

24 **WHEREAS**, passive building design can help keep a building cool in hot
25 and humid climates through several strategies including shading, insulation,
26 ventilation, orientation, and shape; and

27 **WHEREAS**, passive house design saves significantly on heating and
28 cooling compared to traditional buildings, and over 25% compared to average new
29 builds which help reduce energy costs and create a smaller carbon footprint; and

30 **WHEREAS**, in 2009, Vancouver took an important first step toward their
31 goal of becoming the greenest city in the world, as the first jurisdiction in North
32 America to go beyond green building codes and use architecture itself through
33 passive design to reduce greenhouse gases (GHGs); and

34 **WHEREAS**, starting in 2024, the City of Boston adopted a set of
35 sustainability standards that required every new multifamily building to meet
36 passive building requirements,

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

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

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

46 **WHEREAS**, innovative programs such as the Passive House Design
47 Challenge, as demonstrated by the Massachusetts Clean Energy Center, have
48 successfully incentivized and promoted the construction of energy-efficient and
49 affordable housing units; and

50 **NOW, THEREFORE,**

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

52 The City Council directs the City Manager to explore a passive building pilot
53 program that includes the following:

- 54 1. A pilot program, limited to three or four projects which incentivizes
55 affordable housing projects to achieve certification from the Passive House
56 Institute US (PHIUS).
- 57 2. Explore a financial incentive for these projects similar to those demonstrated
58 in the Passive House Design Challenge established by the Massachusetts
59 Clean Energy Center.
- 60 3. Provide annual reports to the City Council on the progress and impact of the
61 program, including the number of projects certified, energy savings
62 achieved, and any adjustments or improvements recommended.
- 63 4. Provide a request to council for additional resources if needed to complete
64 the pilot program.

65 **BE IT FURTHER RESOLVED:**

66 The City Council directs the City Manager to monitor the success and
67 efficacy of the passive building pilot and if deemed successful, provide
68 council with a recommendation to expand the building standards city-wide.

69 **BE IT FURTHER RESOLVED:**

70 The City Manager is directed to report back to council yearly starting in
71 2026 on the progress of this pilot.
72

73 **ADOPTED:** _____, 2023 **ATTEST:** _____

74 Myrna Rios
75 City Clerk
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DRAFT