



COMMONWEALTH OF MASSACHUSETTS  
**THE GENERAL COURT**  
STATE HOUSE, BOSTON 02133-1053

3/28/2024

The Honorable Michael S. Regan  
EPA Administrator  
Environmental Protection Agency  
1200 Pennsylvania Avenue, N.W.  
Washington, DC 20460

Dear Administrator Regan,

As the State Delegation representing the city of Chelsea, 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, Chelsea, and Lowell Housing Authorities. The Greater Boston Affordable Housing Decarbonization Accelerator (AHDA) proposed by this coalition's 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 critical to achieving Massachusetts's greenhouse gas 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.

We are proud that the state legislature passed historic climate legislation, *An Act Creating a Next-Generation Roadmap for Massachusetts Climate Policy*, in 2021. The bill requires that the state set emissions limits with the goal of achieving net zero statewide greenhouse gas emissions by 2050. While the bill will help us reach many of our climate goals, further funding is needed to support the decarbonization of existing buildings—particularly federally funded affordable units, which lack the resources to make these crucial upgrades.

As a Regional Planning Agency, MAPC is uniquely situated to lead many aspects of this proposal including oversight of the technical assistance program, development of collective and streamlined procurement pathways, and facilitation of the regional community of practice. We have witnessed firsthand how MAPC has partnered with these municipalities, including Chelsea,

and their housing authorities to install affordable and reliable high-speed internet for residents in existing complexes. MAPC also administers technical assistance and grant awards and regularly facilitates regional dialogues around key climate issues. Furthermore, their collective procurement work has streamlined the competitive procurement process cities and towns need 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 greenhouse gas emissions and other harmful air pollutants in the buildings and surrounding populations where investment is most critically needed. In closing, we wish to express our support for the MAPC coalition's CPRG grant application.

Please contact our offices should you have any questions. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sal DiDomenico'.

Sal DiDomenico  
State Senator  
Middlesex and Suffolk

A handwritten signature in black ink, appearing to read 'Judith Garcia'.

Judith Garcia  
State Representative  
11<sup>th</sup> Suffolk