

**Congress of the United States**  
**Washington, DC 20515**

March 25, 2024

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

Dear Administrator Regan:

We write to ask for the full and fair consideration 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 Public Housing Authorities. The Greater Boston Affordable Housing Decarbonization Accelerator (AHDA) proposed by this coalition application supports key pathways for accelerating building decarbonization and serving disadvantaged communities to meet the Commonwealth's 2050 climate goals.

Decarbonizing existing buildings is critical to achieving Massachusetts's greenhouse gas (GHG) reduction targets. Hundreds of thousands of affordable housing units are among the most inefficient and carbon-emitting buildings in the Commonwealth, and house populations least able to afford retrofits. While new affordable multifamily construction projects often use Net Zero and Passive House standards, most residential buildings that will exist in 2050 are already constructed. With these obstacles in mind, there is great need for funding, resources, and technical assistance to help owners of affordable housing, particularly Public Housing Authorities, and ensure that low-income and disadvantaged populations are not left behind in the clean energy transition.


The proposed AHDA will support federal and state-level climate and equity goals. Most of the program's funding will go towards Justice40 communities in Boston, Chelsea and Lowell, and the decarbonization retrofits will benefit some of the most disadvantaged members of these communities—many of whom that have been marginalized by underinvestment in their current housing and overburdened by pollution. The AHDA will also support regional information sharing so lessons learned and best practices can be replicated through technical assistance grants, streamlined procurement pathways, and the regional community of practice. The AHDA will not only help reduce emissions and utility bills for residents in these affordable units, but it will also reduce resident exposure to harmful air pollutants and stimulate the growth of good-paying decarbonization jobs through integration of Good Jobs principles in procurement requirements.


As a Regional Planning Agency (RPA), the MAPC is uniquely situated to lead many aspects of this proposal, including overseeing the technical assistance program, developing the collective and streamlined procurement pathways, and facilitating the regional community of practice. The MAPC's previous experience partnering with these municipalities and their housing authorities

to accomplish programs such as installing affordable and reliable high-speed internet for residents in existing housing authority complexes will support future collaboration. The MAPC already 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 regional approach of the AHDA will support the development and implementation of plans to reduce GHG emissions and other harmful air pollutants in the buildings and populations in affordable housing across the Greater Boston region. We respectfully ask for full and fair consideration of MAPC coalition's CPRG grant application. Thank you for your time and attention to this matter.

Sincerely,

  
Edward J. Markey  
United States Senator

  
Elizabeth Warren  
United States Senator

  
Stephen F. Lynch  
Member of Congress

  
Lori Trahan  
Member of Congress

  
Ayanna Pressley  
Member of Congress