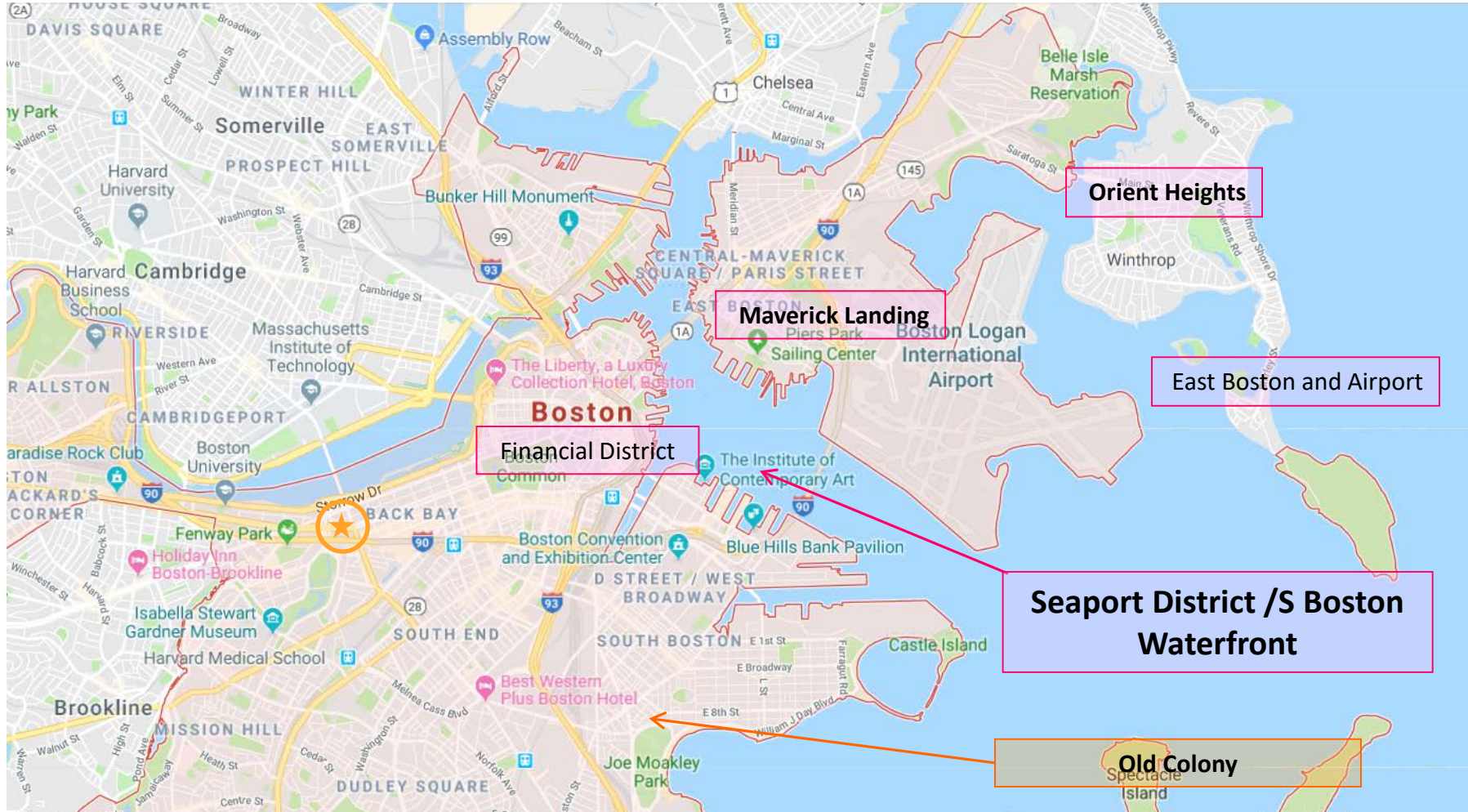


The Homes at Old Colony, Phase Three C:

Innovations in Financing & Sustainable Design



South Boston Waterfront



Old Colony

panoramic shot: pre-construction



site aerial pre-construction



master plan

Old Colony: Densification



Old Colony Phase Three C: New Production

- **Program:** 55 one-bedroom senior apartments and service space (new construction)
- **Status:** Construction Drawings and Bids
- **Financing:** 4% Tax Credits, MassHousing 1st Mortgage, Inclusionary Development Program
- **Sustainable Design:** Passive House

Inclusionary Development Policy

- Market Rate Developer → develops on-site affordable housing
- Market Rate Developer → payment to City → awarded to affordable housing developments
- Market Rate Developer → direct funding to affordable housing developer

2010

Phase One

LEED Platinum
Tierney Learning
Center



2012 - 2014

Phase Two

LEED Platinum
LEED ND Gold



2019 - 2020

Phase Three

A&B – LEED Gold
C - Passive House,
new production senior
building

What is Passive House?

- Building standard
- Rigorous energy efficiency standard
- Performance-based approach
- Focus on insulation continuity and reduction of thermal bridging
- Emphasis on balanced ventilation

Opportunities / Challenges

Opportunity

- Innovative new approach to building science/design
 - (PH Principles)
 - Continuous insulation
 - Air tight construction
 - Smaller mechanical systems
 - Balanced heat and moisture
 - Optimized glazing
- Reduce energy and carbon load
- Lower utility costs for Owner and Residents

Challenges / Considerations

- Design and Construction team integration and expertise
- Management and Operations teams
 - prefer more conventional systems for ease of maintenance and cross training
- Mechanical equipment sizing
- Cost Premiums
- Utility estimates and underwriting
- Resident education