

**JOINT COMMITTEE ON TELECOMMUNICATIONS, UTILITIES, AND ENERGY**

**BILL SUMMARY**

**BILL NO.** H.3504

**TITLE:** An Act establishing the gateway cities renewable, efficient, and electrified neighborhoods initiative

**SPONSOR:** Representative Natalie Higgins

**COMMITTEE:** Telecommunications, Utilities, and Energy

**HEARING DATE:** September 25, 2025

**PRIOR HISTORY:** 2023-2024: H.3171, sent to study  
2021-2022: H.3320, heard by Committee, no further action taken.

**CURRENT LAW:** N/A

**SUMMARY:**

This bill adds a new section, section 21, titled the Green Act, to Chapter 25A of MGL.

Creates the Gateway Cities Renewable, Efficient, and Electrified Neighborhoods Initiative, known as the GREEN Initiative within the Department of Energy Resources (DOER). The purpose of the GREEN Initiative will be to retrofit existing low income and moderate income housing in qualifying municipalities to be highly energy efficient, use clean heating and cooking technologies, and where possible be powered with on-site renewables.

Also creates a GREEN Initiative Account within DOER, and requires that electric and gas distribution companies, and municipal aggregators with certified clean energy plans, shall transfer a sum of money each year into the GREEN Initiative Account to administer the initiative. The sum of money transferred to the DOER in any year shall not exceed \$30 million. DOER may accept funds into the GREEN Initiative Account from other sources, including grants, individual donors, and state and federal agencies, without annual limits.

Sponsor organizations such as municipal governments or non-profits shall apply to the DOER to carry out a project in a qualifying municipality. Each project shall retrofit at least 10 existing low or moderate income housing units to be highly energy efficient. The housing units may be single family or multi family. If a building includes commercial space, the project can also retrofit the commercial space. DOER shall assist sponsor organizations in assessing technology options and identifying qualified contractors to carry out the retrofits. DOER shall also set goals for the participation of contractors that are minority business enterprises and women business enterprises. Each sponsor organization shall hold at least one event open to the general public to share the results of the project, and shall make an effort to publicize the results of the project to local news outlets and on social media.

DOER shall collect quantitative and qualitative data on the results of the initiative and publish evaluations no later than one year after the end of the second year and every two years thereafter. Then the DOER shall convene a task force to advise the department on the implementation of this section. The task force shall include representatives from the executive office of energy and environmental affairs, department of energy resources, department of public utilities, department of environmental protection, Massachusetts Clean Energy Center, department of housing and community development, executive office of labor and workforce development, and department of public health; two low-income or moderate income residents of qualifying municipalities, and at least two representatives of non-profit organizations headquartered in or with a significant presence in qualifying municipalities. The task force shall hold at least 4 public hearings in qualifying municipalities in the first year after the effective date of this section, and at least 2 public hearings in qualifying municipalities in each subsequent year.