

The Commonwealth of Massachusetts

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

1 by inserting after section _____ the following new section:-

2 “SECTION _____. SECTION 1. (a) As used in this legislation, the following words
3 shall, unless the context clearly requires otherwise, have the following meanings:

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

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

9 "Environmental justice population", a neighborhood that meets 1 or more of the
10 following criteria: (i) the annual median household income is not more than 65 per cent of the
11 statewide annual median household income; (ii) minorities comprise 40 per cent or more of the
12 population; (iii) 25 per cent or more of households lack English language proficiency; or (iv)
13 minorities comprise 25 per cent or more of the population and the annual median household
14 income of the municipality in which the neighborhood is located does not exceed 150 per cent of
15 the statewide annual median household income; provided, however, that for a neighborhood that
16 does not meet said criteria, but a geographic portion of that neighborhood meets at least 1

17 criterion, the secretary may designate that geographic portion as an environmental justice
18 population upon the petition of at least 10 residents of the geographic portion of that
19 neighborhood meeting any such criteria; provided further, that the secretary may determine that a
20 neighborhood, including any geographic portion thereof, shall not be designated an
21 environmental justice population upon finding that: (A) the annual median household income of
22 that neighborhood is greater than 125 per cent of the statewide median household income; (B) a
23 majority of persons age 25 and older in that neighborhood have a college education; (C) the
24 neighborhood does not bear an unfair burden of environmental pollution; and (D) the
25 neighborhood has more than limited access to natural resources, including open spaces and water
26 resources, playgrounds and other constructed outdoor recreational facilities and venues.

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

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

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

38 complete a housing emissions renovation on the housing unit; and (4) how much that housing
39 emissions renovation would cost.

40 “Housing emissions renovation”, a renovation of a single-family housing unit or
41 multifamily housing complex designed to reduce housing-related greenhouse gas emissions,
42 including, but not limited to, improving heat insulation, air sealing, upgraded windows, doors,
43 and cladding systems, electrifying the heating system, installing solar panels or other forms of
44 distributed generation, and replacing fossil fuel burning appliances for heating, hot water, and
45 cooking with energy efficient appliances.

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

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

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

54 “Preexisting environmental hazard”, preexisting barriers that render a housing emissions
55 renovation hazardous to the health and safety of the residents, or would require repair to allow
56 the housing emissions renovations to proceed safely and effectively. These barriers include, but
57 are not limited to, presence of dangerous mold, infestations, or other conditions that would be
58 made more hazardous by the housing emission renovations; inadequate wiring systems unable to

59 support electrification, and inadequate structural integrity that would compromise the
60 effectiveness and or safety of the housing emission renovations.

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

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

64 “Single family housing unit”, a single-family residence.

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

66 “Undersecretary”, the Undersecretary of the Department of Housing and Community
67 Development.

68 SECTION 2. (a) The General Court hereby establishes the Building Justice with Jobs
69 Task Force.

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

72 (c) The Building Justice with Jobs Task Force shall be composed of fifteen members: (1)
73 the Undersecretary of the Department of Housing and Community Development, or a designee;
74 (2) the Commissioner of the Department of Energy Resources, or a designee; (3) one individual
75 chosen by the Low-Income Energy Affordability Network; (4) one individual chosen by the
76 Income-Eligible Best Practices Committee of the Massachusetts Energy Efficiency Advisory
77 Council; (5) one individual chosen by the Massachusetts Housing Finance Agency; (6) one
78 individual chosen by the Greater Boston Labor Council; (7) two individuals, appointed by the
79 Massachusetts Clean Energy Center with expertise in residential energy retrofitting and

80 renewable energy, (8) one individual, appointed by the Governor, from a nonprofit organization
81 with expertise in housing displacement prevention and tenant rights; (9) two individuals,
82 appointed by the Governor, from a nonprofit organization with expertise in public health and the
83 built environment; (10) two individuals, appointed by the Governor, from a nonprofit
84 organization with expertise in environmental justice; (11) one individual, appointed by the
85 Governor, from a nonprofit organization with expertise in community organizing, affordable
86 housing issues, and labor issues; and (12) one individual, appointed by the Governor, from a
87 nonprofit organization with expertise in housing displacement prevention and tenant rights.

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

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

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

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

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

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

104 (c) The Building Justice with Jobs Plan must ensure that no fewer than 1,000,000 homes
105 in districts served by investor-owned utilities and municipal lighting plants receive housing
106 emissions renovations that are performed, required, or subsidized by the Massachusetts state
107 government in the 10 years immediately following the enactment of this section.

108 (d) The Building Justice with Jobs Plan may achieve the goals set forth in this section by
109 expanding and amending existing state programs, or by creating new programs, or some
110 combination of those two possibilities. The Building Justice with Jobs Plan must be designed to
111 coincide efficiently and effectively with other governmental and non-governmental programs,
112 including Mass Save and Municipal Lighting Plant programs, to reduce housing-related
113 emissions, avoiding duplicative work whenever feasible.

114 (e) The Building Justice with Jobs Plan must include a detailed description of (1) the
115 renovations, installations, and retrofits that different types of homes may be eligible to receive as
116 part of a housing emissions renovation, including, but not limited to, building enclosure and
117 insulation upgrades, heating system electrification, distributed generation installation, and energy
118 efficient appliance installation; (2) the system used to determine which homes will receive
119 housing emissions renovations; (3) the plan for the prioritization of the census tracts and
120 neighborhoods identified below in Section 3(f) and 3(g); and (4) how the Building Justice with

121 Jobs plan will recruit, train and hire low income residents and environmental justice residents for
122 jobs that will be created as a result of plan implementation.

123 (f) The Building Justice with Jobs Plan shall prioritize the retrofitting of homes located in
124 census tracts with a lower median income than the statewide median income through the higher
125 incentives available to income-qualified residents and through special marketing campaigns that
126 work with and utilize the expertise of community-based organizations with membership in these
127 census tracts. The Building Justice with Jobs Plan shall include a plan to offer appropriate
128 housing emission renovation plans to every building in these priority census tracts during the 10-
129 year course of the plan, and shall report annually on the number of emission renovation plans
130 offered and the number of plans implemented in whole or in part.

131 (g) The Building Justice with Jobs Plan shall, at all times, prioritize retrofitting homes
132 located within environmental justice populations over homes that are not located within
133 environmental justice populations. The Building Justice with Jobs Plan must specify how many
134 homes in environmental justice populations will receive housing emissions renovations during
135 each year of the program. Among the homes located environmental justice populations, the
136 Building Justice with Jobs Plan shall also prioritize residential homes located in Gateway Cities
137 and Municipal Lighting Plant territories.

138 (h) The Building Justice With Jobs Task Force Chair shall propose supplemental plans
139 for increasing the implementation of housing emission renovations in the census tracts and
140 neighborhoods identified in Section 3(f) and 3(g) if, during the course of the plan,
141 implementation of housing emission renovations in these priority census tracts and

142 neighborhoods fails to maintain a pace consistent with implementing all of the proposals in these
143 communities during the ten-year course of the plan.

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

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

165 (k) The Building Justice with Jobs Plan shall include a system for determining the
166 subsidies and financial incentives available for the owners and tenants of multifamily housing
167 complexes in which some of the tenants qualify for the subsidies and financial incentives
168 described in Section 6, and some of the tenants do not qualify for those subsidies or financial
169 incentives. The system developed by the Task Force shall, to the greatest extent feasible,
170 maximize benefits to tenants who are eligible for subsidies or financial incentives described in
171 Section 6.

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

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

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

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

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

199 SECTION 5. (a) No single-family housing unit or multifamily housing complex may
200 receive a housing emissions renovation without first receiving a housing emissions audit. The
201 Department of Housing and Community Development shall have the authority to create
202 exemptions for this requirement when such exemptions are appropriate, in the judgment of the
203 Undersecretary.

204 (b) No single-family housing unit or multifamily housing complex which has a
205 preexisting environmental hazard, as determined by a housing emissions audit, may receive a
206 housing emissions renovation without first receiving a preexisting environmental hazard
207 remediation project.

208 SECTION 6. (a) When providing a housing emissions renovation for a home located
209 within an environmental justice population, the Department of Housing and Community
210 Development shall finance the complete cost of (1) the housing emissions audit; (2) all
211 preexisting environmental hazard remediation projects, if there are one or more preexisting
212 environmental hazards; and (3) the housing emissions renovation.

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

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

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

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

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

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

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

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

260 (b) The Department of Housing and Community Development shall ensure that all
261 workers involved in performing housing emissions renovations shall receive health insurance;
262 dental insurance; workers' compensation insurance; at least 1 paid sick day off of work for every
263 20 days in which they work more than 5 hours; at least 1 cumulative hour of paid break time
264 every day, for each day in which they work at least 5 hours; and at least 14 days of paid vacation
265 time each year. These requirements shall apply to all workers involved in performing housing
266 emissions renovations, including employees, contractors, and subcontractors.

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

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

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

289 SECTION 8. (a) No later than one year after the enactment of this section, the
290 Department of Housing and Community Development shall complete an audit of (1) all of the
291 affordable housing units under the jurisdiction of the Department of Housing and Community
292 Development; and (2) all of the affordable housing units that are overseen by the Department of
293 Housing and Community Development.

294 The purposes of this housing audit shall be to (1) assess the condition of affordable
295 housing units under the jurisdiction of, or overseen by, the Department of Housing and
296 Community Development; (2) determine how those affordable housing units could be improved
297 through housing emissions renovations and preexisting environmental hazard remediation
298 projects; and (3) to make recommendations to the Energy Efficiency Advisory Council regarding
299 how to increase participation among affordable housing residents in energy efficiency programs.

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

312 (b) No later than the thirtieth day of each fiscal quarter of the state of Massachusetts, the
313 Task Force shall publish projections for (1) how many preexisting environmental hazard
314 remediation projects will be completed in the current quarter; (2) how many housing emissions
315 renovations will be completed in the current quarter; and (3) how many new workers will be

316 trained in the current quarter in professions needed for completing preexisting environmental
317 hazard remediation projects or housing emissions renovations.

318 SECTION 10. (a) The comptroller shall, on January 1, 2023, transfer \$1,000,000,000
319 from the federal COVID-19 response fund established in section 2JJJJJ of chapter 29 of the
320 General Laws to the Clean Energy Investment Fund.

321 (b) Through the Clean Energy Investment Fund, the center shall make expenditures
322 pursuant to the following criteria: (1) not less than \$350,000,000 shall be allocated for the
323 purposes of funding energy efficiency initiatives designed to reduce greenhouse gas emissions
324 associated with providing heat and electricity to structures in the built environment through
325 implementation measures including, but not limited to, energy efficiency retrofits and electric
326 heat conversion in residential buildings in furtherance of the Building Justice with Jobs Plan, (2)
327 not less than \$250,000,000 shall be allocated for the purposes of establishing a financial
328 institution or mechanism including, but not limited to, a “green bank” responsible for facilitating
329 clean energy investments including, but not limited to, energy saving performance contracts, on-
330 bill financing, and loan-loss reserves, and (3) not less than \$150,000,000 for supporting clean
331 energy infrastructure including, but not limited to, port infrastructure and development related to
332 supporting the clean energy industry in the commonwealth.

333 (C) The remainder of the resources transferred to the Clean Energy Investment Fund
334 from section 2JJJJJ of chapter 29 of the General Laws may be utilized for the following
335 purposes: (1) advancing clean energy research and technologies to commonwealth-based
336 investors, entrepreneurs and institutions that are involved in the clean energy industry; (2)
337 providing workforce development and technical training programs for public higher education

338 and vocational-technical education institutions; (3) developing a regional strategy for regional
339 employment boards to support the development of the clean energy industry; provided, however,
340 that regional employment boards shall publish their findings as an addendum to their workforce
341 development blueprints; (4) matching funds to secure future federal funding to support the clean
342 energy industry and clean energy research in the commonwealth; (5) supporting research and
343 development in the clean energy industry, including, but not limited to, the interrelationship
344 between clean energy infrastructure and existing natural habitats, ecosystems and dependent
345 species; (6) supporting improved outcomes from the development of clean energy resources; (7)
346 supporting the long-term coexistence and sustainability of the fishing and clean energy
347 industries; and (8) providing for the necessary and reasonable administrative and personnel costs
348 of the center or of the executive office of energy and environmental affairs related to
349 administering the fund.

350 (d) The center shall, in furtherance of the Building Justice with Jobs Plan and the
351 establishment of decarbonization initiatives designed to reduce greenhouse gas emissions, have
352 the explicit authority to solicit private and nonprofit investments to supplement the Clean Energy
353 Investment Fund and initiatives established pursuant to the Clean Energy Investment Fund. In
354 furtherance of the Building Justice with Jobs Plan or the establishment of initiatives designed to
355 reduce greenhouse gas emissions, the Department of Housing and Community Development, the
356 Executive Office of Energy and Environmental Affairs, and the Massachusetts Clean Energy
357 Technology Center shall also have the authority to enter contracts or partner with outside
358 entities, including, but not limited to, green banks and climate banks initiated by the center.

359 (e) Notwithstanding any general or special law, the Department of Housing and
360 Community Development, the Executive Office of Energy and Environmental Affairs, and the

361 Massachusetts Clean Energy Technology Center shall seek out federal funding from any
362 reasonable available source to supplement the Clean Energy Investment Fund in furtherance of
363 the Building Justice with Jobs Plan, including but not limited to, any federal infrastructure
364 funding and any federal housing funding.

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

368 SECTION 11. Section 6 of said chapter 25A of the General Laws, as so appearing, is
369 hereby amended by inserting, after subsection 14, the following subsection:-

370 (15) develop and incorporate into the state building code, in consultation with the board
371 of building regulations and standards, requirements for preparing a structure for the future
372 installation of electric appliances or equipment sufficient to replace appliances or equipment that
373 consume fuel oil or fuel gas where doing so is likely to avoid costly future retrofits, preparing the
374 building for future potential installation of solar panels where doing so is likely to avoid costly
375 retrofits, and preparing the building for future installation of electric vehicle charging
376 infrastructure where doing so is likely to avoid costly retrofits; and ensuring that the on-site
377 electrical infrastructure including but not limited to circuit breakers and electrical infrastructure
378 providing power to the building can accommodate future installation of electric appliances, solar
379 panels, and electric vehicle charging infrastructure where doing so is likely to avoid costly
380 retrofits.

381 SECTION 12. (a) If any provision of this chapter is held invalid, the remainder of this
382 chapter shall not be affected thereby.

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

386 SECTION 13. Any undertaking by a Federal, State, County, Municipal, or quasi-
387 Governmental public agency for the planning, acquisition, design, construction, demolition,
388 installation, repair or maintenance of a structure shall comply with the requirement of the
389 specialized stretch energy code, as defined by Section 31 of Chapter 8 of the Acts of 2021.”