

**City of Boston BERDO Review Board**  
**Public Meeting Minutes**  
**Zoom Virtual Meeting**  
**December 8, 2025, at 4:30 pm**  
**[View recording here](#)**

**Board Members in Attendance:** Jessica Boatright, Stephen Ellis, Hessann Farooqi, Lori Ferriss, Gail Latimore, and Reginald “Reggie” Stovell Jr.

**Board Members not in Attendance:** Councilor Gabriela Coletta Zapata

**Staff Present:** Hannah Payne, Diana Vasquez, Dr. Claudia Diezmartinez, Zengel “Ziggy” Chin, Maria Holguin, Jennie Chang, Degen Larkin, and Jean Lacet.

**Others:** Approximately thirteen (13) members of the public attended this meeting.

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**Call Meeting to Order**

**4:36 pm:** A meeting of the Building Emissions Reduction and Disclosure Ordinance, hereafter referred to as (BERDO), under the Air Pollution Control Commission, was called to order on December 8 at 4:36 pm. This meeting was held virtually.

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**Roll Call**

**4:37 pm:** The following BERDO Review Board members were in attendance: Chair Jessica Boatright, Stephen Ellis, Hessann Farooqi, Lori Ferriss, Gail Latimore, and Reginald “Reggie” Stovell Jr.

The following Environment Department staff were in attendance: Hannah Payne, Diana Vasquez, Dr. Claudia Diezmartinez, Zengel “Ziggy” Chin, Maria Holguin, Jennie Chang, Degen Larkin, and Jean Lacet.

**Others:** Approximately thirteen (13) members of the public attended this meeting.

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**First Agenda Item: Annual Review Board Meeting for Residential Tenants**

**4:38 pm:** D. Vasquez and C. Diezmartinez presented information about BERDO and the Review Board.

**5:00 pm:** Chair J. Boatright opened a public comment period.

- J. Boyd identified eight priorities for tenant protections regarding BERDO that Action for Equity has identified.

- B. Aronson asked whether building owners who pay alternative compliance payments would be more likely to opt out of decarbonization work in their buildings.
  - H. Payne answered that alternative compliance payments (ACPs) are an important part of BERDO. They give building owners flexibility when they cannot meet emissions limits right away, such as when they are planning larger decarbonization projects. All ACP funds remain in Boston and support local decarbonization projects, particularly in environmental justice communities. These funds have already supported projects like affordable housing upgrades, solar installations, and HVAC improvements. In this way, even if a building cannot reduce emissions immediately, its payment still helps reduce emissions elsewhere in the city.
- B. Aronson asked whether buildings that pay ACPs are also eligible to receive ACP benefits to upgrade their buildings.
  - H. Payne explained that for buildings above their emissions limits, it may not make sense to pay ACPs in the hope of getting that money back. For that reason, BERDO includes flexibility measures for certain building types, such as affordable housing. There are multiple compliance pathways available, depending on a building's circumstances. The goal of BERDO is not to collect money from buildings that are genuinely struggling to reduce emissions. Instead, the intent is to provide options. If a building owner chooses not to invest in upgrades on their own building, they can still support emissions reductions by contributing to projects in other Boston buildings.
- B. Aronson asked what City Hall is going to implement to comply with BERDO.
  - H. Payne answered that all city buildings are subject to BERDO. The City has an approved Building Portfolio that allows multiple buildings, including City Hall, to comply with a combined emissions limit. The City is actively reducing energy use across its buildings through measures such as lighting upgrades.

**5:12 pm:** Chair J. Boatright closed a public comment period.

**5:12 pm:** Board Q&A Session

- S. Ellis asked about the status of residential buildings being in compliance with the first year of the emission standard.

- H. Payne answered that reporting compliance is around 70% so far, which is all that has been required to date. Lower reporting rates are mainly among smaller residential buildings, especially condos with 15 to 35 units. Among the buildings that have reported, about 85% are estimated to meet the 2025 emissions limits. Roughly 200 residential buildings are likely above their limit, usually by a small margin that could result in a small amount of ACPs if no action is taken.

**5:21 pm:** J. Change presented information about Boston Community Choice Electricity (BCCE).

**5:31 pm:** Chair J. Boatright opened a public comment period.

**5:32 pm:** Chair J. Boatright closed a public comment period.

**5:32 pm:** Board Q&A Session

- R. Stovell asked if there is a program in BCCE for residents who have solar panels on their homes.
  - H. Payne answered that a resident can still enroll in BCCE to receive stable, lower electricity rates, and that this does not interfere with existing solar arrangements through Eversource. In cases where a building generates nearly all its electricity from solar, the impact of BCCE may be limited, but such levels of solar performance are very rare in Boston. In most cases, buildings with solar can still benefit from BCCE while continuing to use their solar systems.
- S. Ellis asked how the BCCE rates have changed since the last contract period.
  - J. Chang answered that there has been around a 1-cent reduction in the current rates since the last contract.
- S. Ellis asked whether there are any resources for residents with a third-party utility contract.
  - J. Chang answered that those who prefer direct assistance can call 311 to receive step-by-step support, review their electric bill, and get guidance on the best option for them. Online resources are available at [boston.gov/energy](http://boston.gov/energy) and on the BCCE website, including a detailed page on protecting your electricity account that explains competitive suppliers and how to exit contracts. Residents can always contact 311 to be directed to the most appropriate resources.

- G. Latimore asked for more information on how BCCE does community outreach.
  - J. Chang explained that while electricity savings through BCCE are important, they are often not people's top priority compared to rent, groceries, or medical bills. To better reach residents, staff focus on attending events people already plan to attend, such as resource fairs, housing-focused events, and community gatherings like block parties. The program is also shifting toward more bill clinics and one-on-one bill reviews, so residents receive direct, practical help rather than being overwhelmed with information. This approach helps people better understand their bills, feel more informed, and make their own decisions about BCCE based on what works best for their situation.

**5:40 pm:** D. Larkin and M. Holguin presented information about Boston Energy Saver and MassSave.

**5:53 pm:** Chair J. Boatright opened a public comment period.

**5:54 pm:** Chair J. Boatright closed a public comment period.

**5:54 pm:** Board Q&A Session

- G. Latimore asked if the Boston Energy Saver services are income-restricted.
  - D. Larkin answered that Boston Energy Saver is available to all Boston residents, property owners, and renters, regardless of income, and provides free navigation and consultation support. While most financial incentives come through the Mass Save program and state and federal tax credits, Boston Energy Saver also offers services such as energy bill checkups. Some upgrades, such as weatherization, heat pumps, and hot water heaters, offer greater incentives or no-cost options for income-eligible households, but Mass Save has no income cap, so most residents paying utility bills may qualify for some level of assistance.

**5:57 pm:** J. Lacet presented information about Housing Stability Supports.

**6:06 pm:** Chair J. Boatright opened a public comment period.

**6:07 pm:** Chair J. Boatright closed a public comment period.

**6:07 pm:** Board Q&A Session

There were no questions from the Review Board.

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## **Second Agenda Item: Approval of Meeting Minutes**

**6:09 pm:** The Review Board voted on approving the [October 27 Meeting Minutes](#). Chair J. Boatright made a motion to approve the meeting minutes. Board Member R. Stovell seconded the motion. All Board Members in attendance (6) voted in favor. The motion carried at 6:10 pm.

**6:10 pm:** The Review Board voted on approving the [November 10 Meeting Minutes](#). Board Member G. Latimore made a motion to approve the meeting minutes. Board Member H. Farooqi seconded the motion. Five (5) Board Members voted in favor. One (1) Board Member abstained. The motion carried at 6:11 pm.

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## **Fourth Agenda Item: Administrative Updates**

**6:11 pm:** Z. Chin shared the following updates:

The number of Building Portfolio and Individual Compliance Schedule applications.

The full calendar of the Review Board meetings for 2026 can be found on the BERDO Review Board website at [boston.gov/berdo-review-board](#).

The next meeting is scheduled for January 12, 2026.

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## **Meeting Adjournment**

**6:13 pm:** Board Member S. Ellis made a motion to adjourn the meeting. Board Member R. Stovell seconded the motion. All board members in attendance (6) voted in favor. The motion carried at 6:14 pm.