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

Dear Mr. Draisen:

The Boston Housing Authority (BHA) writes 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 Chelsea and Lowell Housing Authorities. The Greater Boston Affordable Housing Decarbonization Accelerator (AHDA) proposed by this coalition application supports Boston 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 Chelsea 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.

Building emissions form more than two-thirds of Boston's climate pollution and approximately one-third of emissions statewide. The majority of BHA's buildings are more than 60 years old and operate less efficiently than newer multifamily housing. Residents of public housing also disproportionately bear burdens of asthma. Improvements in housing quality through weatherization, ventilation, weather sealing, envelope improvements and reduction in local emissions can combat health disparities and produce substantial

economic benefits to society through reduced healthcare costs and reduced time lost at work due to illness.

Public housings offers a unique opportunity to address highly concentrated building emissions and ensure that Justice 40 communities benefit from our transition to a green economy. Due to deferred capital repairs and the significant age of the housings stock, investment is needed to actualize this potential. The AHDA proposal would address these challenges and ensure that low-income and disadvantaged populations are not left behind in the clean energy transformation.

Boston 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.

Boston Housing Authority has been working alongside MAPC on this application and other climate action projects, including efforts to support tenants with rental assistance, such as BHA-administered Section 8 vouchers, in accessing climate solutions. MAPC's commitment and technical prowess have been essential in advance climate action in the affordable and public housing sector.

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.

Best,



Priscilla MacKenzie Bok
Administrator and CEO
Boston Housing Authority