



The Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
100 Cambridge Street, Suite 900
Boston, MA 02114

Maura T. Healey
GOVERNOR

Kimberley Driscoll
LIEUTENANT GOVERNOR

Rebecca L. Tepper
SECRETARY

Tel: (617) 626-1000
Fax: (617) 626-1081
<http://www.mass.gov/eea>

March 27, 2024

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

Dear Mr. Draisen,

I'm writing to offer my support 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 Net Zero commitment.

Decarbonizing existing buildings is critical to achieving Massachusetts's greenhouse gas (GHG) reduction commitments as 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.

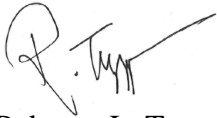
The AHDA addresses many of these needs and is well-aligned with ongoing and upcoming state initiatives to accelerate affordable housing decarbonization. In addition to increasing the amount of funding available to support decarbonization of affordable housing, we believe the proposed technical assistance program will improve participation in utility and state incentive programs among affordable housing owners. Furthermore, the expanded community of practice will increase the number of affordable housing owners involved in the conversation around decarbonization and encourage knowledge sharing and proliferation of best practices. We look

forward to collaborating with MAPC to help them design the technical assistance program and to participating in the community of practice.

As a Regional Planning Agency (RPA), MAPC is uniquely situated to lead many aspects of this proposal, including overseeing the technical assistance program, development of collective and streamlined procurement pathways, and facilitation of the regional community of practice. The agency 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.

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, I wish to express my support for the MAPC coalition's CPRG grant application and ask that the review committee give their application full and fair consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Tepper', with a long, sweeping horizontal line extending to the right.

Rebecca L. Tepper
Secretary of Energy and Environmental Affairs