write testimony in unequivocal support for Senate Bill 946 which will fund the Passive House Pilot Project.

In my pursuit to respond to Sterling's challenge, I partnered with Timmy Aziz, a registered architect and certified passive house consultant. The great benefit of passive house design is it not only responds to environmental resilience through building science - which follows the world's strictest energy efficient guidelines, but also it addresses both short-term and long-term affordable housing challenges through reduced utility costs, and a commitment to supporting overall community resolve. The uniqueness of this project is that the passive houses would be built within the walls of existing houses; proving that marrying existing materials with cutting edge home performance engineering can provide a new future for older homes and blighted communities.

In this pilot, we plan to transform two vacant houses, located near Carver, into passive houses in collaboration with Carver faculty and students, MICA, Coppin State, and BCCC. The partnership we have cultivated with students and faculty from Carver is particularly important as this project will also be used to develop a passive house curriculum to train a new generation of vocational graduates.



This will create new career pathways that sync with the growing need for environmentally-adaptive construction, ensuring economic viability for students entering the workforce in a shifting climate.

The potential of this pilot to create long-term community stability would not be possible without authentic community engagement of residents. Beyond cultivating relationships between collaborators, we are understanding how community land trust models can be organized with residents to ensure wealth generated through development will stay in and be stewarded by the community. The importance of laying this community-led foundation is that residents not only have clear access to participate in this project, but also to build a mechanism for development to be responsive to the needs and desires of residents.

The benefits we expect from this project are many and layered, but above all we see this as an opportunity to invest in strengthening the social fabric of our neighborhood, which in turn strengthens our city as a whole. On behalf of the people involved on this journey, we thank Senator Antonio Hayes and his team for introducing this important legislation, and this committee for the opportunity to speak in support of it today.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Michael Rosenband".

Michael Rosenband
Founder, Requity