

Affordable Housing Community Sign-On Letter Opposing Mass Save and ACP Cuts in Energy Affordability

We, the undersigned 160+ organizations, represent the multifamily affordable housing community in Massachusetts, from affordable housing owners to property managers, residents, architects, engineers, general contractors, sustainability consultants, funders, and advocates.

We are united in the idea that affordable housing should be resilient, energy efficient, and healthy for residents and community members.

While we are supportive of the many positive cost relief measures proposed in the latest [Energy Affordability Bill, H.5175](#), we are concerned about two areas in particular: namely, the proposed \$1 billion cut to Mass Save, and the proposed 70% cut to Alternative Compliance Payments (ACP) funding.

The affordable housing community relies on both of these funding sources to produce and preserve high-quality, low-carbon affordable housing. Without these sources, tens of thousands of units of affordable housing will be put at risk of not being constructed or renovated furthering the housing affordability crisis in Massachusetts and decimating the clean energy industry workforce of over 100,000 people.

For context, most of the new multifamily affordable housing built in Massachusetts is now Passive House, a highly efficient building standard that results in comfortable, healthy homes for residents and more durable buildings for owners. Passive House certified buildings are more affordable for residents, lowering utility expenses and insulating our low-income neighbors from spikes in energy prices.

To build to this superior standard, affordable housing developers have turned to Mass Save's [Passive House Incentive Program](#), which provides support for training, design, and construction. To date, Mass Save has supported the construction of 2,364 new Passive House units with another 34,361 units in the queue. It's time for us to double down on our nation-leading approach, not back down.

Beyond new construction, Massachusetts has made serious commitments to upgrade our existing multifamily affordable housing to be future-ready through significant investments in energy efficiency, electrification, and energy storage programs.

These programs include Mass Save's [Low-Income Energy Affordability Network \(LEAN\) Multifamily Program](#) and its [Income-Eligible Deep Energy Retrofit incentive pathway](#), which provides approximately \$15,000-\$20,000 per unit to support multifamily affordable housing renovation projects. These Mass Save investments have been a critical funding source, enabling owners to upgrade units while freeing up other critical housing resources for resident services. Over 100 affordable housing projects representing more than 12,000 units are currently in the pipeline waiting for LEAN Multifamily funding.

It also includes the ACP-funded Department of Energy Resources' (DOER) [Affordable Housing Decarbonization Grant Program](#), which has provided \$40,000 per unit to significant renovation projects. This program has already awarded upgrade grants to 3,353 units with another 5,539 units that have received technical assistance and would be next in line for funding consideration assuming future rounds.

DOER's [Advancing Massachusetts Power](#) energy storage grant program, also funded through Alternative Compliance Payments, is expected to support many affordable housing energy storage projects, helping our communities transition to and benefit from an all-electric future.

In fact, several recent programs - all funded by Alternative Compliance Payments - are increasing the affordable housing community's ability to build more housing and clean energy projects, from the Healey-Driscoll Administration and utilities' [Power Forward](#) initiative to get housing connected to the electric grid faster, to DOER's updated [Solar Massachusetts Renewable Target \(SMART\)](#) solar incentive program, and its [Clean Energy Siting & Permitting Division](#) that streamlines clean energy infrastructure projects.

Even families who do not live in Affordable Housing or who do not directly receive efficiency incentives still benefit from investments by Mass Save and Alternative Compliance Payments, because these programs save money on unnecessary grid infrastructure. For instance, cuts to the Mass Save program will have unintended consequences and eliminate the continued success of [Connected Solutions](#), the Commonwealth's nation-leading Virtual Power Plant program. Since expanding the reach and effectiveness of Virtual Power Plants is a goal of the legislation, the cuts

ironically and unfortunately create exactly the opposite result. Much of our grid sits unused for most of the year: [10% of Massachusetts' annual electricity use is responsible for 40% of our annual electricity costs](#). By reducing peak loads, [energy efficiency and demand flexibility saves billions of dollars for all ratepayers](#). The legislation should expand, not threaten, these valuable programs.

Affordable housing organizations depend on Mass Save and Alternative Compliance Payment resources as essential parts of our construction and renovation budgets. Without these resources, our ability to create and preserve safe, affordable, and healthy homes will be greatly diminished.

We urge state legislators to take another look before cutting these valuable programs for affordable housing.

Respectfully,

LISC Massachusetts and ZeroCarbonMA

2Life Communities

350 Mass

Abode Energy Management

Acadia Center

Action for Equity

Affirmative Investments, Inc.

Affordable Housing and Services Collaborative, Inc.

All In Energy

Allston Brighton Community Development Corporation

Alternatives for Community & Environment (ACE)

Architecture Towards Neutral

Arlington Housing Authority

Arrowstreet

Arx Urban

Asian Community Development Corporation

Beacon Communities LLC

Berkshire Environmental Action Team

BlueHub Capital

Boston Catholic Climate Movement

Boston Climate Action Network (BCAN)

Boston Communities

Boston Impact Initiative

Brookhaven Residents' Climate Change Committee

Brookline for Everyone, Inc.

Brookline Housing Authority

Brookline Mothers Out Front

Browning the Green Space

Building Evolution Corporation

Cambridge Housing Authority

Cambridge Mothers Out Front

Canton Residents for a Sustainable Equitable Future

Cape Ann Climate Coalition Organizing Committee

Cape Downwinders

Capstone Communities LLC

Caribbean Integration Community Development

CET (Center for EcoTechnology)

CHAPA

CH Consulting

Chinatown Community Land Trust, Inc.

Chinatown Power, Inc.

Clean Energy Group

Clean Water Action

Coalition for a Better Acre

Codman Square Neighborhood Development Corporation

Colony Retirement Homes

Commonwealth Community Developers, LLC

Community Action Agency of Somerville, Inc.

Community Development Partnership

Community Economic Development Center of Southeastern Mass

Conservation Law Foundation (CLF)

Dayenu

Dorchester Bay Economic Development Corporation

DXS New England

East Boston Community Development Corporation

Elders Climate Action Mass.

Elephant Energy

Embue, Inc.

Engine 6 Newton Housing Advocates

Environmental League of Massachusetts

Equitable Arlington

Fairmount Indigo CDC Collaborative

Fenway Forward

Franklin County Community Development Corporation

Green Energy Consumers Alliance

GreenerU, Inc.

Greening Greenfield

GreenRoots

HallKeen Management

Harborlight Homes

Haycon

Hebrew SeniorLife

Hilltown CDC

Home Base Consulting LLC

Home City Development, Inc.

Homeowner's Rehab, Inc. (HRI)

Housing Corporation of Arlington

Housing Nantucket

IBA – Inquilinos Boricuas en Acción

Island Housing Trust

Jamaica Plain Neighborhood Development Corporation (JPNDC)

Jewish Climate Action Network of Massachusetts

Joy Squared Design

JSR Adaptive Energy Solutions LLC

Just A Start

Lexington Affordable Housing Trust

Lexington Climate Action Network (LexCAN)

Lexington Housing Partnership Board

Local Energy Advocates

LPS Green Teams

Lynn Housing Authority and Neighborhood Development (LHAND)

MACDC

Main South Community Development Corporation

Malden Housing Authority

Maloney Properties LLC

Massachusetts Climate Action Network (MCAN)

Massachusetts Housing Partnership (MHP)

MassEnergize

MassSolar

Metropolitan Area Planning Council (MAPC)

Metro West Collaborative Development

Mission Hill Neighborhood Housing Services (MHNHS)

Mothers Out Front Massachusetts

Nectar Community Investments

Neighborhood of Affordable Housing (NOAH)

New Ecology, Inc.

Northampton Mothers Out Front

Passive House Massachusetts

PCA

Peabody Properties

Petersen Engineering

Pipe Line Awareness Network for the Northeast

Planning Office for Urban Affairs (POUA)

PowerOptions

Preservation of Affordable Housing (POAH)

Progressive Democrats of Massachusetts (PDM)

Quincy Housing Authority

Resonant Energy

Rethinking Power Management LLC

Revitalize CDC

Salem Alliance for the Environment (SAFE)

Schochet Companies

Sierra Club Massachusetts

Slipstream

Solar United Neighbors Action

Somerville Community Corporation

South Boston Neighborhood Development Corporation

Southwest Boston Community Development Corporation

Sparhawk Group

Steven Winter Associates, Inc.

Stone Soup Collaborative

Studio G Architects

Supportive Living Inc.

Sustainable Arlington

Sustainable Comfort, Inc.

Sustainable Lexington Committee

Sustainable Wellesley

The Boston Foundation

The Caleb Group

The Community Builders (TCB)

The Green Engineer, Inc.

The Neighborhood Developers

The Nelson Memorial Apartments, Inc.

Third Act MA

Thornton Tomasetti

Tierney Development Services, LLC

Tohn Environmental Strategies

TownGreen

UHM Properties LLC

Unitarian Universalist Mass Action

Victory Programs

Visiting Nurse Association (VNA) of Eastern Massachusetts / VNA Senior Living Communities

Vote Solar

Waltham Housing Authority

Waltham Mothers Out Front

West Work

Wingate Companies

WinnCompanies

Worcester Common Ground, Inc.

Worcester Community Housing Resources, Inc.

ZeroEnergy Design