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Healey-Driscoll Administration Awards \$16 Million to Decarbonize Affordable Housing

Third Round of Climate Ready Housing Funding Awards Will Support Deep Energy Retrofits and Cost Savings in nearly 1,000 Affordable Housing Homes

12.10.2024 — Press Releases and Green Homes

BOSTON — The Healey-Driscoll Administration today announced the third round of funding awards under the Climate Ready Housing program. The program is led by the Executive Office of Housing and Livable Communities, in collaboration with Massachusetts Housing Partnership, MassHousing, and Local Initiatives Support Corporation Massachusetts (LISC MA).

These funds will enable affordable housing properties across eight Massachusetts communities to significantly reduce their energy use through energy retrofits and electrification, which will lower costs for residents. The grant program will advance physical upgrades to a crucial segment of the state’s housing stock, improving indoor air quality and comfort for residents.

“This third round of funding goes even further toward lowering emissions from our existing buildings, which reduces costs for Massachusetts residents while being good for the environment and our health,” said **Governor Maura Healey**. “Massachusetts continues to lead on decarbonizing affordable housing properties as we make progress on our mission to tackle high housing and energy costs head-on.”

“These green initiatives create a healthier standard of living for families in our housing developments while at the same time providing opportunities for local workers,” said **Lieutenant Governor Kim Driscoll**. “We are paving the way for a brighter, more sustainable future through these deep energy retrofits.”

“This year’s Climate Ready Housing funding will enable energy retrofit improvements of nearly 1,000 homes across the state,” said **Housing and Livable Communities Secretary Ed Augustus**. “This funding will lower costs for low- and moderate-income residents, improve indoor air quality for our residents and reduce greenhouse gas emissions. This investment will put us on the path to achieving the commonwealth’s net zero emissions goal while creating more resilient homes.”

This program was created and authorized under the state's 2021 Economic Development Bond Bill and seeded at \$1.6 million annually. After two successful pilot rounds, the Healey-Driscoll Administration increased annual program funding tenfold, making \$16 million available for this third round. The program enables deep energy retrofits and decarbonization projects in the affordable housing sector that benefit low- and moderate-income residents.

Projects submitted for this funding opportunity pursued one of the following two decarbonization approaches:

Deep Energy Retrofits (DER): This approach requires extensive building envelope improvements, electrification of building systems, and maximization of on-site renewable energy production. Projects achieve at least 50 percent in energy savings and significant carbon emissions reductions.

Zero Carbon Emissions Over Time (ZOT): This approach focuses on projects with thoughtful strategies for reducing emissions over time in alignment with planned upgrades. Projects propose strategic, short-term interventions that contribute to a long-term, comprehensive plan to achieve zero carbon emissions by 2050.

More than 40 projects submitted a pre-application for the 2024 round, of which 13 were selected for new funding awards totaling approximately \$16 million. Recommended project awards will enable energy retrofit improvements in 997 units of affordable housing across the state.

MHP and MassHousing provide funding administration and application support on behalf of EOHLIC. Additional application and programmatic support are provided by LISC MA.

“We’re excited to continue our partnership with Healey-Driscoll Administration, alongside MassHousing and LISC, to increase funds and expand impact for affordable properties in the Commonwealth,” said **MHP Executive Director Clark Ziegler**. “MHP is committed to preserving housing that is healthy, comfortable, and contributes to the achievement of the Commonwealth's climate goals. We are grateful to live in a state and work with partners committed to the ongoing decarbonization of affordable homes. This year's investment ensures that 1,000 homes will be healthy and comfortable for our residents in the short- and long-term, with continued investment anticipated through the Affordable Homes Act.”

“Climate Ready Housing funding complements our state’s leading climate finance system, helping to accelerate the adoption of clean energy technologies in affordable homes across Massachusetts,” said **MassHousing CEO Chrystal Kornegay**. “This funding commitment will help nearly 1,000 affordable homes operate cleanly and efficiently, supporting our state’s clean energy goals, while creating healthier and more comfortable homes for lower-income residents.”

“Decarbonization funding is critical to ensuring we are able to provide safe, healthy, and affordable homes long-term for Massachusetts residents,” said **LISC MA Deputy Director Emily Jones**. “LISC is committed to helping affordable housing organizations access these resources and plan for a clean energy future.”

The Climate Ready Housing (CRH) awardees for 2024 include:

154-156 Boylston St & Sara Wallace House - Brookline Community Development Corporation

Brookline Community Development Corporation will receive CRH funding for the deep energy retrofits it plans at a 6-unit triple decker property and a 16-unit historic building, both of which are located in Brookline. These projects propose significant building envelope upgrades, electrification of building systems,

ventilation system upgrades, as well as water conservation measures. These improvements are expected to result in a 67 percent and 55 percent site energy use reduction at the properties, respectively.

258 Main Street – Pine Street Inn

Pine Street Inn will receive CRH funding for the Zero Over Time retrofit approach it plans at a 14-unit property located in Charlestown. The project proposes electrification of space heating and domestic hot water systems, which will help to eliminate fossil fuel energy uses at the site.

259 Lowell – Visiting Nurse Communities & WinnCompanies

Visiting Nurse Communities and WinnCompanies will receive CRH funding for the deep energy retrofit of 78 units located in Somerville. The project proposes full electrification of building systems, ventilation upgrades, and roof-mounted solar photovoltaics. These improvements are expected to result in a 48 percent site energy use reduction for the property.

Blue Meadows/Nashmont – New Bedford Housing Authority

New Bedford Housing Authority will receive CRH funding to support envelope upgrades in 22 units across four buildings in New Bedford. This project has elected a Zero Over Time (ZOT) approach, so proposed envelope upgrades enabled by CRH funds will pave the way for later cooking, laundry, and mechanical system electrification.

Burbank Gardens – Fenway Community Development Corporation

Fenway Community Development Corporation will receive CRH funding for the green retrofit project it plans at a 52-unit property located in Boston. The project proposes domestic hot water electrification, ventilation upgrades, and electrical service improvements. This project has elected a Zero Over Time (ZOT) approach, so upgrades enabled by CRH funds will pave the way for later electrification of space heating and cooling systems.

Constitution Inn – Planning Office for Urban Affairs

Planning Office for Urban Affairs will receive CRH funding for the green retrofit project it plans at a 100-unit property located in Charlestown. The project proposes building envelope upgrades and electrification of space heating, space cooling, and cooking appliances. This project has elected a Zero Over Time (ZOT) approach, so upgrades enabled by CRH funds will pave the way for later domestic hot water electrification.

New North Canal Apartments – Coalition for a Better Acre

Coalition for a Better Acre will receive CRH funding for the green retrofit project it plans at a 267-unit campus property located in Lowell. The project proposes building envelope improvements, balanced ventilation upgrades, and electrical service upgrades. This project is electing a Zero Over Time (ZOT) approach, so upgrades enabled by CRH funds will pave the way for later mechanical system and appliance electrification.

Orchard Gardens – Madison Park Development Corporation

Madison Park Development Corporation will receive CRH funding for the deep energy retrofit it plans at 282 units on a campus property located in Roxbury. The project proposes insulation upgrades across all buildings, all-electric space

heating and cooling, domestic hot water electrification where feasible, and ventilation upgrades. These improvements are expected to result in a 57 percent site energy use reduction across the property.

Phillips Brooks School – Quincy Geneva New Vision Community & WinnCompanies

Quincy Geneva New Vision Community Development Corporation and WinnCompanies will receive CRH funding for the deep energy retrofit it plans for 27 units of affordable housing located in Dorchester. The project proposes significant envelope improvements, electrification of mechanical systems, and electrical service upgrades. These improvements are expected to result in a 57 percent site energy use reduction for the property.

Roosevelt Towers Mid-Rise – Cambridge Housing Authority

Cambridge Housing Authority will receive CRH funding for the deep energy retrofit it plans at a 77-unit mid-rise property located in Cambridge. The project proposes comprehensive envelope upgrades, full electrification, new mechanical ventilation, as well as roof-mounted solar photovoltaics. These improvements are expected to result in a 90 percent site energy use reduction for the property. The project is a recent awardee of HUD's Green and Resilient Retrofit Program (GRRP) and aims to achieve Passive House (PHIUS Core Revive) certification.

The Putnam – The Community Builders

The Community Builders will receive CRH funding for the deep energy retrofit planned in 38 units of historic, adaptive reuse housing located in Greenfield. The project proposes an envelope upgrade to Passive House standards, all-electric mechanical systems, a solar panel-ready roof, indoor bicycle parking, and electric vehicle charging space.

WCG Homes – Worcester Common Ground

Worcester Common Ground will receive CRH funding for the deep energy retrofit it plans at an 18-unit scattered site property located in Worcester. The project proposes full electrification, ventilation upgrades, and roof-mounted solar photovoltaics. These improvements are expected to result in a 69 percent site energy use reduction for the property.

The decarbonization of Massachusetts' existing buildings is a key component of the state's strategy to achieve net zero emissions by 2050. The Climate Ready Housing program will catalyze significant investments in the built environment sector, and leverage other federal, state, and local funding resources to help affordable housing developments lower emissions and energy use.

The next round of Climate Ready Housing is expected to open in March 2025. For more information about the program, application materials, and deadlines, go to www.lisc.org/climatereadyhousing.

Awardee Statements:

Giovanni Valencia, Executive Director, Brookline Community Development Corporation:

"We at the Brookline Community Development Corporation (BCDC) are incredibly grateful for the two funding awards from the Climate Ready Housing Program. These funds will be instrumental in the rehabilitation and decarbonization of our properties at 1017 Beacon St. and 154-156 Boylston St. By preserving 22 affordable housing units in Brookline, we're ensuring a sustainable future for our residents."

Lyndia Downie, President and Executive Director, Pine Street Inn:

“Pine Street Inn appreciates the opportunity to provide green energy in our buildings. The 258 Main Street Electrification Project has an anticipated energy use reduction of more than 70% with the addition of this new system, including installation of heat pumps and other conservation efforts. We are always looking at ways to be environmentally thoughtful in our housing and shelter buildings, and we thank the Climate Ready Housing Program for supporting this project.”

Linda Cornell, CEO, Visiting Nurse Communities:

"The VNA Senior Living Community in Somerville provides a home for over 95 low-income seniors who would otherwise be homeless, in a nursing home or institution. We are so grateful that Somerville Senior Phase One LLC, located at 259 Lowell in Somerville, has been selected for this critical Climate Ready Housing funding. This decarbonization funding will facilitate the transformation of this aging property into an all-electric, high performance senior housing community while demonstrating the Commonwealth's leadership in the creation and preservation of high quality, healthy, and affordable housing."

Cynthia Spence, Director of Modernization, Planning & Development, New Bedford Housing Authority:

“The New Bedford Housing Authority remains committed to fulfilling our mission to provide safe, quality housing for our tenants. We are grateful for this award which supports our mission and reflects our commitment to sustainable and climate resilient housing.”

Suneeth John , Deputy Director & Head of Real Estate, Fenway Community Development Corporation:

"We are grateful to have received the Climate Ready Housing Award, which will allow us to implement crucial energy saving measures and set us on a path to achieve net-zero in the coming years at Burbank Gardens, a 52-unit 100% income restricted property the Fenway. Fenway CDC is committed to innovative climate preparedness work; this grant is an important step in that direction."

Shaina Korman-Houston, Director of Real Estate, Planning Office for Urban Affairs:

"Our proposed redevelopment of the Constitution Inn will provide 100 units of much needed affordable housing, including workforce housing that will meet the needs of the community and permanent supportive housing that will meet the needs of women and veterans experiencing homelessness. We are grateful for the approvals we received from the Boston Planning and Development Agency. We remain steadfast in our efforts to increase affordable housing opportunities for all individuals and families who need it - including the development of permanent supportive housing - permanent, affordable housing with full-time, fully-staffed wraparound services - which will help make our communities stronger."

Brendan Conley, Real Estate Project Manager, Coalition for a Better Acre:

"The Coalition for a Better Acre is honored to be awarded Climate Ready Housing program funds for our North Canal project. The funding brings us one step closer to reducing energy usage and preserving much needed affordable housing in the city of Lowell."

Oren Richkin, Real Estate Senior Project Manager, Madison Park Development Corporation:

“Madison Park Development Corporation, and our co-sponsor Trinity Financial, are thrilled that the Orchard Gardens project will receive an award from the Climate Ready Housing fund. Orchard Gardens is a large, 331-unit housing development, spanning 23 acres, in the heart of Roxbury. The CRH award will help to support an ambitious \$25 million plus scope of sustainability improvements to help reduce CO2 production across the property by 50% and improve the quality of life for all our residents and Roxbury community members.”

Christina McPike, Vice President of Energy & Sustainability, WinnCompanies:

“CRH funding is instrumental to WinnCompanies’ decarbonization efforts at Phillips Brooks School. This critical source supports a robust building envelope upgrade and comprehensive HVAC scope that will transform the property’s 27 apartments into more sustainable, comfortable, and environmentally responsible homes for our residents.”

Margaret Moran, Deputy Executive Director of Development, Cambridge Housing Authority:

“The CHA is very grateful to be a recipient of the Climate Housing Ready Program. This funding is an important component of the financing needed to make Roosevelt Towers Mid-Rise a sustainable building with high-quality homes for our residents.”

Rachana Crowley, Vice President of Real Estate Development, The Community Builders:

“The Community Builders is grateful for the support from LISC for this transformative project to bring passive house, affordable and workforce housing to Greenfield’s Main Street”

Tim Gilbert, Project Manager, Worcester Common Ground:

“Worcester Common Ground, Inc. thanks MassHousing, MHP, and LISC for supporting our deep energy retrofit projects through the Climate Ready Housing Program. This funding, along with contributions from the Department of Energy Resources, the Executive Office of Housing and Livable Communities, the City of Worcester, and MassCEC, will help decarbonize and electrify eighteen units among four buildings that are typical of the housing stock of Massachusetts, which will, in turn, serve as a model for improving the Commonwealth’s aging housing stock to be healthier, more comfortable, and sustainable.”

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