



BERDO REVIEW BOARD MEETING

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January 26, 2026

Mayor Michelle Wu

BERDO REVIEW BOARD



Jessica Boatright
Board Chair



Stephen Ellis
Board Member



Hessann Farooqi
Board Member



Lori Ferriss
Board Member



Gail Latimore
Board Member



Reginald Stovell Jr.
Board Member

City of Boston Staff



**Hannah
Payne**

Director,
Carbon Neutrality



**Diana
Vasquez**

BERDO Review Board
Manager



**Dr. Claudia
Diezmartinez**

Deputy Director of
Policy and
Programs



**Zengel
“Ziggy” Chin**

BERDO Review Board
Assistant

Agenda

Today's Meeting

1. Vote on Flexibility Measure Application
2. Discussion and Vote on BERDO Procedures (continued)
3. Approval of Meeting minutes
4. Administrative Updates
5. Adjournment

Flexibility Measure Application

Discussion and Vote

Northeastern University

Building Portfolio Application

Building Portfolio Application

Northeastern University



Background Information

- Submitted through Pathway 2.
 - On-site Campus District Energy Systems that use non-renewable or CO₂e emitting fuels and are located in Environmental Justice Populations.
- 72 BERDO IDs in the neighborhoods of Fenway and Roxbury.
- Applicant meets all eligibility criteria and application was deemed complete.

Standard Conditions

- Timely compliance with reporting and third-party verification requirements.
- Timely compliance with the requirements in [Section XI.b](#), including, when applicable, the submission of a satisfactory Emissions standard compliance plan.
- The Review Board or its designee may inspect any Building that is part of an approved Building Portfolio, at reasonable times and with reasonable notice, in order to assess compliance with the terms and conditions of said Building Portfolio.

Northeastern University Proposed Portfolio

Owner: Northeastern University

Building Use Types:

- College/University

Number of BERDO IDs: 72

[Full list of BERDO IDs in Northeastern University's Building Portfolio](#)

Calculated Blended Emission Standards

Calculated Blended Emissions Standards (kgCO2e/SF/Yr)						
Default Emissions Standard(s)	2025-2029	2030-2034	2035-2039	2040-2044	2045-2049	2050-
College/University (n=72)	10.2	5.3	3.8	2.5	1.2	0
Portfolio Blended Emissions Standards	10.2	5.3	3.8	2.5	1.2	0

Environmental Justice Map

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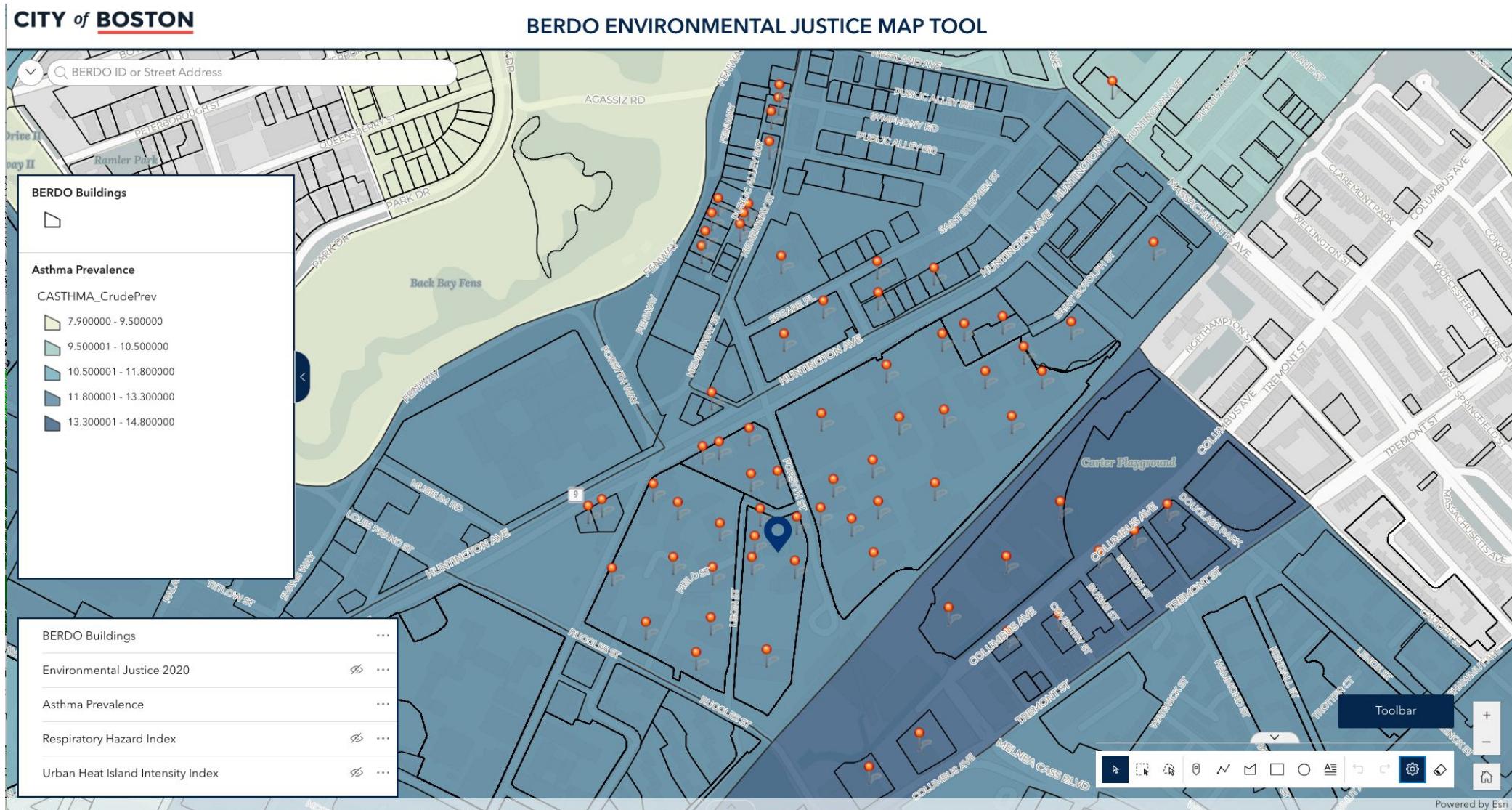
BERDO ENVIRONMENTAL JUSTICE MAP TOOL



Mayor Michelle Wu

Asthma Prevalence Map

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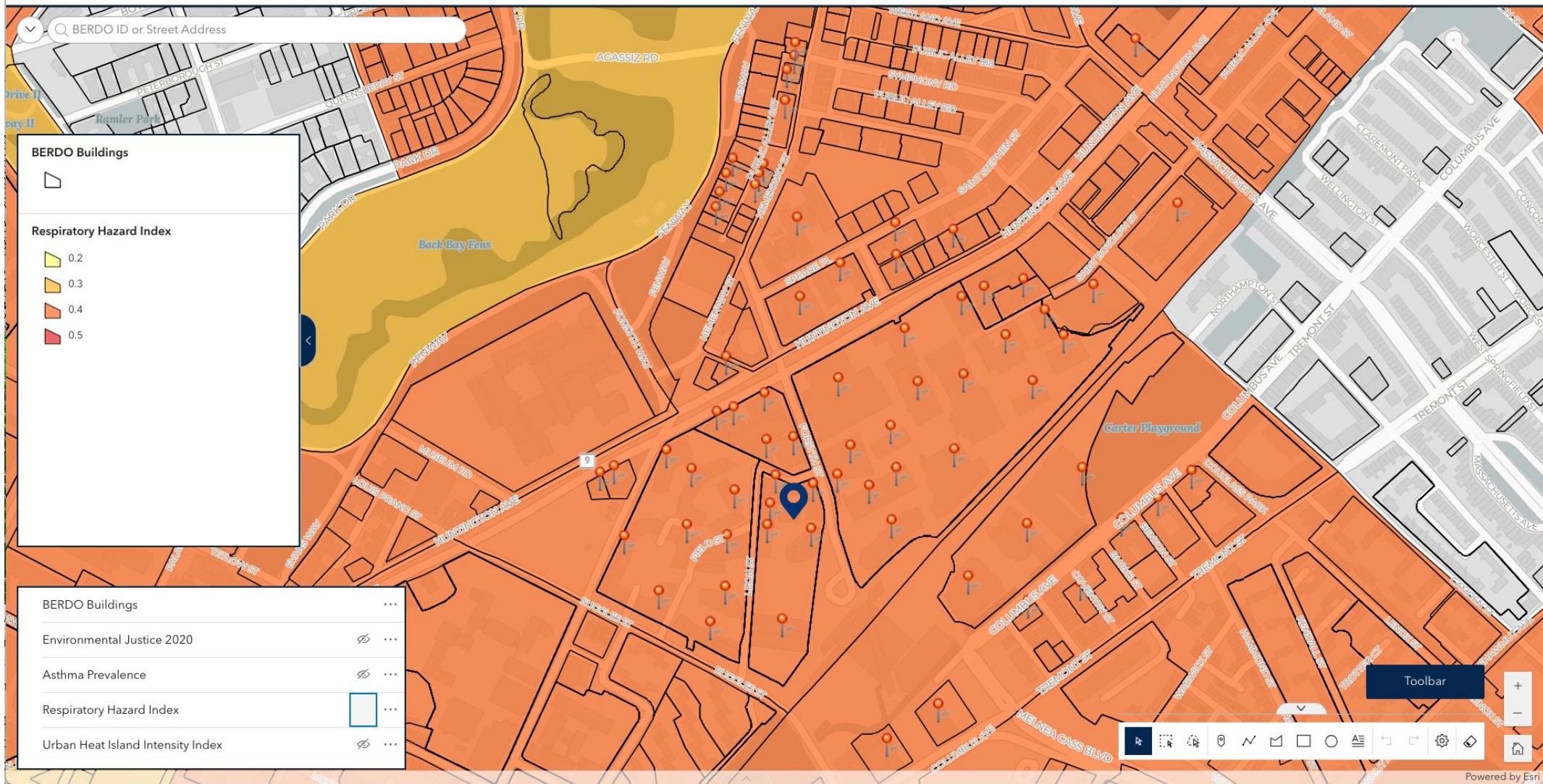
Mayor Michelle Wu

Respiratory Hazard Map

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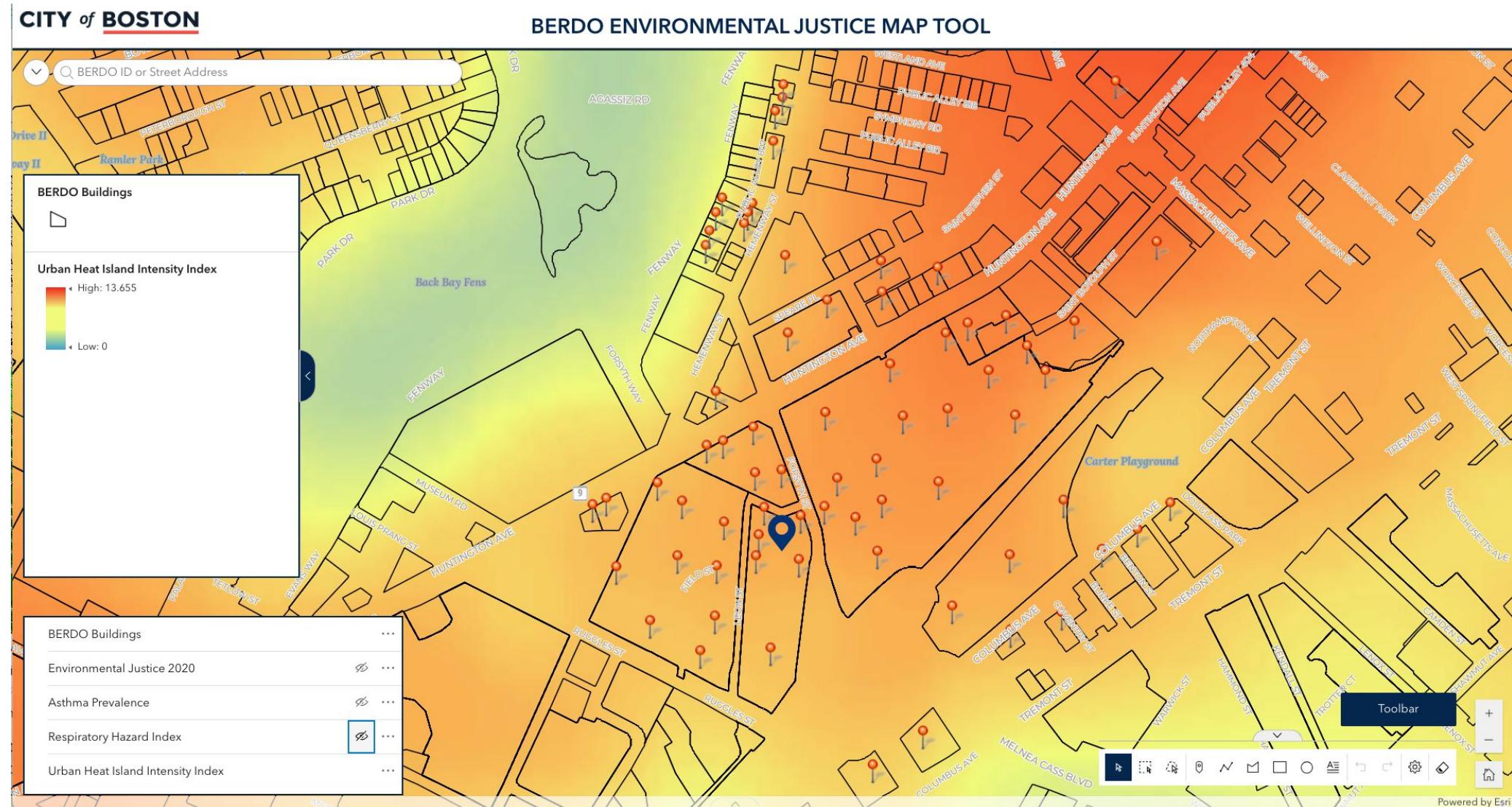
BERDO ENVIRONMENTAL JUSTICE MAP TOOL



Mayor Michelle Wu

Urban Heat Island Intensity Map

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Staff Comments

Environment Department shares staff comments

Board Q&A

Board Members may discuss and ask staff questions

Board Motion & Vote

Northeastern University

BERDO Procedures

Discussion and Vote (Continued)

Streamlined Short-Term HCP Package Proposal



PREDETERMINED ELIGIBILITY CRITERIA

This streamlined Short-Term Hardship Compliance Plan (HCP) application will be available to under-resourced and equity priority building owners who meet the following eligibility criteria:

- Deed Restricted Affordable Housing
- Residential Condominium or Cooperative buildings that have a median assessed value of \$877,111 or less per unit.
 - Source: [Boston Assessing Property Assessment FY25](#) (average condo assessed value in Boston: \$877,110.74)
- Residential Condominium or Cooperative building with at least 50% of residents with an income at or below 120% AMI
- Rental buildings with 50% or more Section 8 tenants or with 50% or more residents with incomes at 120% AMI or below
- Rental buildings with 50% or more units with rents at or below the maximum affordable rates for 120% AMI
 - Source: [Mayor's Office of Housing Income and Rent Limits](#) (IDP limits will be used)
- Owned by a small business with fewer than 50 employees or less than \$5,000,000 in annual gross revenue*
- Owned by a non-profit with fewer than 50 employees or less than \$5,000,000 in annual gross revenue
 - Source: [Office of Economic Opportunity and Inclusion \(OEOI\) Small Business Report](#)

*The total income an organization generates, before deducting expenses, returns, or taxes, over a 12-month period.

Streamlined Short-Term HCP Package Proposal



PREDETERMINED ELIGIBILITY CRITERIA

- Building or Building Portfolio is subject to an emissions standard starting in 2025.
- Building or Building Portfolio is in compliance with the most recent reporting and third-party verification requirements.
- The Building or Building Portfolio does not have an Individual Compliance Schedule or the owner is requesting to replace their Individual Compliance Schedule with a short-term Hardship Compliance Plan.
- The owner successfully demonstrates that they have an eligible hardship by adequately completing the application and providing any necessary supporting documentation.
- The owner demonstrates that ACPs would significantly impact their operations and/or ability to invest in emissions compliance efforts.
- (Optional) The building has additional technical circumstances:
 - Fueled with an oil heating system
 - Fueled with an electric resistance heating system
 - Pre-weatherization barriers (knob and tube wiring, asbestos, etc.)
 - Has been rejected for electric service upgrades by Eversource
 - Has been denied or is experiencing significant delays for government permits required for building decarbonization work

Streamlined Short-Term HCP Package Proposal



PREDETERMINED RELIEF

- **Length of Relief:** 3 years covering emissions compliance for 2025, 2026, and 2027.
 - Potential to extend to 2028 upon request of the applicant and approval of the BERDO Review Board
- **Type of Relief:** Alternative Emissions Standard
 - Alternative emissions standard shall be determined by the Environment Department by calculating the average of the building or Building Portfolio's emissions intensity for 2023, 2024, and 2025
 - If data is not available, emissions intensity from 2025 will be used.

After the short-term HCP expires, emissions standards will revert to their applicable default unless the owner acquires another flexibility measure.

PREDETERMINED SPECIAL CONDITIONS

- By submitting an application for a streamlined Short-Term HCP, the building owner commits to fulfilling the special conditions outlined in the applicable form upon approval of the HCP.
- The special conditions intend to demonstrate that the building owner is starting to plan for long-term BERDO emissions compliance as soon as possible and undertaking good faith efforts towards building decarbonization.
- Failure to comply with special conditions will result in the termination of the HCP and the Building or Building Portfolio shall be subject to default Emissions standards.

Streamlined Short-Term HCP Package Proposal



1. Within 12 months of approval, **engage with Mass Save** and provide evidence of Mass Save engagement.
 - Examples include a Comprehensive Building Assessment (CBA), a Home Energy Assessment or equivalent, rebates or incentives for energy conservation measures (ECMs), or other documentation approved by the Review Board staff.
2. If applicable, eligible, and beneficial, the owner must **apply for a Building Portfolio**.
3. Within 12 months of approval, **develop a Zero-Over-Time (ZOT) Plan**, a Mass Save Comprehensive Building Assessment, or an equivalent assessment that includes at a minimum the following:
 - Results from an energy audit or energy assessment.
 - An inventory of equipment.
 - A sequence of compliance efforts needed to achieve compliance with BERDO emissions standards from 2028 onwards, including specific ECMS.
 - Projected energy and emissions reductions resulting from the recommended ECMS.
 - Evaluation of BERDO Flexibility Measures and compliance options.
4. **Implement at least one ECM** within the duration of the HCP (by the end of 2027).
5. The owner must submit **brief progress reports via Google Form** annually to provide updates on the completion of special conditions and the implementation of the ZOT plan during the duration of the HCP. Reports shall be due on March 1, 2027, March 1, 2028, and on March 1, 2029 if applicable.
6. Attend at least one **annual virtual consultation with BERDO Staff** to report on progress and evaluate next steps during the duration of the HCP.



Streamlined Short-Term HCP Application

This Streamlined Short-Term Hardship Compliance Plan (HCP) application is available to under-resourced and equity priority building owners who meet the following eligibility criteria:

1. Building or Building Portfolio is subject to an emissions standard starting in 2025.
2. Building or Building Portfolio is in compliance with the most recent reporting year and third-party verification requirements.
3. The Building or Building Portfolio does not have an Individual Compliance Schedule or the owner is requesting to replace their Individual Compliance Schedule with a short-term Hardship Compliance Plan.
4. The owner successfully demonstrates that they have an eligible hardship by adequately completing this application and providing any necessary supporting documentation.
5. The building or Building Portfolio receiving the relief must meet one of the following ownership or Building Use types:
 - Deed Restricted Affordable Housing
 - Residential Condominium or Cooperative buildings that have a median

SECTION 3. EVALUATION OF BERDO COMPLIANCE MECHANISMS AND OPPORTUNITIES

Have you considered applying for a Building Portfolio? Please select * the option that best describes your case:

- I have an approved Building Portfolio
- I have applied for a Building Portfolio that is pending approval
- I have not applied for a Building Portfolio, but I am eligible to apply
- I am not eligible to apply for a Building Portfolio (e.g., I only own one BERDO Building)
- Other: _____

Have you engaged with Mass Save or other qualified service providers to understand and pursue building decarbonization opportunities in your building or Building Portfolio? Please check all that apply: *

- I have completed a Mass Save audit in the last 2 years.
- I have completed an energy audit through a third-party in the last 2 years (not Mass Save).
- I am waiting on a determination from Mass Save regarding eligibility for services or incentives.
- I am eligible for Mass Save services and incentives, but have do not have contracts in place
- Contracts with qualified service providers are in place to assess or implement decarbonization work.
- None of the above
- Other: _____

Board Q&A

Board Members may discuss and ask staff questions

Board Motion & Vote

Streamlined Short-Term Hardship Compliance Plan Application

Approval of Meeting Minutes

Board votes on approving previous meeting's minutes

Administrative Updates

Staff presents administrative updates

MA CLASS I REC CONNECTOR PROGRAM



- A resource for building owners in Boston to plan for purchasing MA Class I Renewable Energy Certificates (RECs), including through the City of Boston's **MA Class I REC Connector Program**.
- The Green Energy Consumers Alliance responded to a Request for Information from the City of Boston to support building owners with purchasing MA Class I RECs to comply with BERDO.
- Instructions to purchase RECs through Green Energy Consumers Alliance's BERDO online portal are available on the [MA Class I REC Connector Program website](#).
- Webinar will be announced soon!

HOW TO PURCHASE MA CLASS I RECS FOR BERDO COMPLIANCE

A resource for building owners in Boston to plan for purchasing MA Class I Renewable Energy Certificates (RECs), including through the City of Boston's MA Class I REC Connector Program.

Need help? Contact the BERDO Team:

energyreporting@boston.gov

[617-635-3850 x5](tel:617-635-3850)

[**GO BACK TO MAIN BERDO WEBSITE**](#)

[WHAT IS A REC?](#) [BUY WITH MA CLASS I REC CONNECTOR PROGRAM](#) [BUY INDEPENDENTLY](#) [FAQS](#)

[ADDITIONAL RESOURCES](#)

2026 Review Board Meeting Schedule

Second and fourth Mondays of each month starting at 4:30pm



Zoom: Meetings are virtual via Zoom: [register in advance here](#)

HEARING DATES	
January 12	July 13
January 26	July 27
February 9	August 10
February 23	August 24
March 9	September 14
March 23	September 28
April 13	October 12
April 27	October 26
May 11	November 9
May 25	November 23
June 8	December 14
June 22	

Board Questions

Admin Updates

Adjourn

Thank you! A recording and slide deck for this meeting will be available at boston.gov/berdo-review-board.

