

BERDO REVIEW BOARD MEETING

March 9, 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



Councilor Brian Worrell
City Councilor, D4

CITY OF BOSTON



**Hannah
Payne**

*Director,
Carbon Neutrality*



**Diana
Vasquez**

*Senior Policy
Manager*



**Dr. Claudia
Diezmartinez**

*Deputy Director,
Policy and
Programs*



**Zengel
"Ziggy" Chin**

*Policy & Programs
Assistant*

Agenda

Today's Meeting

- 1. Vote on Solar Exemption Request Application*
- 2. Discussion and Vote on the Equitable Emissions Investment Fund 2026 Application Cycle*
- 3. Approval of Meeting Minutes*
- 4. Administrative Updates*
- 5. Adjournment*

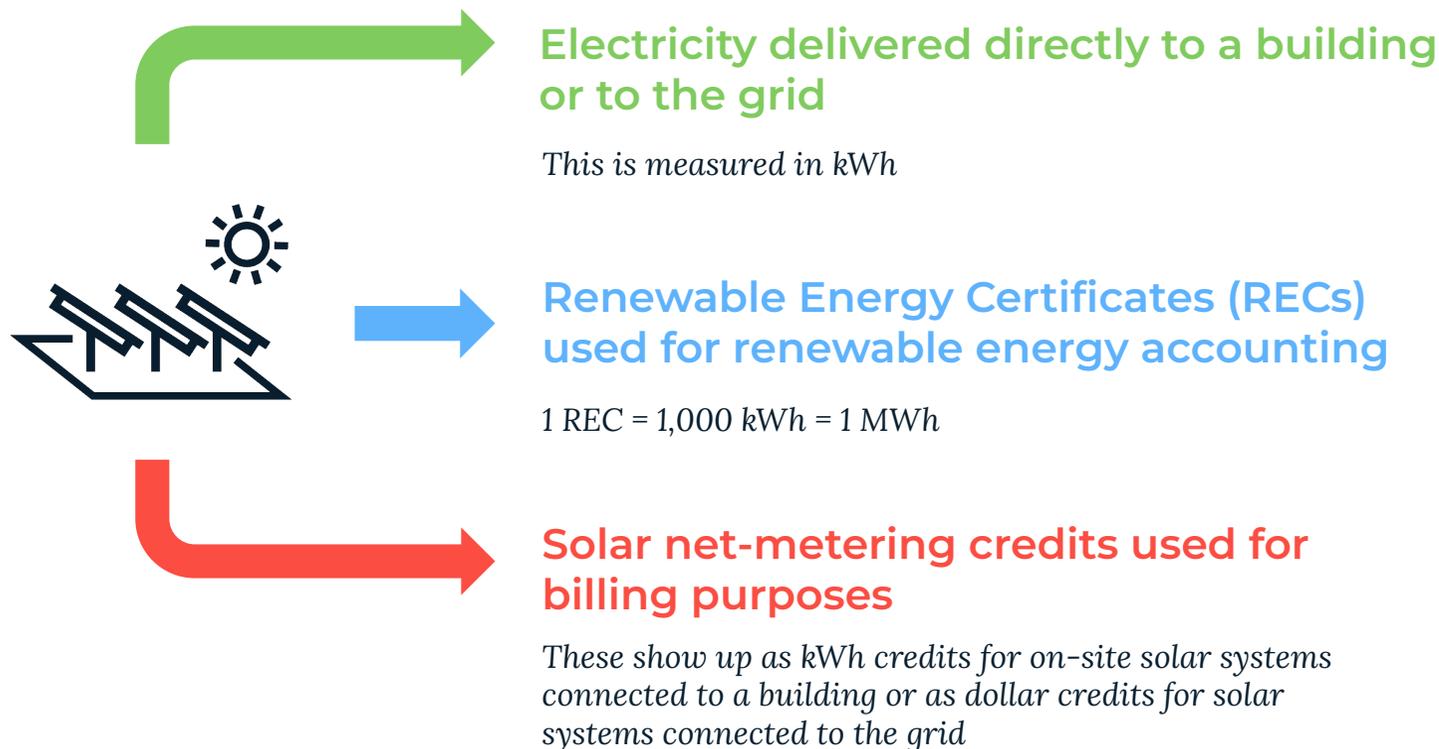
Solar Exemption Request

Boston Housing Authority



Solar Energy 101

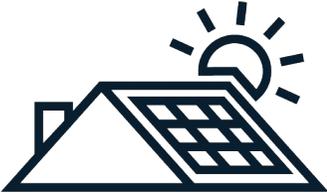
Solar energy generates 3 types of products:



- Under most renewable energy accounting standards, an entity **cannot** claim to have used renewable energy without retiring RECs.
 - ◆ However, to get SMART funding in Massachusetts, owners are not allowed to keep the RECs produced by their solar systems.
- To incentivize solar development in Boston and avoid penalizing owners who use SMART funding, BERDO allows owners to take credit for solar energy without REC retirement if the solar system is located in Boston.
- BERDO also “**grandfathers**” solar systems outside of Boston that started operations before 2024 **if** the owner also started receiving solar net metering credits before 2024.
 - ◆ Since the 2025 BERDO Regulations Update, owners can request an exemption to use solar systems outside of Boston based on extenuating circumstances.

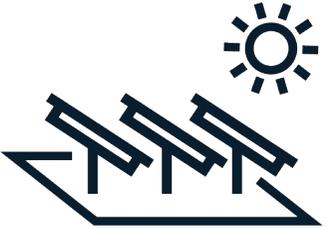
Solar Arrangements under BERDO

Learn more with our [Solar Reporting How-To Guide](#)



ON-SITE SOLAR LOCATED “BEHIND THE METER”

- Electricity is delivered directly to the building
- Always eligible without REC retirement since it’s always located in Boston
- Eversource bill shows credits in kWh



SOLAR NET-METERING CREDITS

- Electricity delivered directly to the grid
- Only eligible without REC retirement if located in Boston, pre-2024 COD, or received exemption from Review Board
- Eversource bill shows credits as dollars

Other Charges or Credits	
NET MTR CRDT	-321 KWH X 0.22461
	-\$72.10
Subtotal Other Charges or Credits	
	-\$72.10
Total Current Charges	-\$65.10

Other Charges or Credits	
SUPPLIER TRANSFER	\$223.93
NET METERING CREDIT	-\$409.50
SALES TAX	\$13.39
TRANSFER	-\$223.93
Subtotal Other Charges or Credits	
	-\$396.11
Total Current Charges	\$49.69

Application Summary



BUILDING OWNER: BOSTON HOUSING AUTHORITY		
BERDO ID: P10032		
SOLAR ARRAY LOCATION	SOLAR PROVIDER	COMMERCIAL OPERATION DATE
Featherbed Lane, Rochester 02770	Agilintas Energy	Expected 10/01/2026
Braley Hill, Rochester, 02770	Agilintas Energy	Expected 10/01/2026
29 Randall, Mattapoisett, 02739	Agilintas Energy	Expected 10/01/2026
Snipatuit Road, Rochester 02770	Logging Swamp Solar	Expected 10/01/2026
4A Brightside Lane, Sandwich, 02563	Brightside Solar	09/09/2025

- BHA initiated a comprehensive Request for Proposals (RFP) process to solicit BERDO-eligible solar net metering credits in **2023**.
 - ◆ The RFP process was led by Pure Source Consulting and Renewables Worldwide, who assisted BHA with extensive outreach to solar providers.
 - ◆ **Altogether, the process of solicitation, proposal review, analysis, negotiation, and final contracts awards took close to 2 years.**
- The RFP was open to multiple types of solar arrangements, but BHA only received solar net-metering and SMART program responses and one Virtual Power Purchase Agreement (VPPA) proposal.
 - ◆ **BHA did not receive offers for MA Class I REC-only contracts nor solar net metering agreements bundled with BERDO-compliant RECs.**
- BHA also explored purchasing unbundled MA Class I RECs through other means, but this was deemed infeasible due to **financial constraints**.
- **BHA awarded contracts to nine community solar farms developers.** BHA compliance roadmap had originally assumed that these projects would be operational by Dec 31, 2023.
 - ◆ However, four of the awarded farms are not expected to become operational until Q4 2026, while one project began operations in Q3 2025.
 - ◆ **The operational period of the solar farms is beyond the BHA's control.**

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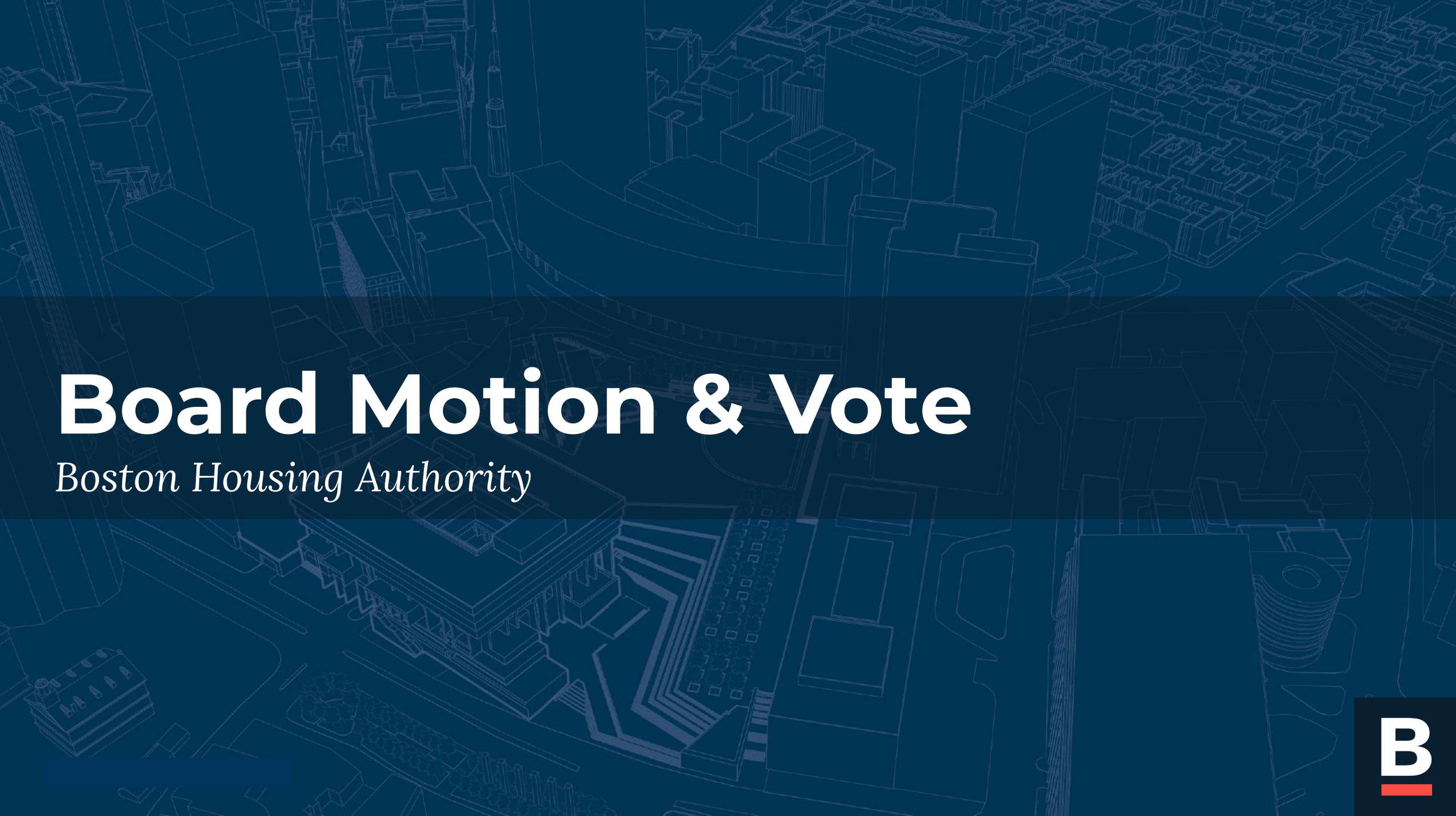
Staff Comments

Environment Department shares staff comments

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Board Q&A

Board Members may discuss and ask staff questions

The background of the slide is a dark blue aerial wireframe map of a city, showing the outlines of buildings, streets, and parks. The lines are white and light blue, creating a technical, architectural feel.

Board Motion & Vote

Boston Housing Authority





Equitable Emissions Investment Fund 2026 Application Cycle

Discussion and Vote

Review of Application Proposal

Proposal for third cycle of Equitable Emissions Investment Fund



Proposal for the 2026 Equitable Emissions Investment Fund

- The Review Board allocates \$600,000 for the 2026 application cycle with a preference to grant multiple awards of up to \$200,000, with the intention to open the application on March 30 and close on June 1, 2026.

Eligibility to Apply

Eligibility Criteria

- Applicant must be a **nonprofit organization** or organization with a fiscal sponsor.
- Project proposals must include a building **emissions reduction** component.
- Project proposals must serve a **public purpose**.

Evaluation Criteria

The regulations state projects must be evaluated using based on the following co-benefits:

- Emissions reductions (required);
- Benefits to affordable housing;
- Benefits to tenants;
- Benefits to labor and workforce development;
- Benefits to outdoor air quality;
- Benefits to indoor air quality and quality of life;
- Climate resilience benefits;
- Energy justice benefits;
- And other benefits

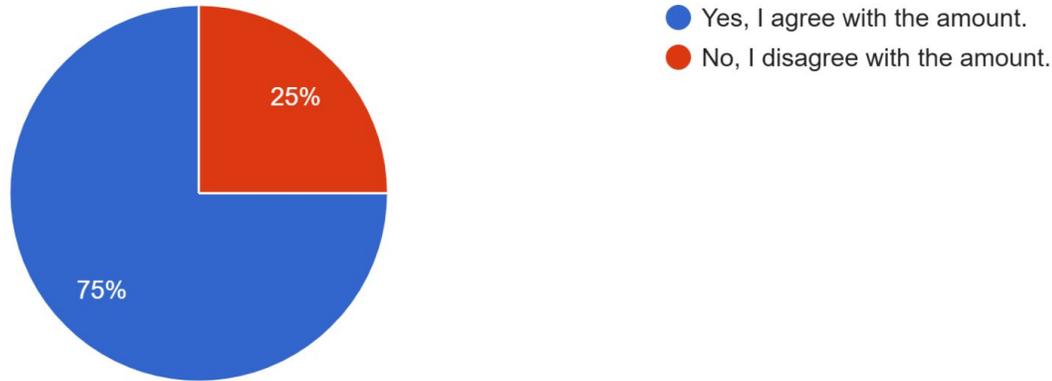
Review of Board Survey Responses

Responses submitted by Board Members



Do you agree with releasing \$600,000 with a preference for multiple awards of about \$200,000 each?

4 responses



Current available balance: \$1.28 million

Review Board Feedback

- Review Board is in favor of releasing \$500-600k with a preference to award **multiple projects with up to \$200k each.**

Update/Outcome in Proposal

- Changed language that states the Fund is granting **\$600,000 this year**, awarding multiple projects **up to \$200,000 per project.**

Review of Board Survey Responses

Responses submitted by Board Members



Do you agree with the condition that grantees must spend down their award within three years, or present a justification if they cannot meet that timeline.

4 responses



CPA includes the following question in their application:

- **Readiness to Proceed:** Tell us how the project is ready to proceed with planning documents, construction estimates, and/or approvals and permits, and a reasonably developed scope of work and proposed project timeline that demonstrates how work can be completed during the two-year grant period.
- **If exceeding 2-year timeline:** Grantee must submit formal extension typically after meeting with CPA staff at monthly check-ins.

Review Board Feedback

- Inquire how the **Community Preservation Act (CPA)** team communicates and implements their 2-year spend down requirement.
- Include language that any decision to grant an extension **beyond three years is entirely the decision of the City.**

Update/Outcome in Proposal

- Added question about 'readiness to proceed' that informs applicants that grantees are expected to **spend down funds within three years.**
- If awarded, grantees must submit **quarterly updates**, including any anticipated delays.
- If grantees anticipate exceeding the three-year timeline, a **justification and extension request must be submitted.**

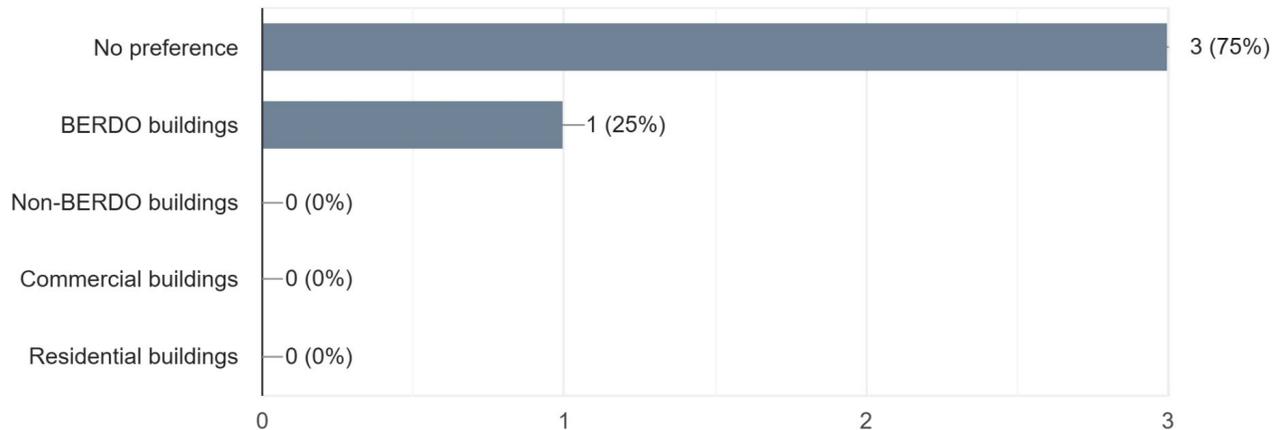
Review of Board Survey Responses

Responses submitted by Board Members



Do you have a preference for the type of buildings that should be prioritized during this application cycle? Reminder: Applicant must be a registered nonprofit organization.

4 responses



Review Board Feedback

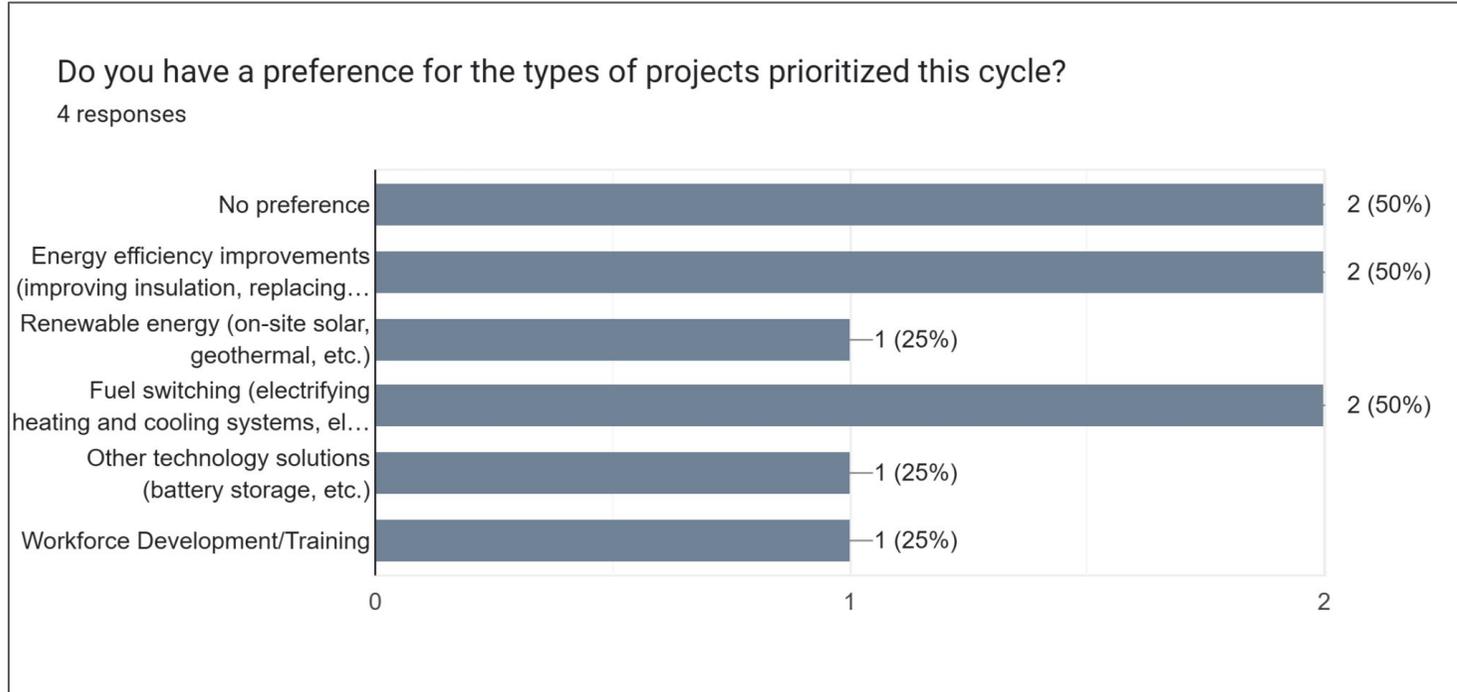
- **Generally no preference** for types of buildings, with **one vote for buildings subject to BERDO.**

Update/Outcome in Proposal

- Language in the application that informs applicants there is a **preference for projects that impact buildings subject to BERDO.**

Review of Board Survey Responses

Responses submitted by Board Members



Review Board Feedback

- Mixed response with a **small preference for energy efficiency improvements and fuel switching.**

Update/Outcome in Proposal

- Language in the application that informs applicants there is a **preference for projects that include energy efficiency and/or fuel switching.**
 - *This does not preclude other project types*

Review of Board Survey Responses

Additional Comments

- Support for requiring projects to be beyond the 'scoping and/or assessing' stage.
 - *These projects are better served by the Building Decarbonization Advisor Program*

- Support for projects that include engagement and capacity building.

- Questions and suggestions regarding projects that include workforce development co-benefits.

Update/Outcome

- Language in application that states eligibility includes **projects must be beyond 'scoping and/or assessing' stage** with a link to BDAP application.

- Under project activities and scope, application asks for a full list of tasks expected to be completed from the project, **including engagement and information sessions with tenants** if applicable.
- Although projects must include a building emissions mitigation component, **projects that include engagement plans may be viewed more favorably stronger by the Board.**

- The following language to be added to the application:
 - **Workforce and Hiring Practices:** *If your project involves hiring a contractor, vendor or service provider, describe any internal policies you maintain or plan to maintain for this project proposal regarding **hiring Minority-and Women-Owned Business Enterprise (MWBE)** or Boston-based, small businesses as contractors, vendors, service providers, etc.*

Conditions of Approval

In addition to standard grant conditions from the City, grantees are expected to commit to the following:

1

Reporting

Depending on the timeline of their project, grantees are expected to submit a progress and/or final report in order to receive subsequent payments.

2

Check-ins

In addition to formal reports, grantees are expected to submit quarterly check-ins every three months highlighting any changes in timeline.

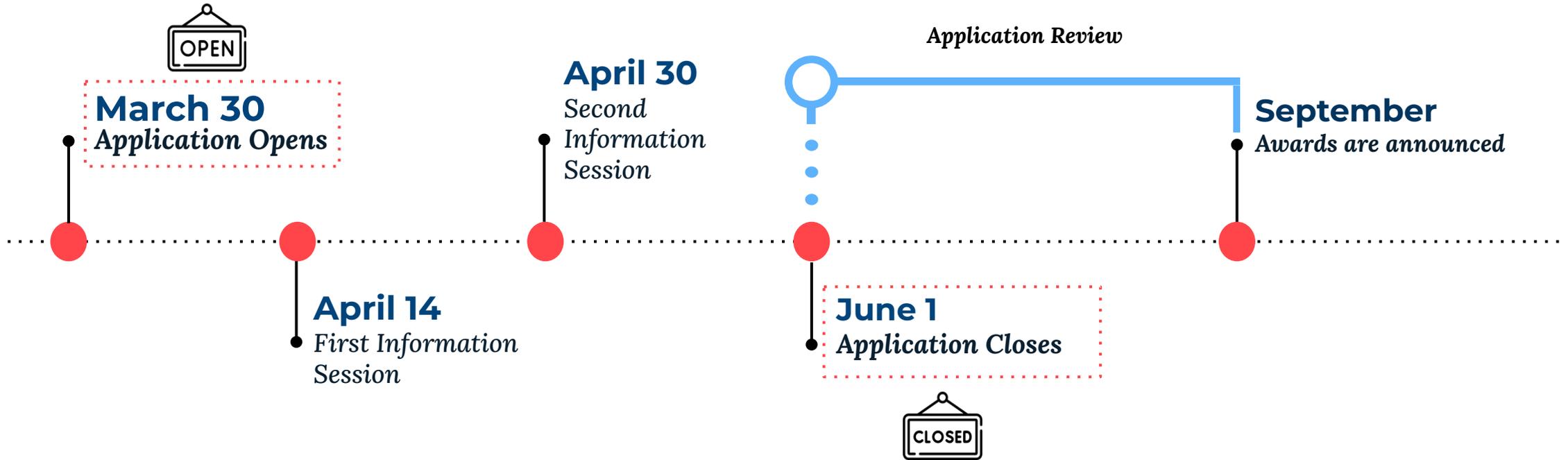
3

Long-term ownership

Any award that contributes to physically changing and/or upgrading a building must maintain the work and access for a minimum of 15 years.

Proposed Process: Timeline

2026 Application Cycle



Review of Application Proposal

Proposal for third cycle of Equitable Emissions Investment Fund



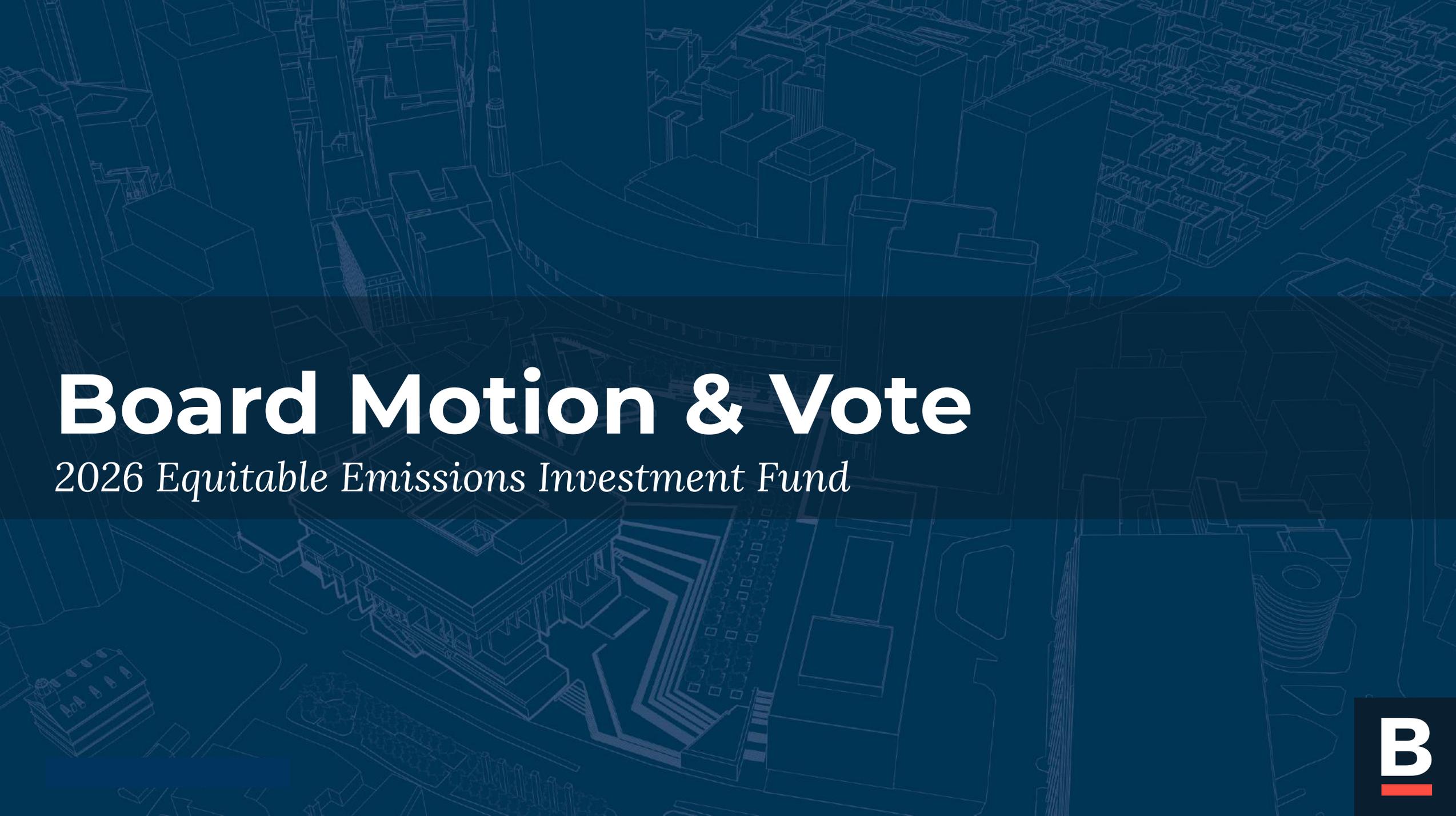
Proposal for the 2026 Equitable Emissions Investment Fund

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Board Q&A

Board Members may discuss and ask staff questions

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Board Motion & Vote

2026 Equitable Emissions Investment Fund





Approval of Meeting Minutes

Board votes on approving previous meeting's minutes



Administrative Updates

Staff presents administrative updates

BERDO Webinars & Workshops



2026 BERDO Webinar Series

- [2026 BERDO Reporting](#), March 2, at 1:00 p.m. - Register [here](#)
- [Third-party Verification](#), March 9, at 1:00 p.m. - Register [here](#)
- [Flexibility Measures](#), March 18, at 1:00 p.m. - Register [here](#)

2026 BERDO In-Person Workshops- [RSVP Here](#)

- Tuesday, March 10 from 3:00 - 7:00 p.m. at the Civic Pavilion (5 Congress St Boston, MA 02203)
- Wednesday, April 8 from 3:00 - 7:00 p.m. at Allston-Brighton CDC (18R Shepard Street, Suite 100 in Brighton, 02135)
- Tuesday, May 5 from 3:00 - 7:00 p.m. at the Bruce C. Bolling Municipal Building (2300 Washington St, Roxbury, MA 02119)

EVENTS		
BERDO Webinar: Launch Of 2026 BERDO Reporting MAR 2	BERDO Webinar: Third-Party Verification MAR 9	BERDO Review Board Public Meeting MAR 9
In-Person BERDO Workshop MAR 10	BERDO Webinar: Flexibility Measures MAR 18	In-Person BERDO Workshop APR 8

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	

Proposed Regulatory Updates

Draft timeline and scope subject to change

Policies & Procedures

Approved by Review Board

- In March, we will come to the Review Board with proposed updates to Appendix A (Building Use Classifications)

Regulations

Approved by Air Pollution Control Commission

- In April, we will come to the APCC with proposed updates to:
 - ◆ MA Class I REC timeline requirements
 - ◆ Enforcement rules to better align with state regulations

A nighttime photograph of a city street, likely in New Orleans, featuring a prominent building with a dome and arched windows. The scene is illuminated by warm streetlights and strings of white lights draped over trees and buildings. People are seen walking on the sidewalk, and a man in the foreground is taking a photo with his smartphone. The overall atmosphere is festive and urban.

Board Questions

Admin Updates

Adjourn

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

