

Mr. Marc Draisen
Executive Director
Metropolitan Area Planning Council
60 Temple Place
Boston, MA 02111

March 27, 2024

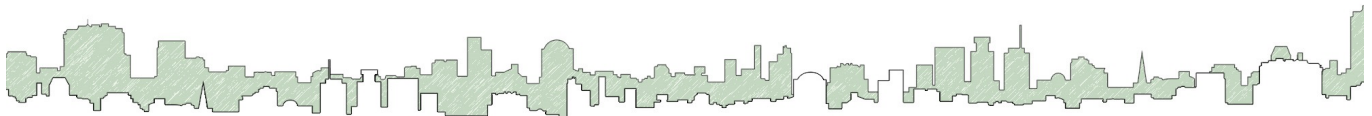
RE: Support for MAPC Greater Boston Affordable Housing Decarbonization Accelerator

Dear Mr. Draisen,

I am writing to offer support from New Ecology for the Climate Pollution Reduction Grant (CPRG) Implementation Grant application submitted by the Metropolitan Area Planning Council (MAPC) in partnership with the Boston, Chelsea, and Lowell Housing Authorities. The Greater Boston Affordable Housing Decarbonization Accelerator (AHDA) proposed by this coalition application supports key pathways for accelerating building decarbonization and serving environmental justice communities to meet the Commonwealth's 2050 climate goals.

Decarbonizing existing buildings is essential to achieving Massachusetts's greenhouse gas (GHG) reduction targets, which includes hundreds of thousands of units of affordable housing. These units are in some of the most inefficient and highest carbon-emitting buildings in the Commonwealth. Numerous studies conducted by the Commonwealth's agencies have identified needs for funding, resources, and technical assistance to help owners of affordable housing, particularly Public Housing Authorities (PHAs), address these challenges presented by the urgency to decarbonize and to ensure that low-income and disadvantaged populations are not left behind in the clean energy transformation.

New Ecology Inc. (NEI) is excited to be a partner in implementing the AHDA. For decades, we have been a trusted ally and collaborator to the Commonwealth's affordable housing community, providing technical expertise and capacity to ensure well-conceived building upgrades, new construction, training, research and other projects. In all we do, we strive for far reaching and enduring impact in the communities in greatest need. We have provided technical assistance with funds from DOE, HUD, MassHousing, LISC, MA DOER, MA CEC and philanthropic foundations including Barr, JPB, Liberty Mutual and the Energy Foundation. Our services include local capacity building and program development, portfolio planning and existing building decarbonization, new construction to the highest performance



standards and a wide spectrum of education, training, and research. The funding requested herein will allow NEI to serve AHDA in two primary capacities:

- Expand the Energy Cohort¹ to more deliberately and fully include the needs of Housing Authorities and enable a degree of scaling that is critical as funds for implementation become more widely available; and
- Provide direct services to the three PHAs, such as, portfolio review/strategies, project scope development and implementation services, testing and verification, etc.

As a Regional Planning Agency, MAPC is uniquely situated to lead many aspects of this proposal including to oversee the technical assistance program, develop collective and streamlined procurement pathways, and facilitate PHA inclusion in, and expansion of, the Energy Cohort. MAPC has partnered with these municipalities and their housing authorities in the past to accomplish programs such as installing affordable and reliable high-speed internet for residents in existing housing authority complexes. MAPC administers technical assistance and grant awards through its Technical Assistance Program and Accelerating Climate Resilience grant program and regularly facilitates regional dialogues around key climate issues. Further, the agency's collective procurement work has streamlined the competitive procurement process cities and towns need to undertake to purchase clean and energy efficient products and services. These experiences and relationships are key to the success of the AHDA.

The regionalized approach of the AHDA will support stakeholders in affordable housing across the Greater Boston region in developing and implementing plans for reducing GHG emissions and other harmful air pollutants in the buildings and populations where investment is most critically needed. In closing, we wish to express our support for and commitment to working with MAPC's Greater Boston Affordable Housing Decarbonization Accelerator and ask that the review committee give their application full and fair consideration.

Sincerely,



Kim Stevenson
CEO

¹ The Energy Cohort is a collaboration of NEI, LISC AND MA CDC and provides a platform for education, discussion, information sharing and advocacy amongst a variety of affordable housing stakeholders.