

By Ms. Graham of Cambridge, petition of Sandra Graham and other members of the House relative to energy conservation in public housing. Urban Affairs.

The Commonwealth of Massachusetts

In the Year One Thousand Nine Hundred and Eighty.

AN ACT PROVIDING FOR ENERGY CONSERVATION IN PUBLIC HOUSING.

Be it enacted by the Senate and House of Representatives in General Court assembled and by the authority of the same, as follows:

1 Section 3 of chapter 996 of the acts of 1977 is hereby amended by
2 adding the following two paragraphs:

3 In addition to the amounts hereinbefore authorized, the depart-
4 ment of community affairs is hereby further authorized to expend a
5 sum not exceeding twenty million dollars for the purpose of fund-
6 ing contracts between the department, acting for and on behalf of
7 the commonwealth, and housing authorities established pursuant
8 to section three of chapter one hundred and twenty-one B of the
9 General Laws, or corresponding provisions of earlier laws, for
10 state financial assistance in the form of grants to such authorities
11 for projects undertaken pursuant to clause (j) of section twenty-six
12 of said chapter one hundred and twenty-one B, which grants shall
13 be paid by the commonwealth upon approval and certification by
14 said department to the state comptroller; provided, that the
15 amount expended pursuant to this paragraph during any one fiscal
16 year shall not exceed five million dollars; and provided further,
17 that under the authorization provided for in this paragraph, all
18 expenditures shall be utilized solely for the purpose of improving
19 the efficiency of the utilization of, or reducing the consumption of,
20 energy by a housing authority. Contracts entered into pursuant to
21 this paragraph shall be limited to energy-related capital improve-
22 ments for which the anticipated reduction in expected fuel and
23 utility operating expenses over a five year period or less would be

24 equal to or exceed the initial cost of the capital improvement. The
25 department shall: (a) review the housing authority's plans for
26 capital improvements and determine the anticipated reduction in
27 expected fuel and utility costs; (b) conduct on-site energy audits to
28 determine operating and maintenance procedures which can be
29 utilized by the housing authority to reduce energy consumption
30 and to recommend capital improvements for which applications
31 for grants may be made; (c) assist housing authorities in develop-
32 ing applications for projects authorized under this act; (d) conduct
33 on-site training of tenants and housing authority personnel regard-
34 ing energy conservation; (e) assist housing authorities in develop-
35 ing fuel and utilities usage monitoring systems; (f) issue guidelines
36 for the operating and maintenance procedures which reduce
37 energy consumption that are required as conditions precedent to
38 approval of any application for funds under this paragraph; and (g)
39 issue regulations defining the types of capital improvements which
40 will be funded under this paragraph and the pay back period of
41 each. In allocating funds under this paragraph, the department
42 shall provide a fair distribution of grants throughout the common-
43 wealth based upon the number of units in eligible housing projects
44 within each region as delineated by the department and shall also
45 issue regulations for the approval of applications for funds includ-
46 ing provisions which give consideration to applications proposing
47 the fastest pay back periods. Where applications have substantially
48 similar pay back periods, preference shall be given to applications
49 for developments where tenants bear the full cost of utilities. For
50 the purposes of this paragraph, "eligible housing projects" shall
51 mean public housing authorized under chapter two hundred of the
52 acts of nineteen hundred forty-eight, chapter six hundred sixty-
53 seven of the acts of nineteen hundred fifty-four and chapter six
54 hundred eighty-nine of the acts of nineteen hundred seventy-four."
55 In approving applications for funds under this chapter, the
56 department shall ensure that in each capital improvement under-
57 taken by a local housing authority, the housing authority has
58 considered energy conservation consequences, if any, of the capital
59 improvements undertaken.