

Finlayson, Ian (ENE)

From: Tim Brainerd <timbrainerd@yahoo.com>
Sent: Friday, 12 August 2022 4:59 PM
To: STRETCHCODE (ENE)
Subject: real estate perspective... full net zero stretch code

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I am an advocate for real net zero municipal stretch code.

1. residential

- * when i bought my house in north framingham in 2016, having solar panels and a thorough mass save history made it worth a premium.
- * a metrowest realtor specializing on high- and higher-end homes told me that buyers expected efficient...even close-to-zero... homes; without that, they expected a discount!
- * other folks knowledgeable in residential real estate have told me the same in recent years and months.

2. commercial

- * a close friend of a business owner having a new building constructed relayed the owner's opinion: when told by the contractor that energy saving measures would cost him some percent more (maybe as high as 10%), the owner said do it... it will save me substantial operating costs... it will also make the building more attractive to the next owner because of the lower energy costs.

3. massachusetts association of realtors

- * folks have told me the association has been in lockstep with developers, so has opposed any actions to promote energy

efficiency by the state or allowing local municipalities to try approaches to net zero.

- * local realtors (who work for realty agencies that belong to the association) generally do not want to rock the boat.

- * recent news report was the association has created an effort to look at energy efficiency and/or renewables. (have the grass roots influence the association board?)

4. developer experience

- * my son has been working as a project manager for a small firm with three divisions: architecture, compliance, and developing/redeveloping properties. their clients are supporting the use of low or net zero standards, in part because they represent around 1-2% extra cost... hence, well worth the minor premium to the clients.

5. developer association resistance

- * in a prior zoom hearing, a developer representative suggested that any stretch code would make any housing (in the the current market very expensive) prohibitively expensive.

i believe this is counter-factual.

the real drivers of expensive housing is white flight from boston and the resulting local zoning restriction installed by suburban towns.

please allow local municipalities permission to do the full zero stretch code.

please delete the provision for 'net zero ready'.

thank you,

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