



Information Session: Equitable Emissions Investment Fund

April 15, 2026



Agenda

Today's Meeting



- 1. Team Introductions**
- 2. Brief BERDO and Equitable Emissions Investment Fund Overview**
- 3. How the Fund Operates**
- 4. About this Year's Opportunity**
- 5. Application and Grant Process**
- 6. Example of an Awarded Project**
- 7. Q&A Session**

City of Boston Team



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Vasquez**

*Senior Policy
Manager*



**Zengel
"Ziggy" Chin**

*Policy & Programs
Assistant*

The background of the slide is a dark blue wireframe illustration of a city skyline, viewed from an elevated perspective. The buildings are represented by white and light blue lines, creating a complex, geometric pattern of rectangles and squares. The overall aesthetic is modern and architectural.

BERDO and Fund Overview

What are BERDO and the Equitable Emissions Investment Fund?



The **Building Emissions Reduction and Disclosure Ordinance (BERDO)** is a local law that aims to address Boston's largest source of emissions: Buildings.



BERDO created the **Equitable Emissions Investment Fund (Fund)** to help support projects that reduce building emissions in Environmental Justice communities.

➤ For more information about BERDO, visit at boston.gov/berdo

How the Fund Operates



BERDO buildings that produce emissions over their emissions standard **pay Alternative Compliance Payments** (ACPs) to comply with BERDO.



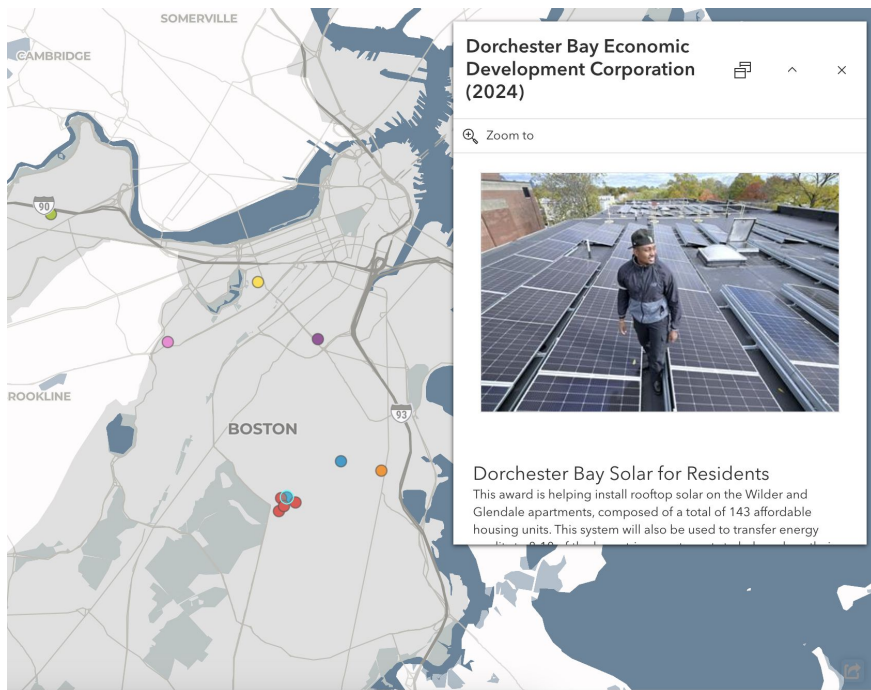
Fund **collects money** from Alternative Compliance Payments. *We will begin to receive the first ACPs in 2026.*



Funds are invested in local building emissions reduction projects that prioritize Environmental Justice communities and populations with disproportionately high rates of air pollution.

- The Fund was seeded by the City of Boston with **\$3.5 million dollars**.
- The first application cycle was launched in 2024. Over two cycles the Review Board has awarded **\$1,500,250** to seven nonprofits
- Annual report available online at boston.gov/berdo-fund.

Impact of the Fund



Together, seven selected projects are projected to reduce emissions in Boston by **714,410.2 kg CO₂e per year.**

Funded projects also provide community co-benefits, such as:

- *Increased thermal comfort*
- *Climate resilience*
- *Improved air quality*
- *Reducing energy burden for environmental justice and low-income communities*

➤ The interactive map represented in the above photo can be found on boston.gov/berdo-fund

An aerial wireframe illustration of a cityscape, showing various building footprints, streets, and a curved road. The entire image is rendered in a light blue color against a darker blue background.

Application Details

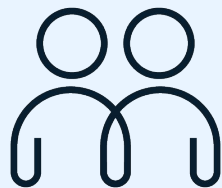
This Year's Opportunity

Grant Amount



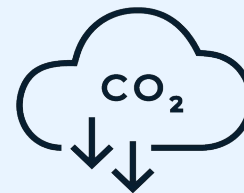
- A total of **\$600,000** is available
- Maximum grant amount of **\$200,000 per project.**

Eligible Applicants



- Registered 501(c)(3) **nonprofits**
- Organizations **with a fiscal sponsor**

Eligible Projects



- Within the **City of Boston**
- Have **building emissions reduction** component and **a public benefit.**

➤ If awarded, you will need to be a registered vendor with the City to receive grant money. More on [the supplier portal page](#).

Eligible Projects

Submitted project proposals must meet the the following criteria:

1

Must be expected to **reduce or mitigate building emissions**

2

Request a **maximum of \$200,000**

3

Provide a public benefit within the City of Boston

If project proposals include making physical changes to a building, projects must also meet the following:

4

Building must provide a **public benefit**,
e.g. cannot be a private office space

5

Building must be **subject to BERDO**
*i.e. 20,000+ sq ft
or 15+ resi units*

6

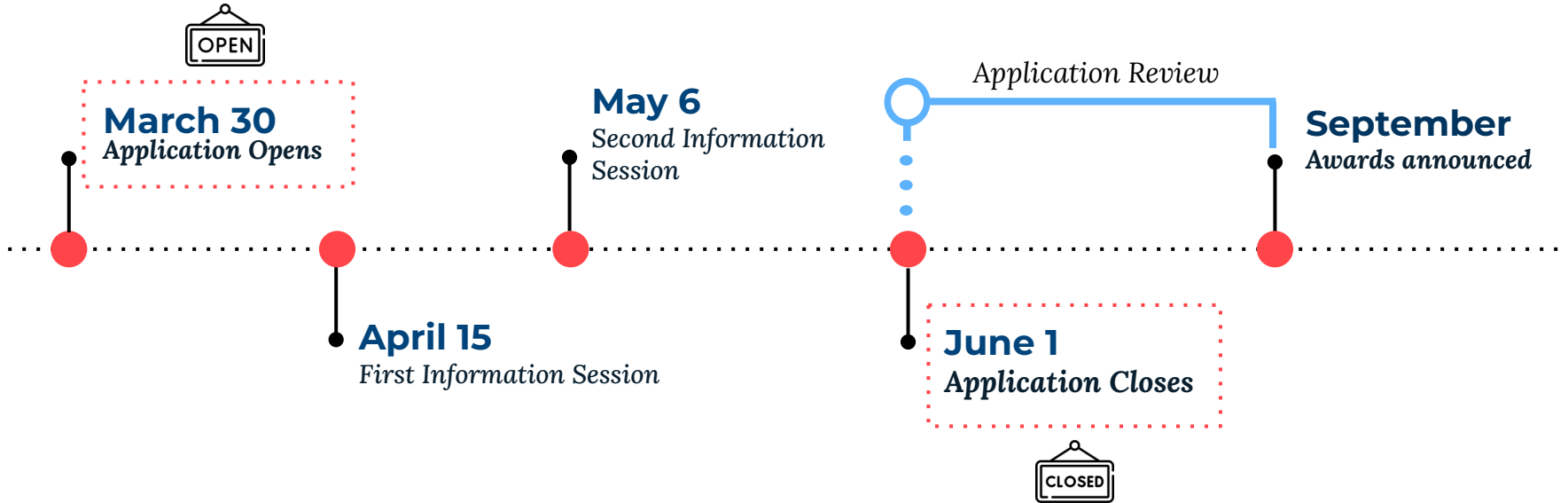
Applicant must show **proof of site control**

7

Project must be **beyond 'scoping' stage**

➔ Learn more about the [Building Decarbonization Advisor Program](#) where applicants can receive a free zero-over-time plan

Application Timeline



Submitting a Project Proposal

To apply, you must put together a **project proposal** as a submission. There are four main resources available to help you successfully complete an application.

1

Program Overview

Lays out everything you need to know about this grant opportunity. Start here.

2

Budget Template

Template that breaks down how the funding you are requesting will be used.

3

Emissions Template

Template that outlines estimated emissions reductions as a result of the project proposal.

4

Submit Application

Form where you will submit your final proposal as well as completed templates. This is the final step.

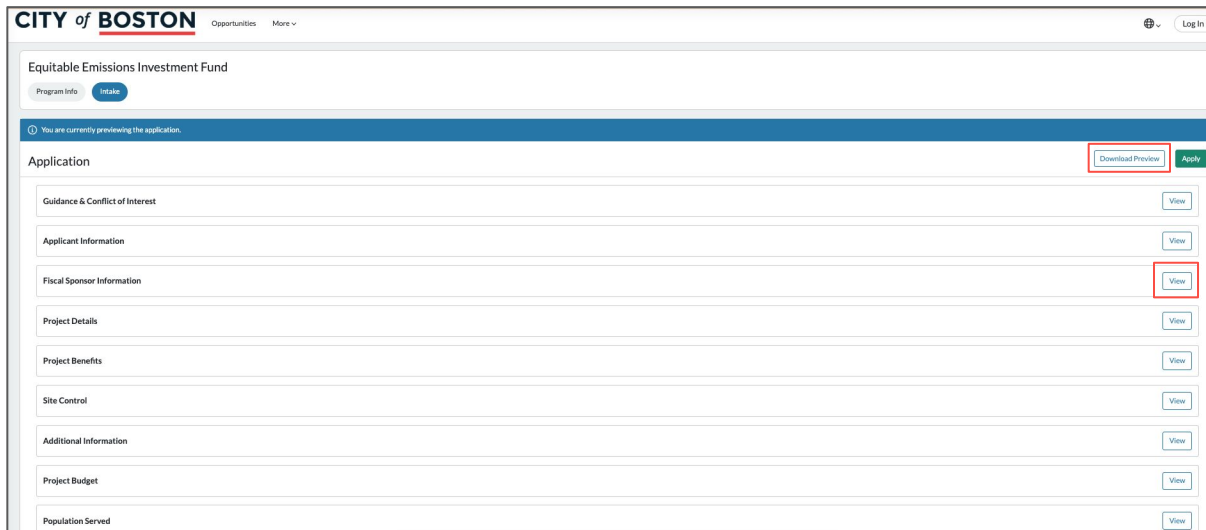
City's Grantmaking Platform: WizeHive

Helpful Tips and Resources

- You must submit using the city's grantmaking platform: WizeHive.
- WizeHive link for this application is found on boston.gov/berdo-fund or boston.gov/grants.
- First-time platform users can visit the "[About Us](#)" page to get started.
- First-time applicants are required to create an organization profile; returning applicants can use the same profile from previous applications.
- Additional screenshots and guidance is provided in this presentation: [Guide for Grant Applicants & Award Recipients Using WizeHive](#)
- Contact grants@boston.gov if you would like technical assistance accessing the platform or building your profile.



Full List of Questions



Full list of questions is available in the application portal.

You may either:

- Click “view” for each section; or
- Click “Download Preview” (you must be logged in for this option)

City Grant: Allowable Expenses

Allowable Expenses for City Grant Funds

- ✓ Up to 10% of the grant budget can be for indirect/administrative costs
- ✓ Salaries and wages for staff working on the project
- ✓ Equipment, supplies and/or materials associated with the project
- ✓ Advertising and publicity expenses for the project
- ✓ Technical assistance for the project
- ✓ Other direct costs of the project

City Grant: Non-Allowable Expenses

Expenses Not Allowed for City Grant Funds

- ✘ Changes to private spaces, i.e. a nonprofit's office space
- ✘ Rent and utilities for nonprofits
- ✘ Alcoholic beverages
- ✘ Gift cards
- ✘ Fundraising activities (this includes salaries or associated benefits for fundraising staff time)
- ✘ Lobbying services
- ✘ Salaries and associated benefits of staff not involved with directly involved in the proposed project



An organization cannot be awarded a grant that totals more than 50% of their total annual organizational budget. For example, if your organization's annual budget is \$60,000, the maximum award you could receive is \$30,000.

Application Stages



Step 1

Applicant submits a project proposal by June 1, 2026

Step 2

City of Boston staff review for eligibility

Step 3


BERDO Review Board evaluates eligible projects and selects finalists

Step 4

Finalists present on their projects at a public Review Board meeting

Step 5

BERDO Review Board deliberates and announces grant awardees

 Examples of slides presented by finalists in past cycles are available at boston.gov/berdo-fund

Project Evaluations: 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

Project Evaluations: Key Criteria

Key Questions for Eligibility

Applicant meets eligibility criteria?

Project proposal meets eligibility criteria?

Would the project provide additional co-benefits?

The Review Board will evaluate based on the following criteria:

- *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*

Grant Agreement and Conditions

Progress and Final Reports

Based on a mutually agreed timeline, grant selectees will be required to submit a **final report** and may be required to submit a **progress report**.

Quarterly Check-Ins

For projects awarded more than \$50,000, grantees will be required to submit **quarterly progress reports** in addition to progress and final reports.

Spend Down Funds Within 3 Years

Grant selectees are expected to completely **spend down** grant award funds **within three years**, i.e. by December 31, 2029.

Public Benefit of a Building

If applicable, **public access/public benefit and physical changes must maintain** for a minimum of 15 years after the project completion date.

Contact Information



This is not your last chance to ask questions!

*If you have any questions in the coming weeks,
please reach out to BerdoReviewBoard@boston.gov*

An aerial wireframe illustration of a cityscape, showing various building footprints and street layouts in a light blue color against a darker blue background. The perspective is from a high angle, looking down on the city.

Example of Awarded Project

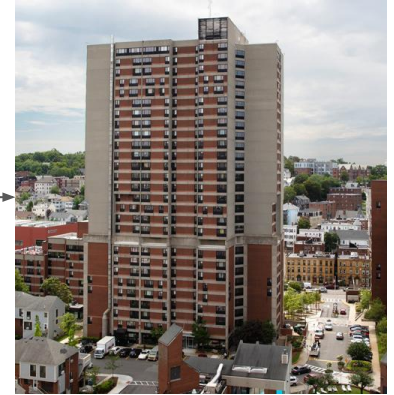
Roxbury Tenants of Harvard

Example Project: Roxbury Tenants of Harvard

Mission Park Complex

- An affordable housing community of elderly individuals and families (residences are capped at 60% AMI)
- Mission Park has three mid-rises and one high-rise plus 147 apartments in 18 townhouse structures.
- All 22 buildings are heated from a central natural gas boiler room in the 27-story **Levinson building**.

Levinson Tower



Townhouses



Flynn



Neville

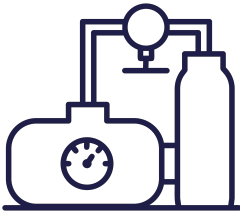


Duggan

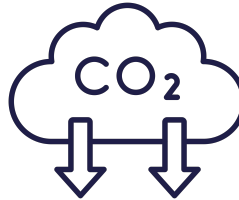
The On-Site Opportunity



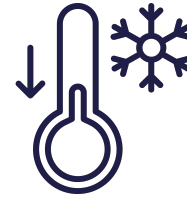
- Heat from the kitchen and bathroom ventilation stacks were being released vs. being reused.
- Recapturing and using this **wasted heat** would have the following impacts



**Lower boiler
combustion by 10%**



**Emissions
reductions**



**Improved tenant
health and comfort**

The Proposed Project

RTH requested \$150,000 to implement
“Levinson Tower: Heat Pump & Exhaust Heat Recovery System” project

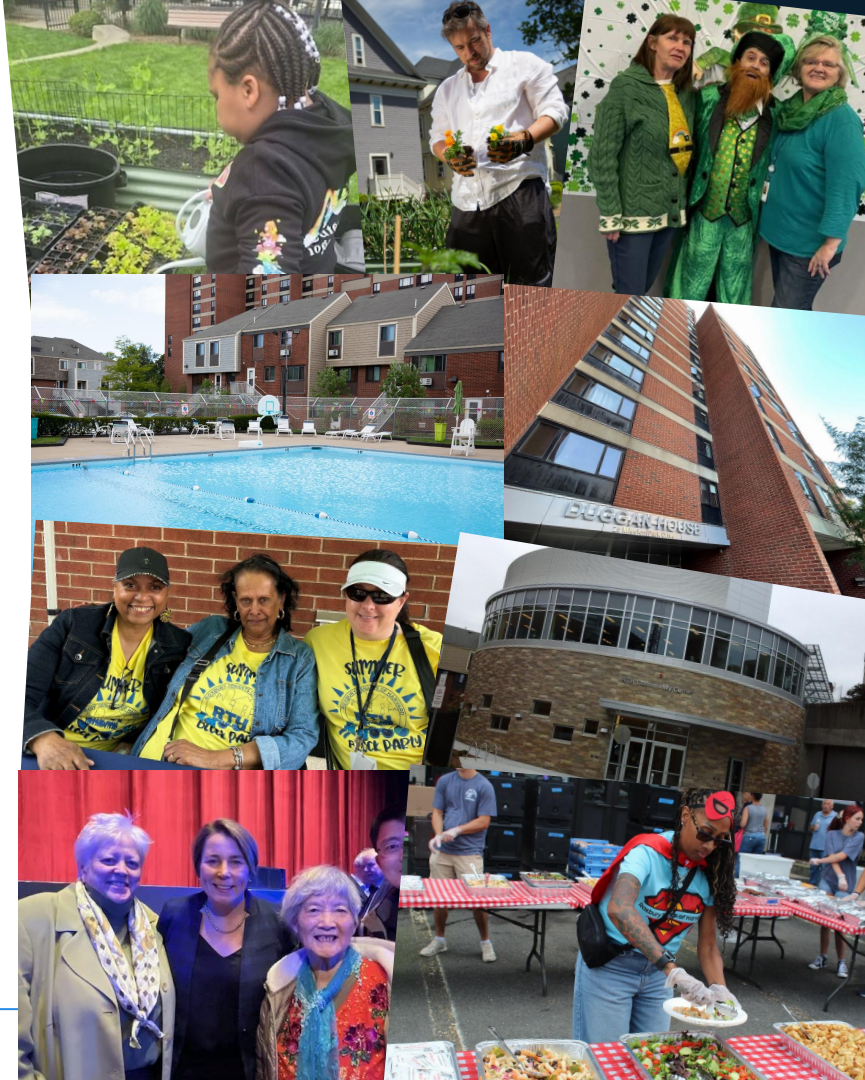
The project project aimed to complete two things:

1. Heat recovery + heat pump system captures heat from bathroom and kitchen exhaust on top of Levinson Tower rooftop.
2. Heat recovery + heat pump system feeds the recovered heat into central heating system, which goes back into heating the 775 units across Mission Park.



Decarbonization Benefits

- Projected was estimated to reduce emissions by **1,026,085.2 KgCO₂e over a ten year period**
- The system supports **long-term zero-over-time (ZOT) strategy** while having a large **immediate impact**.
- Can be easily incorporated into a **future Air Source HP or Ground Source HP central heating system**.
- Project had **additional co-benefits** such as improved air quality and thermal comfort



Check List of Eligibility

How this project compared to eligibility requirements

- ✓ Applicant was a 501(c)(3) organization (or organization with a fiscal sponsor)
- ✓ Project was projected to reduce or mitigate building emissions
- ✓ Requested amount fit within the allotted maximum
- ✓ Provided a public benefit, including within the building
- ✓ Building is subject to BERDO
- ✓ Applicant had site control
- ✓ Project was beyond the 'scoping' stage
- ✓ Project provided co-benefits

Other Examples

Project summaries for all seven awarded projects so far are available in the Equitable Emissions Investment Fund Annual Report.

Report available online at boston.gov/berdo-fund.

YEAR	ORGANIZATION	PROJECT TITLE	AWARD AMOUNT	ANTICIPATED PROJECT BENEFITS
2025	Allston Brighton Community Development Corporation	Hano Homes Deep Energy Retrofit	\$250,000	<ul style="list-style-type: none"> • 320,000 kgCO₂e/year • 73.4% reduction in energy usage • Increased climate resilience • Improved air quality • Increased thermal comfort for low-income residents
2025	Boston Medical Center	Power to the People: Clean Power Prescription Program	\$227,000	<ul style="list-style-type: none"> • 65,611 kgCO₂e/year • Increased climate resilience • Improved air quality • Reduced energy burden among the lowest-income patients
2025	Boys and Girls Club of Dorchester	Colonel Daniel Marr Clubhouse HVAC Renovation	\$123,000	<ul style="list-style-type: none"> • 23,702 kgCO₂e/year • Improved air quality • Increased thermal comfort for members
2025	Roxbury Tenants of Harvard	Levinson Tower: Heat Pump & Exhaust Heat Recovery System	\$150,000	<ul style="list-style-type: none"> • 102,680.5 kgCO₂e/year • Improved air quality • Increased thermal comfort for low-income residents
2024	Codman Square Neighborhood Development Corporation	Advancing Building Decarbonization at Washington Columbia I and II	\$255,000	<ul style="list-style-type: none"> • 103,104.7 kgCO₂e/year • Increased climate resilience • Improved air quality • Increased thermal comfort for low-income residents
2024	Dorchester Bay Economic Development Corporation	Solar for Residents	\$250,000	<ul style="list-style-type: none"> • 40,017.6 kgCO₂e/year • Increased climate resilience • Improved air quality • Reduced energy burden for lowest-income tenants
2024	Fenway Forward	Burbank Gardens Zero-Over-Time Decarbonization	\$245,250	<ul style="list-style-type: none"> • 59,294.4 kgCO₂e/year • Increased climate resilience • Improved air quality • Increased thermal comfort for low-income residents
Total			\$1,500,250	714,410.2 KgCO₂e/year

Table 3. Snapshots of EEIF Selectees for 2024 and 2025 rounds.

Helpful Links and Additional Resources

Boston Resources

- boston.gov/berdo-fund
- boston.gov/berdo
- boston.gov/berdo-review-board
- boston.gov/save (Boston Energy Saver program)

Other Resources

- [BERDO Decarbonization Advisor Program](#)
- [LISC Decarbonization Hub](#)
- [Mass Clean Energy Center BETA Program](#)

Mass Save: No-cost Mass Save energy audits, engineering studies, rebates and incentives:

- Income Eligible: [MassSave.com/Income](https://masssave.com/Income)
- Nonprofit: [MassSave.com/Non-Profits](https://masssave.com/Non-Profits)
- Residential: [MassSave.com/Multi-Family](https://masssave.com/Multi-Family)
- Rebates: [MassSave.com/Rebates](https://masssave.com/Rebates)

Q&A Session

Staff will answer questions from attendees

THANK YOU

A recording will be available at
boston.gov/berdo-fund ↗

