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

Dear Mr. Draisen,

We write to offer our support for the Climate Pollution Reduction Grant (CPRG) Implementation Grant application submitted by the Metropolitan Area Planning Council (MAPC) in partnership with the Boston and Lowell Housing Authorities. The Greater Boston Affordable Housing Decarbonization Accelerator (AHDA) proposed by this coalition application supports Chelsea Housing Authority's efforts to decarbonize our housing portfolio and deliver energy and health benefits to our tenants. The AHDA will also strengthen key pathways for accelerating building decarbonization and serving environmental justice communities to meet the Commonwealth's 2050 climate goals.

This letter of commitment serves as our letter of intent to execute a memorandum of agreement with MAPC and the Housing Authorities of Boston and Lowell by no later than July 1, 2024, to demonstrate our commitment to serving as part of this coalition and executing the work if awarded.

Decarbonizing existing buildings is critical to achieving Massachusetts's greenhouse gas (GHG) reduction targets. While using net zero and Passive House standards is more common in new affordable multifamily construction projects, most residential buildings that will exist in 2050 are already constructed. This includes hundreds of thousands of units of affordable housing, which are among the most inefficient and carbon-emitting buildings in the Commonwealth and house populations least able to afford or make retrofits. 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, address these challenges and ensure that low-income and disadvantaged populations are not left behind in the clean energy transformation. Chelsea is committed to working with our partners to bring these transformations to our sites.

Chelsea Housing Authority's participation in the AHDA coalition application is critical to meeting our goals to decarbonize our housing portfolio. We are committed to pursuing the decarbonization retrofits of our properties as described in the application, including working with non-profit partners to engage our affected residents and implementing Good Jobs principles in procuring decarbonization services. If awarded, we are prepared to execute the retrofits as quickly as possible to begin delivering emissions reductions and energy and health benefits to our residents. We also look forward to sharing our experiences and lessons learned through the retrofit process in the community of practice and implementing insights gleaned from other affordable housing owners.

Chelsea Housing Authority has been working alongside MAPC on multiple projects over the past few years. Most recently Chelsea Housing Authority has worked with MAPC and MBI on a innovative statewide pilot digital equity project where we delivered high speed internet to the residents of our Prattville site.

Beyond our decarbonization efforts, 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. Our coalition's application is critical to advancing decarbonization in affordable housing, and we ask that the review committee give their application full and fair consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Nowicki". The signature is fluid and cursive, with a prominent initial "P".

Paul Nowicki
Executive Director
Chelsea Housing Authority