

**T Aziz testimony SB 636\_MD EHEAC Committee .pdf**

Uploaded by: aziz, timmy

Position: FAV



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

February 19, 2021

*Testimony in support of **Bill SB636** Housing and Community Development - Neighborhood Revitalization – ‘Passive House Pilot Program’, Sponsored by Senator Hayes*

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

I am a Registered Architect, Certified Passive House Consultant and since 2007 a full-time faculty member at Maryland Institute College of Art, Baltimore, MD (MICA) at the Department of Architectural Design. I am passionate about engaging the neighborhoods of Baltimore in my teaching and practice.

In 2018 I began an initiative at MICA called the ‘Sustainable Reuse of Baltimore’s Vacant Buildings’. I invited many experts, activists, City Planners and others to speak at MICA and taught three courses with students from MICA and from Johns Hopkins University. Together we studied various design scenarios of rehabilitating vacant row-homes as Affordable Housing and studied the social and environmental impact of these energy efficient designs.

It may seem counter-intuitive that High Performance building design particularly Passive House design, is well suited for Affordable Housing. One seems to belong to the high-end market of construction while the other usually to the cheapest. But in cities like New York City, Philadelphia and Pittsburg this unlikely marriage is taking place much to the benefit of the residents’ financial and physical health and the environment.

The Passive House design methodology is all about applying science to our buildings and doing right by the residents of these projects. It offers ‘energy security’ to resident families - a chance to diminish utility bills by up to 90% in order to free up resources for their home mortgage or other essential needs. It also makes for a healthy home with a carefully balanced environment, constant filtered fresh air. The elimination of asthma triggers like mold and VOCs is particularly

relevant to Baltimore City where children suffer more than two times the national rate of asthma incidents. Passive House is also a building design method that is highly sustainable. These buildings will last much longer than normal construction and be more resilient to power outages, by taking a long time to heat up or cool down if grid power fails.

The Passive House Pilot program that Michael Rosenband, myself and others are developing aims to provide such benefits to the residents of the Greater Rosemont neighborhood but more ambitiously leverage these projects to teach young people how to build for the future, and improve their job prospects. We are partnering with the Baltimore City Public Schools and Carver Vocational Technical High School in order to teach and train youth - not only their students but soon draw upon other city youths who can benefit from our program.

The Affordable Housing we seek is permanent and to this end we have partnered with the South Baltimore Community Land Trust (CLT) that will help to steward our finished projects into the future as Affordable Housing. CLTs are shown to reduce foreclosures and evictions and provide social support to the resident families when in financial difficulty.

Last but not least as a pilot our project looks forward to future iterations of developing vacant building into energy efficient Affordable Housing. The Passive House Pilot project is a pathway for Baltimore City to Passive House designed Affordable Housing that cities in New York and Pennsylvania are enjoying and a pathway for its youth to a brighter future. Our project will have multiple positive impacts on the city's neighborhoods, residents and environment. For all these reasons we ask that you support Bill 636 sponsored by Senator Hayes.

Please feel free to contact me with any questions you may have. I can be reached by email at [taziz@mica.edu](mailto:taziz@mica.edu) or phone at 443.525.7375. Thank you.

Yours sincerely

A handwritten signature in black ink that reads "Timmy Aziz". The signature is written in a cursive, slightly slanted style.

Timmy Aziz R.A., CPHC

Full time Faculty, Department of Architectural Design  
Maryland Institute College of Art, Baltimore, MD

**MBIA Testimony SB 636.pdf**

Uploaded by: Graf, Lori

Position: FAV

February 23, 2021

The Honorable Paul G. Pinsky  
Senate Education, Health & Environmental Affairs Committee  
Miller Senate Office Building,  
2 West Wing 11 Bladen St.,  
Annapolis, MD, 21401

**RE: SB 636 Housing and Community Development - Neighborhood Revitalization - Passive House Pilot Program**

Dear Chairman Pinsky:

The Maryland Building Industry Association, representing 100,000 employees of the building industry across the State of Maryland, supports Senate Bill 636 (Housing and Community Development - Neighborhood Revitalization - Passive House Pilot Program).

This measure would establish a Passive House Pilot Program in the Department of Housing and Community Development (DHCD) designed to provide Baltimore City high school students with career and technical educational experiences by renovating residential properties to become passive houses.

This is a creative approach to encouraging energy efficient construction, preparing high school students to enter the job market, and strengthening the workforce. This is particularly helpful for the construction and development industry, which is facing a labor shortage. Many workers left the industry during the recession and never returned. With a limited market, the cost of labor increases, which must be built into the price of the home, increasing housing costs.

Compounding this problem, many high schools have phased out shop classes, so students who are interested in pursuing construction-related vocations have very limited opportunities to learn or connect with employers in those fields. This program could help Baltimore City adapt to a changing climate while encouraging students to explore construction and development training while in school

For these reasons, MBIA respectfully requests the Committee give this measure a favorable report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or [lgraf@marylandbuilders.org](mailto:lgraf@marylandbuilders.org).

cc: Members of the Senate Education, Health & Environmental Affairs Committee

# **SB 636 Testimony - Senator Hayes.pdf**

Uploaded by: Hayes, Antonio

Position: FAV

ANTONIO HAYES  
Legislative District 40  
Baltimore City

Finance Committee



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THE SENATE OF MARYLAND  
ANNAPOLIS, MARYLAND 21401

February 23, 2021

**Testimony of Senator Antonio Hayes in Support of SB 636 - Housing and Community Development - Neighborhood Revitalization - Passive House Pilot Program**

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

Within Baltimore City, we are faced with challenges regarding affordable housing and vacant houses. Senate Bill 636 seeks to help alleviate some of those challenges by establishing the Passive House Pilot Program within the Department of Housing and Community Development (DHCD).

Through the Passive House Pilot Program, high school students from within Baltimore City will take part in renovating vacant houses and all houses alike within close proximity of a high school located in Baltimore City, into certified passive houses. These passive houses are designed to meet the world's strictest energy efficient standards and follow a series of specified criteria and standards set by the Passive House Institute, that overall can ultimately reduce utility costs and provide affordable housing in the long-run.

In its administration of the program, DHCD must solicit proposals from nonprofit organizations for the program that feature (1) the acquisition of one or more properties for renovation that are within close proximity of a high school; (2) renovation of the acquired property or properties by using components certified by the Passive House Institute and bringing the property or properties into compliance with the criteria for passive houses as established by the institute; (3) providing students, through the renovation process, career and technical educational experiences; and (4) ensuring that any renovated property is utilized to provide affordable housing in the neighborhood in which the property is located.

Moreover, this bill also establishes the Passive House Pilot Program funding mechanism that will cover the costs of the program. The purpose of the fund is to cover the following costs of the program: property acquisition costs, specified property renovation costs, and administrative costs.

Through the passage of this bill, not only will we be able to address some of the issues of affordable housing and vacant houses within Baltimore City, but we will also be able to provide students with career and technical educational experiences, while building a great sense of community.

**And for those reasons, I urge a favorable report on Senate Bill 636.**

Respectfully,

A handwritten signature in blue ink, appearing to read "Antonio L. Hayes".

Senator Antonio L. Hayes  
40<sup>th</sup> Legislative District - MD



# **SB0636 Passive House Pilot - AIA MD Ltr of Support**

Uploaded by: Verbeke, Jennifer

Position: FAV



**AIA**  
**Maryland**

*Promoting Maryland Architecture Since 1965*

15 February, 2021

The Honorable Paul Pinsky  
Education, Health and Environmental Affairs Committee  
2 West  
Miller Senate Office Building  
Annapolis, Maryland 21401

Re: Letter of Support for SB0636  
Housing and Community Development – Neighborhood Revitalization – Passive House Pilot Program

Dear Chairman Pinsky:

I am writing to voice AIA Maryland's support for Senate Bill 0636. AIA Maryland represents nearly 2,000 architects in the state of Maryland and advocates for the profession and the quality of the built environment. We fully support sustainable strategies in building design and construction as we collectively work to lessen our impact on the environment that surrounds us. We support the intent of this bill, which would not only encourage students to gain skills and pursue careers that would further benefit the built environment, but also has the added benefit of directly impacting the community in a positive manner.

We support SB0636 and the state in implementing a pilot program to offer training for the passive house practices and commend that the results of that training will be offered as affordable housing. A program such as this would show the approachability of building and design techniques which are above and beyond the code minimum. In addition, the results of this training and improvements to a neighborhood property would lessen the financial burden on the occupant, as the utility bills would be lowered, and serve as an example for other housing construction, not just in the affordable sector. Furthermore, AIA Maryland supports the education of students and the greater public in programs that reduce our impact on the natural world.

Sincerely,

Jennifer Verbeke, AIA  
President, AIA Maryland

cc: Education, Health and Environmental Affairs Committee:

Cheryl C. Kagan, Vice Chair  
Jason C. Gallion  
Obie Patterson  
Mary Washington

Mary Beth Carozza  
Katie Fry Hester  
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