

**HOUSE . . . . . No. 3365**

**The Commonwealth of Massachusetts**

PRESENTED BY:

***Maria Duaine Robinson and David Henry Argosky LeBoeuf***

*To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:*

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act providing for building justice with jobs.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Maria Duaine Robinson</i>	<i>6th Middlesex</i>	<i>2/19/2021</i>
<i>David Henry Argosky LeBoeuf</i>	<i>17th Worcester</i>	<i>2/22/2021</i>
<i>Lindsay N. Sabadosa</i>	<i>1st Hampshire</i>	<i>2/19/2021</i>
<i>Marc R. Pacheco</i>	<i>First Plymouth and Bristol</i>	<i>2/19/2021</i>
<i>Tami L. Gouveia</i>	<i>14th Middlesex</i>	<i>2/22/2021</i>
<i>Jack Patrick Lewis</i>	<i>7th Middlesex</i>	<i>2/22/2021</i>
<i>Rebecca L. Rausch</i>	<i>Norfolk, Bristol and Middlesex</i>	<i>2/23/2021</i>
<i>David M. Rogers</i>	<i>24th Middlesex</i>	<i>2/24/2021</i>
<i>Steven C. Owens</i>	<i>29th Middlesex</i>	<i>2/24/2021</i>
<i>Carmine Lawrence Gentile</i>	<i>13th Middlesex</i>	<i>2/24/2021</i>
<i>Brandy Fluker Oakley</i>	<i>12th Suffolk</i>	<i>2/25/2021</i>
<i>Sean Garballey</i>	<i>23rd Middlesex</i>	<i>2/26/2021</i>
<i>Christina A. Minicucci</i>	<i>14th Essex</i>	<i>2/26/2021</i>
<i>Christine P. Barber</i>	<i>34th Middlesex</i>	<i>2/26/2021</i>
<i>Patrick Joseph Kearney</i>	<i>4th Plymouth</i>	<i>2/26/2021</i>
<i>James B. Eldridge</i>	<i>Middlesex and Worcester</i>	<i>2/26/2021</i>
<i>Erika Uyterhoeven</i>	<i>27th Middlesex</i>	<i>2/26/2021</i>
<i>Antonio F. D. Cabral</i>	<i>13th Bristol</i>	<i>2/26/2021</i>

<i>Carol A. Doherty</i>	<i>3rd Bristol</i>	<i>2/26/2021</i>
<i>Michelle L. Ciccolo</i>	<i>15th Middlesex</i>	<i>2/26/2021</i>
<i>Edward F. Coppinger</i>	<i>10th Suffolk</i>	<i>3/4/2021</i>
<i>Patrick M. O'Connor</i>	<i>Plymouth and Norfolk</i>	<i>3/3/2021</i>
<i>Danillo A. Sena</i>	<i>37th Middlesex</i>	<i>3/8/2021</i>
<i>Frank A. Moran</i>	<i>17th Essex</i>	<i>3/9/2021</i>
<i>Mary S. Keefe</i>	<i>15th Worcester</i>	<i>3/19/2021</i>
<i>Tommy Vitolo</i>	<i>15th Norfolk</i>	<i>3/25/2021</i>
<i>Jay D. Livingstone</i>	<i>8th Suffolk</i>	<i>3/29/2021</i>
<i>Thomas M. Stanley</i>	<i>9th Middlesex</i>	<i>3/29/2021</i>
<i>Mike Connolly</i>	<i>26th Middlesex</i>	<i>4/5/2021</i>
<i>Kathleen R. LaNatra</i>	<i>12th Plymouth</i>	<i>4/14/2021</i>
<i>Tram T. Nguyen</i>	<i>18th Essex</i>	<i>4/17/2021</i>
<i>Ruth B. Balsler</i>	<i>12th Middlesex</i>	<i>4/28/2021</i>
<i>Natalie M. Higgins</i>	<i>4th Worcester</i>	<i>5/10/2021</i>
<i>Marcos A. Devers</i>	<i>16th Essex</i>	<i>5/27/2021</i>
<i>Vanna Howard</i>	<i>17th Middlesex</i>	<i>6/9/2021</i>
<i>Steven Ultrino</i>	<i>33rd Middlesex</i>	<i>6/10/2021</i>
<i>Kay Khan</i>	<i>11th Middlesex</i>	<i>6/15/2021</i>
<i>Andres X. Vargas</i>	<i>3rd Essex</i>	<i>7/9/2021</i>
<i>Mindy Domb</i>	<i>3rd Hampshire</i>	<i>7/9/2021</i>
<i>Nika C. Elugardo</i>	<i>15th Suffolk</i>	<i>7/15/2021</i>
<i>William C. Galvin</i>	<i>6th Norfolk</i>	<i>8/17/2021</i>
<i>Patricia A. Duffy</i>	<i>5th Hampden</i>	<i>10/31/2021</i>
<i>Dylan A. Fernandes</i>	<i>Barnstable, Dukes and Nantucket</i>	<i>12/6/2021</i>
<i>John J. Lawn, Jr.</i>	<i>10th Middlesex</i>	<i>12/10/2021</i>
<i>Rob Consalvo</i>	<i>14th Suffolk</i>	<i>12/27/2021</i>
<i>James K. Hawkins</i>	<i>2nd Bristol</i>	<i>1/12/2022</i>
<i>Jason M. Lewis</i>	<i>Fifth Middlesex</i>	<i>1/19/2022</i>
<i>Paul McMurtry</i>	<i>11th Norfolk</i>	<i>1/20/2022</i>
<i>Adrian C. Madaro</i>	<i>1st Suffolk</i>	<i>1/24/2022</i>
<i>John J. Mahoney</i>	<i>13th Worcester</i>	<i>1/25/2022</i>
<i>Liz Miranda</i>	<i>5th Suffolk</i>	<i>1/26/2022</i>
<i>David Paul Linsky</i>	<i>5th Middlesex</i>	<i>1/27/2022</i>
<i>Brian W. Murray</i>	<i>10th Worcester</i>	<i>1/27/2022</i>
<i>Natalie M. Blais</i>	<i>1st Franklin</i>	<i>2/4/2022</i>

**HOUSE . . . . . No. 3365**

By Representatives Robinson of Framingham and LeBoeuf of Worcester, a petition (accompanied by bill, House, No. 3365) of Maria Duaine Robinson, David Henry Argosky LeBoeuf and others for legislation to establish the building justice with jobs task force and to adopt housing regulations mandating minimum energy efficiency, energy performance or related energy standards. Telecommunications, Utilities and Energy.

**The Commonwealth of Massachusetts**

In the One Hundred and Ninety-Second General Court  
(2021-2022)

An Act providing for building justice with jobs.

*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 1. As used in this act, the following words shall, unless the context clearly  
2 requires otherwise, have the following meanings:

3 “Cumulative adjusted gross household income”, the cumulative adjusted gross income of  
4 every person in a single household, as reflected on federal income tax returns of the most recent  
5 year.

6 “EJSCREEN”, the environmental justice mapping tool, developed by the United States  
7 Environmental Protection Agency.

8 "Environmental justice population", a neighborhood that meets 1 or more of the  
9 following criteria: (i) the annual median household income is not more than 65 per cent of the  
10 statewide annual median household income; (ii) minorities comprise 40 per cent or more of the

11 population; (iii) 25 per cent or more of households lack English language proficiency; or (iv)  
12 minorities comprise 25 per cent or more of the population and the annual median household  
13 income of the municipality in which the neighborhood is located does not exceed 150 per cent of  
14 the statewide annual median household income; provided, however, that for a neighborhood that  
15 does not meet said criteria, but a geographic portion of that neighborhood meets at least 1  
16 criterion, the secretary may designate that geographic portion as an environmental justice  
17 population upon the petition of at least 10 residents of the geographic portion of that  
18 neighborhood meeting any such criteria; provided further, that the secretary may determine that a  
19 neighborhood, including any geographic portion thereof, shall not be designated an  
20 environmental justice population upon finding that: (A) the annual median household income of  
21 that neighborhood is greater than 125 per cent of the statewide median household income; (B) a  
22 majority of persons age 25 and older in that neighborhood have a college education; (C) the  
23 neighborhood does not bear an unfair burden of environmental pollution; and (D) the  
24 neighborhood has more than limited access to natural resources, including open spaces and water  
25 resources, playgrounds and other constructed outdoor recreational facilities and venues.

26 “Gut rehabilitation”, the general replacement of the interior of a building that is  
27 sufficiently extensive, in the judgment of the Undersecretary of the Department of Housing and  
28 Community Development, it is appropriate to reconstruct portions of the building to make it  
29 more accessible to people with physical disabilities.

30 “Home”, a unit of housing that is either a single family housing unit or a housing unit  
31 within a multifamily housing complex.

32           “Housing emissions audit”, an inspection designed to determine (1) whether there are  
33 preexisting environmental hazards in a single family housing unit or multifamily housing  
34 complex; (2) if there are preexisting environmental hazards, how much it would cost to complete  
35 a preexisting environmental hazard remediation project on that housing unit; (3) the specific  
36 renovations, additions, installations, and modifications that would have to be made in order to  
37 complete a housing emissions renovation on the housing unit; and (4) how much that housing  
38 emissions renovation would cost.

39           “Housing emissions renovation”, a renovation of a single family housing unit or  
40 multifamily housing complex designed to reduce housing-related greenhouse gas emissions,  
41 including, but not limited to, improving heat insulation, electrifying the heating system, installing  
42 solar panels or other forms of distributed generation, and installing energy efficient appliances.

43           “Housing-related emissions”, greenhouse gas emissions caused by (1) heating a housing  
44 unit; or (2) supplying electricity to a housing unit.

45           “Multifamily housing complex”, a building, or connected series of buildings, owned by  
46 the same owner, with multiple separate housing units.

47           “Preexisting environmental hazard remediation project”, a project to remove a  
48 preexisting environmental hazard from a single family housing unit or multifamily housing  
49 complex such that the building in question can receive a housing emissions renovation without  
50 endangering the building’s occupants.

51           “Preexisting environmental hazard”, a state or condition of a single family housing unit  
52 or multifamily housing complex that would render a housing emissions renovation unsafe,  
53 including, but not limited to, by (1) exposing the occupants of the building to asbestos,

54 vermiculite, animal feces, or any other dangerous substance contained in the building; or (2)  
55 compromising the structural integrity of the building.

56 “Project Labor Agreement”, a pre-negotiated, pre-hire collective bargaining agreement  
57 which governs all working conditions and standards related to employment on a specific project.

58 “Secretary”, the Secretary of the Executive Office of Energy and Environmental Affairs.

59 “Single family housing unit”, a single family residence.

60 “Task Force”, the Building Justice with Jobs Task Force.

61 “Undersecretary”, the Undersecretary of the Department of Housing and Community  
62 Development.

63 Section 2. (a) The General Court hereby establishes the Building Justice with Jobs Task  
64 Force.

65 (b) The purpose of the Building Justice with Jobs Task Force is to develop the Building  
66 Justice with Jobs Plan, using the processes and requirements described in section 3.

67 (c) The Building Justice with Jobs Task Force shall be composed of twelve members: (1)  
68 the Undersecretary of the Department of Housing and Community Development, or a designee;  
69 (2) the Commissioner of the Department of Energy Resources, or a designee; (3) one individual  
70 chosen by the Low Income Energy Affordability Network; (4) one individual chosen by the  
71 Income-Eligible Best Practices Committee of the Massachusetts Energy Efficiency Advisory  
72 Council; (5) one individual chosen by the Massachusetts Housing Finance Agency; (6) one  
73 individual chosen by the Greater Boston Labor Council; (7) one individual, appointed by the  
74 Governor, from a nonprofit organization with expertise in community organizing, affordable

75 housing issues, and labor issues; (8) one individual, appointed by the Governor, from a nonprofit  
76 organization with expertise in housing displacement prevention and tenant rights; (9) one  
77 individual, appointed by the Governor, from a nonprofit organization with expertise in urban  
78 environmental issues and public health; (10) one individual, appointed by the Governor, from a  
79 nonprofit organization with expertise in rural environmental issues and public health (11) one  
80 individual, appointed by the Governor, from a nonprofit organization with expertise in  
81 environmental justice; (12) one individual, appointed by the Governor, from a nonprofit  
82 organization with expertise in issues related to building accessibility for people with disabilities.

83 (d) The Undersecretary of the Department of Housing and Community Development, or  
84 their designee, shall serve as the chairperson of the Task Force.

85 (e) The Commissioner of the Department of Energy Resources, or their designee, shall  
86 serve as the vice-chairperson of the Task Force.

87 (f) The Task Force shall make decisions according to a majority voting procedure in  
88 which all twelve members may cast a single vote. In the case of a tie vote, the chairperson of the  
89 Task Force shall be empowered to break the tie by casting a deciding vote.

90 (g) A full and complete transcript of each meeting of the Task Force shall be made  
91 publicly available.

92 Section 3. (a) Immediately after the enactment of this section, the Task Force shall begin  
93 developing the Building Justice with Jobs Plan. The Building Justice with Jobs Plan shall be  
94 finalized and published no later than 6 months after the enactment of this section.

95 (b) The Building Justice with Jobs Plan must achieve the following emissions reductions  
96 goals: (1) reduce annual statewide housing-related emissions by 50% by 2030, compared to  
97 statewide housing-related emissions in 2019; and (2) completely eliminate statewide housing-  
98 related emissions by 2040.

99 (c) The Building Justice with Jobs Plan must ensure that no fewer than 1,000,000 homes  
100 in Massachusetts receive housing emissions renovations that are performed, required, or  
101 subsidized by the Massachusetts state government in the 10 years immediately following the  
102 enactment of this section.

103 (d) The Building Justice with Jobs Plan may achieve the goals set forth in this section by  
104 expanding and amending existing state programs, or by creating new programs, or some  
105 combination of those two possibilities. The Building Justice with Jobs Plan must be designed to  
106 coincide efficiently and effectively with other governmental and non-governmental programs to  
107 reduce housing-related emissions, avoiding duplicative work whenever feasible.

108 (e) The Building Justice with Jobs Plan must include a detailed description of (1) the  
109 renovations, installations, and retrofits that different types of homes may be eligible to receive as  
110 part of a housing emissions renovation, including, but not limited to, heat insulation renovations,  
111 heating system electrification, distributed generation installation, and energy efficient appliance  
112 installation; (2) the system used to determine which homes will receive housing emissions  
113 renovations; (3) the order in which those homes will receive housing emissions renovations; (4)  
114 the labor standards which will apply to workers involved in completing housing emissions  
115 renovations, provided such labor standards are consistent with Section 7; (5) a detailed,  
116 comprehensive program for how to train new workers to complete housing emissions audits,



117 environmental hazard remediation projects, and housing emissions renovations, in order to  
118 eliminate the labor shortages in the relevant professions as quickly as possible; (6) how the  
119 Building Justice with Jobs Plan will meet the emissions reduction goals outlined in subsection  
120 (b) of this section; and (7) how the Building Justice with Jobs Plan will meet the requirement set  
121 forth in subsection (c) of this section.

122 (f) The Building Justice with Jobs Plan must, at all times, prioritize retrofitting homes  
123 located in Census Tracts with a lower median household income than the statewide median  
124 household income, over homes located in Census Tracts with a median household income that is  
125 equal to or greater than the statewide median household income. The Building Justice with Jobs  
126 Plan must specify how many homes located in Census Tracts with a lower median household  
127 income than the statewide median household income will receive housing emissions renovations  
128 during each year of the program.

129 (g) The Building Justice with Jobs Plan must, at all times, prioritize retrofitting homes  
130 located within environmental justice populations over homes that are not located within  
131 environmental justice populations. The Building Justice with Jobs Plan must specify how many  
132 homes in environmental justice populations will receive housing emissions renovations during  
133 each year of the program.

134 (h) The Building Justice with Jobs Plan shall include a detailed program for advertising  
135 the availability of housing emissions audits, preexisting environmental hazard remediation  
136 projects, and housing emissions renovations and jobs to complete those audits, projects, and  
137 renovations. This program shall focus on environmental justice populations and Census Tracts  
138 with a median household income that is below the statewide median household income.

139 (i) The Building Justice with Jobs Plan shall include programs and rules designed to  
140 make residential buildings accessible for persons with physical disabilities when those buildings  
141 are undergoing a gut rehabilitation as part of a preexisting environmental hazard remediation  
142 project, or a housing emissions renovation, or both.

143 (j) The Building Justice with Jobs Plan shall include instructions to the appropriate  
144 administrative agencies to adopt regulations mandating minimum energy efficiency, energy  
145 performance, or related energy standards for rental properties where the tenants pay for electric  
146 or gas utility service or deliverable heating fuels, including but not limited to (1) specifying the  
147 minimum required energy standards for windows and for wall and attic insulation, such as  
148 minimum R-value standards; (2) ensuring that windows and doors are weather tight; (3)  
149 specifying the minimum required energy standards for heating and hot water systems; (4)  
150 ensuring that energy losses are reduced through energy efficiency measures including, but not  
151 limited to, air sealing of window sills and ducts; and (5) such other energy standards as the Task  
152 Force deems appropriate to increase tenant comfort, health and safety, and to increase energy  
153 efficiency. The Task Force may vary these energy standards by building size, age, type of  
154 construction, and other characteristics, as it deems appropriate. These regulations shall apply and  
155 be enforceable as soon as is feasible. To the extent that a rental property owner accesses all  
156 available subsidies and financial incentives available under the Building Justice with Jobs Plan,  
157 the owner shall not be required to expend more than \$5,000 per year to comply with these energy  
158 standards, and shall be excused from further compliance during that year if the \$5,000  
159 expenditure cap is reached.

160 (k) The Building Justice with Jobs Plan shall include a system for determining the  
161 subsidies and financial incentives available for the owners and tenants of multifamily housing

162 complexes in which some of the tenants qualify for the subsidies and financial incentives  
163 described in Section 6, and some of the tenants do not qualify for those subsidies or financial  
164 incentives. The system developed by the Task Force shall, to the greatest extent feasible,  
165 maximize benefits to tenants who are eligible for subsidies or financial incentives described in  
166 Section 6.

167 (l) The Task Force shall continue meeting after the Building Justice with Jobs Plan is  
168 completed, in order to monitor the implementation of the Building Justice with Jobs Plan. The  
169 Task Force may revise the Building Justice with Jobs Plan when, in the judgment of the  
170 chairperson, such revisions are appropriate.

171 (m) The Task Force shall allow for a period of no less than 30 days in which the public  
172 may submit written comments on various parts of the Building Justice with Jobs Plan. The Task  
173 Force shall revise the Building Justice with Jobs Plan based on those comments, as the Task  
174 Force deems appropriate.

175 Section 4. (a) If the Building Justice with Jobs Plan creates new state programs to  
176 complete housing emissions audits, preexisting environmental hazard remediation projects, and  
177 housing emissions renovations, the Building Justice with Jobs Plan shall vest the responsibility  
178 and authority to implement and oversee those programs with the Department of Housing and  
179 Community Development. The Building Justice with Jobs Plan may vest the responsibility and  
180 authority to implement and oversee new state programs in a different administrative agency if the  
181 chairperson determines that doing so would be appropriate.

182 (b) All administrative agencies, including, but not limited to, the Department of Housing  
183 and Community Development, shall be required to comply with any and all relevant instructions  
184 and requirements within the Building Justice with Jobs Plan.

185 (c) The Department of Housing and Community Development shall develop programs  
186 and regulations to protect tenants of homes or buildings which received either a preexisting  
187 environmental hazard remediation project, or a housing emissions renovation, or both. These  
188 regulations shall include, but shall not be limited to, a regulation ensuring that the rental fee for a  
189 home or building which received either a preexisting environmental hazard remediation project,  
190 or a housing emissions renovation, or both, shall not be increased for a period of at least 6  
191 months and no more than 7 years. The precise time period shall be based upon the cost and  
192 complexity of the preexisting environmental hazard remediation project or the housing emissions  
193 renovation applied to the home or building which the tenant is renting.

194 Section 5. (a) No single family housing unit or multifamily housing complex may receive  
195 a housing emissions renovation without first receiving a housing emissions audit. The  
196 Department of Housing and Community Development shall have the authority to create  
197 exemptions for this requirement when such exemptions are appropriate, in the judgment of the  
198 Undersecretary.

199 (b) No single family housing unit or multifamily housing complex which has a  
200 preexisting environmental hazard, as determined by a housing emissions audit, may receive a  
201 housing emissions renovation without first receiving a preexisting environmental hazard  
202 remediation project.

203           Section 6. (a) When providing a housing emissions renovation for a home located within  
204 an environmental justice population, the Department of Housing and Community Development  
205 shall finance the complete cost of (1) the housing emissions audit; (2) all preexisting  
206 environmental hazard remediation projects, if there are one or more preexisting environmental  
207 hazards; and (3) the housing emissions renovation.

208           (b) When providing a housing emissions renovation for a home that is not located within  
209 an environmental justice population but is located within a census tract with a median household  
210 income that is lower than the statewide median household income, the Department of Housing  
211 and Community Development shall (1) pay the entire cost of the housing emissions audit; (2)  
212 pay the entire cost of all preexisting environmental hazard remediation projects, if there are one  
213 or more preexisting environmental hazards; and (3) offer a financial subsidy for half of the cost  
214 of the housing emissions renovation, and offer a 10-year, zero-interest loan sufficient to finance  
215 half of the cost of the housing emissions renovation.

216           (c) When providing a housing emissions renovation for a home that is owned or leased by  
217 a household with exactly 1 member which has a cumulative gross adjusted household income  
218 that is below 40% of the statewide median household income, the Department of Housing and  
219 Community Development shall finance the complete cost of (1) the housing emissions audit; (2)  
220 all environmental hazard remediation projects, if there are one or more preexisting  
221 environmental hazards; and (3) the housing emissions renovation.

222           (d) When providing a housing emissions renovation for a home that is owned or leased  
223 by a household with exactly 2 members which has a cumulative gross adjusted household  
224 income that is below 60% of the statewide median household income, the Department of

225 Housing and Community Development shall finance the complete cost of (1) the housing  
226 emissions audit; (2) all environmental hazard remediation projects, if there are one or more  
227 preexisting environmental hazards; and (3) the housing emissions renovation.

228 (e) When providing a housing emissions renovation for a home that is owned or leased by  
229 a household with 3 or more members which has a cumulative gross adjusted household income  
230 that is below 70% of the statewide median household income, the Department of Housing and  
231 Community Development shall finance the complete cost of (1) the housing emissions audit; (2)  
232 all environmental hazard remediation projects, if there are one or more preexisting  
233 environmental hazards; and (3) the housing emissions renovation.

234 (f) The Department of Housing and Community Development may offer additional  
235 financial incentives and subsidies for housing emissions audits, environmental hazard  
236 remediation projects, and housing emissions renovations, when appropriate.

237 Section 7. (a) In every case in which a housing emissions renovation is performed using  
238 funds that are derived, in whole or in part, from either the Department of Housing and  
239 Community Development, the Massachusetts General Court, or any other body of the  
240 Massachusetts state government, the corporation, firm, partnership, agency, organization, or  
241 other body performing the housing emissions renovation shall enter into a Project Labor  
242 Agreement with the appropriate labor organization or labor organizations before beginning any  
243 renovations. These Project Labor Agreements must include (1) a mutually agreeable, lawful, and  
244 uniform grievance and arbitration procedure for the resolution of work-related disputes involving  
245 housing emissions renovations; (2) mutually agreeable, lawful work rules, working conditions,  
246 and working schedules for housing emissions renovations; (3) mutually agreeable, lawful terms

247 regarding the benefits provided for workers working on housing emissions renovations; (4)  
248 mutually agreeable, lawful terms regarding the use of apprenticeship programs and pre-  
249 apprenticeship programs on housing emissions renovations; (5) mutually agreeable, lawful goals  
250 or requirements to promote workforce diversity for housing emissions renovations, including,  
251 but not limited to, with regard to race and gender; and (6) mutually agreeable, lawful goals or  
252 requirements to hire local residents who live near the work site for housing emissions  
253 renovations. The terms of each Project Labor Agreement shall be made publicly available on the  
254 website of the Department of Housing and Community Development.

255 (b) The Department of Housing and Community Development shall ensure that all  
256 workers involved in performing housing emissions renovations shall receive health insurance;  
257 dental insurance; workers' compensation insurance; at least 1 paid sick day off of work for every  
258 20 days in which they work more than 5 hours; at least 1 cumulative hour of paid break time  
259 every day, for each day in which they work at least 5 hours; and at least 14 days of paid vacation  
260 time each year. These requirements shall apply to all workers involved in performing housing  
261 emissions renovations, including employees, contractors, and subcontractors.

262 (c) The Department of Housing and Community Development shall ensure that all  
263 workers involved in performing housing emissions renovations shall receive an hourly wage that  
264 is not less than the product of 0.0005 multiplied by 115 percent of the statewide per capita  
265 income, as calculated by the US Census Bureau. These requirements shall apply to all workers  
266 involved in performing housing emissions renovations, including employees, contractors, and  
267 subcontractors.

268 (d) When hiring employees, hiring contractors, awarding contracts, designing Project  
269 Labor Agreements, promulgating rules and regulations, and enforcing rules and regulations, the  
270 Department of Housing and Community Development shall maximize, to the greatest extent  
271 feasible, lawful, and appropriate, racial and gender equity within the hiring and promotion  
272 processes.

273 (e) Contractors, subcontractors, firms, corporations, partnerships, and all other entities  
274 performing housing emissions renovations which are funded, in whole or in part, by the  
275 Department of Housing and Community Development or by the General Court of Massachusetts,  
276 shall, at all times, promote workforce diversity among their employees, to the greatest extent  
277 feasible, lawful and appropriate, including with regard to race and gender. If the Undersecretary  
278 of the Department of Housing and Community Development determines that a contractor,  
279 subcontractor, firm, corporation, partnership, or other entity is not making good faith efforts to  
280 promote and achieve workforce diversity, the Undersecretary must prohibit that entity from  
281 receiving funding from the Department of Housing and Community Development to complete  
282 housing emissions audits, preexisting environmental hazard remediation projects, or housing  
283 emissions renovations.

284 Section 8. (a) No later than one year after the enactment of this section, the Department  
285 of Housing and Community Development shall complete an audit of (1) all of the affordable  
286 housing units under the jurisdiction of the Department of Housing and Community  
287 Development; and (2) all of the affordable housing units that are overseen by the Department of  
288 Housing and Community Development. The purposes of this housing audit shall be to (1) assess  
289 the condition of affordable housing units under the jurisdiction of, or overseen by, the  
290 Department of Housing and Community Development; (2) determine how those affordable



291 housing units could be improved through housing emissions renovations and preexisting  
292 environmental hazard remediation projects; and (3) to make recommendations to the Energy  
293 Efficiency Advisory Council regarding how to increase participation among affordable housing  
294 residents in energy efficiency programs.

295           Section 9. (a) No later than the sixtieth day of each fiscal quarter of the state of  
296 Massachusetts, the Task Force shall publish a detailed report documenting all of the expenditures  
297 made by any administrative agency or other government institution in furtherance of the  
298 Building Justice with Jobs Plan. This report shall include a detailed description of (1) the number  
299 of homes or buildings that received preexisting environmental hazard remediation projects in the  
300 previous fiscal quarter; (2) the number of homes or buildings that received housing emissions  
301 renovations in the previous fiscal quarter; (3) how much each preexisting environmental hazard  
302 remediation project and each housing emissions renovation cost in the previous fiscal quarter; (4)  
303 the number of new workers who were trained, in the previous fiscal quarter, to address labor  
304 shortages in professions needed for completing preexisting environmental hazard remediation  
305 projects or housing emissions renovations; and (5) the kinds of training programs those workers  
306 went through in the previous fiscal quarter.

307           (b) No later than the thirtieth day of each fiscal quarter of the state of Massachusetts, the  
308 Task Force shall publish projections for (1) how many preexisting environmental hazard  
309 remediation projects will be completed in the current quarter; (2) how many housing emissions  
310 renovations will be completed in the current quarter; and (3) how many new workers will be  
311 trained in the current quarter in professions needed for completing preexisting environmental  
312 hazard remediation projects or housing emissions renovations.

313           Section 10. (a) Subject to appropriation, there shall be established at the Massachusetts  
314 Clean Energy Technology Center a program to fund the Building Justice with Jobs Plan. The  
315 Massachusetts Clean Energy Technology Center shall conduct a study to (1) determine the  
316 quantity of money required to fully fund the Building Justice with Jobs Plan; and (2) identify  
317 potential sources of funding for the Building Justice with Jobs Plan including, but not limited to,  
318 federal funding and financial savings from increased energy efficiency. Pursuant to the findings  
319 of this study and subject to funding availability, the Massachusetts Clean Energy Technology  
320 Center shall establish programs and entities designed to provide funding for the Building Justice  
321 with Jobs Plan. These programs and entities may include, but are not limited to, (1) a “Green  
322 Bank” to provide capital investments for the Building Justice with Jobs Plan, and (2) a program  
323 designed to use financial savings derived from increased energy efficiency to finance the  
324 Building Justice with Jobs Plan.

325           (b) In order to establish or implement programs designed to finance the Building Justice  
326 with Jobs Plan, the Department of Housing and Community Development, the Executive Office  
327 of Energy and Environmental Affairs, and the Massachusetts Clean Energy Technology Center  
328 may enter contracts or partner with outside entities, including, but not limited to, green banks and  
329 climate banks.

330           (c) Notwithstanding any general or special law, the Department of Housing and  
331 Community Development, the Executive Office of Energy and Environmental Affairs, and the  
332 Massachusetts Clean Energy Technology Center are authorized and required to seek out federal  
333 funding from any reasonable available source to fund the Building Justice with Jobs Plan,  
334 including but not limited to, any federal infrastructure funding and any federal housing funding.

335 (d) The Task Force shall make all reasonable efforts to design the Building Justice with  
336 Jobs Plan in such a way as to maximize the availability of federal funding for the implementation  
337 of the plan.

338 Section 11. (a) If any provision of this chapter is held invalid, the remainder of this  
339 chapter shall not be affected thereby.

340 (b) If the application of any provision of this chapter to any person or circumstance is  
341 held invalid, the application of such provision to other persons or circumstances shall not be  
342 affected thereby.