

Ten years ago, I wrote **The Good Home** to advocate for high quality, innovative homes that could be created with off-the-shelf materials and modest footprints. To me, a good home is filled with natural light and views, planned with spacious useful rooms, and built in harmony with nature. By contrast, the height of the housing boom saw two million new homes being built each year, and 80% of them went up on excavations of agricultural land, woodlands and wetlands. These cookie-cutter homes also grew in size—nearly doubling—gobbling up even more rural land and energy resources. Bigger homes translated into bigger profits for many, until a great depression of the housing market put the brakes on this devastating sprawl. Importantly, the residential construction industry and the American people are now presented with **a unique opportunity to rethink how we want to build our homes**. Photovoltaics, wind and geothermal technologies are touted as the answer but green energy alone is not the solution; throwing solar panels on a conventional, energy inefficient home is like putting a saddle on a hippo. Designing and building innovative, energy efficient homes will get us to a greener world a whole lot faster. My firm's collaboration with clients, consultants, builders and regional developers over the past ten years has taught me that creating good homes must now also include superior energy performance, turning an already good home into a > good home. This belief has culminated in **The Hudson Passive Project, a home so efficient it requires only a small fraction of the energy used to power conventional homes**. The design is a game-changing approach to residential development, but the principles behind the > good home are applicable to all homes and can be achieved over time through small improvements. We are confident that homebuyers will embrace green architecture and hopefully homebuilders will finally be ready to do the same. Our rural landscape and resources simply cannot survive another round of sprawl—even if it is covered with solar panels. **And that is the point of this paper.**

