



# Information Session: Equitable Emissions Investment Fund

May 6, 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



**Diana  
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 outlines, creating a complex, geometric pattern. A semi-transparent dark blue horizontal band runs across the middle of the image, serving as a backdrop for the title text.

# 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](https://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.



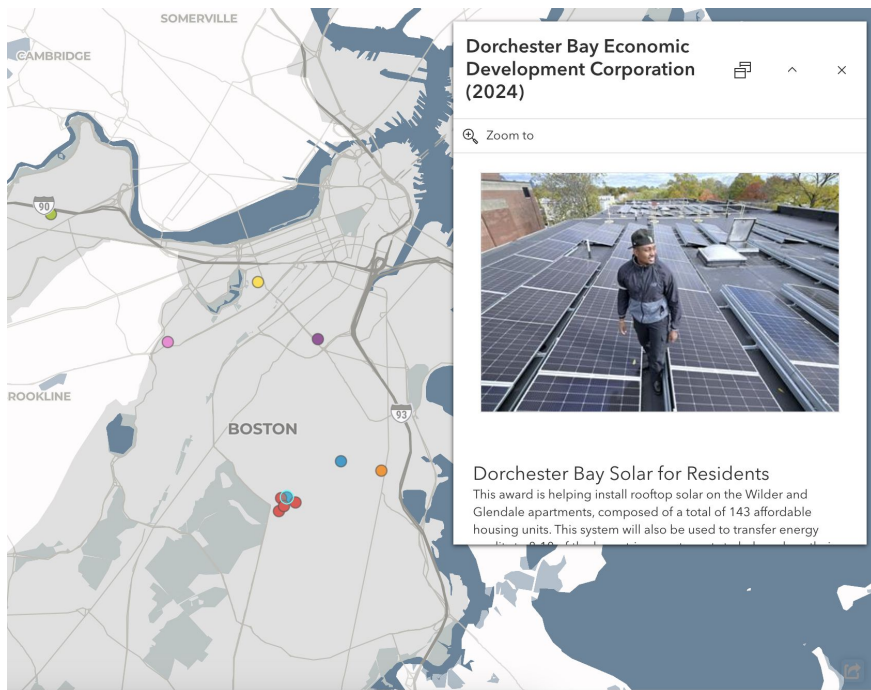
Fund **collects money** from Alternative Compliance Payments. *We will begin to receive the first ACPs in 2026.*



**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](https://boston.gov/berdo-fund).

# Impact of the Fund



Together, seven selected projects are projected to reduce emissions in Boston by **723,569 kg CO<sub>2</sub>e 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](https://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

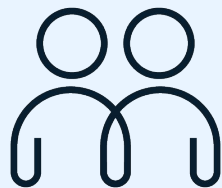
# This Year's Opportunity

## Grant Amount



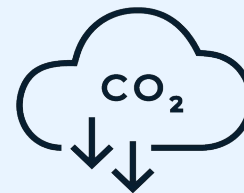
- A total of **\$600,000** is available
- Maximum grant amount of **\$200,000 per project.**

## 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

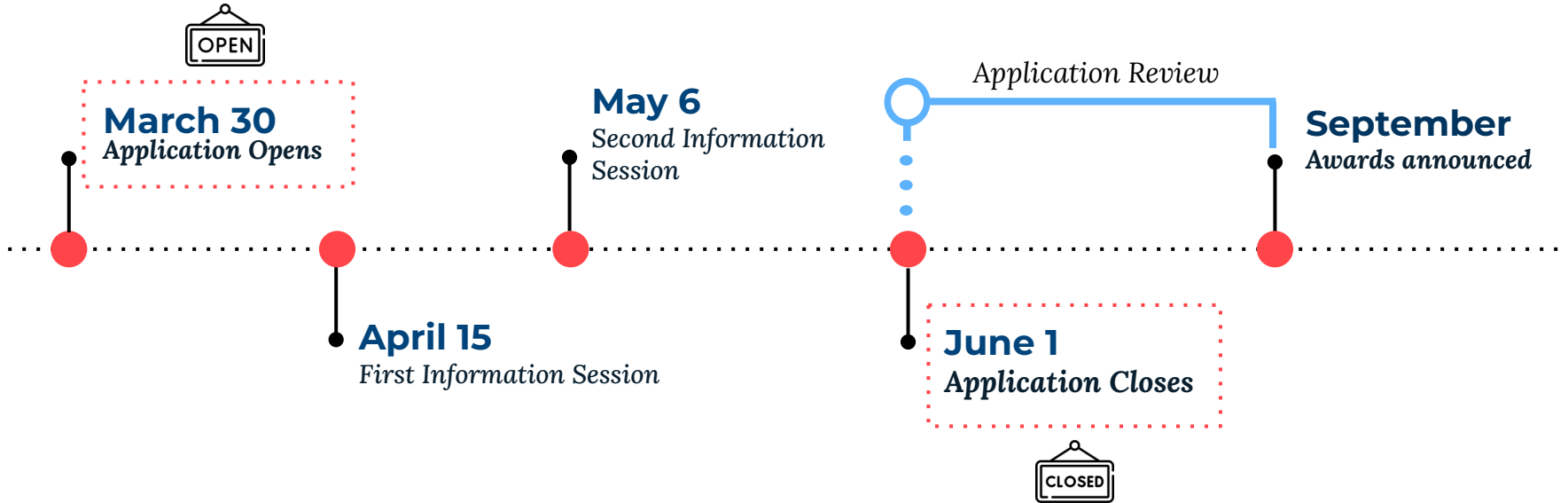
Applicant must show **proof of site control**

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.

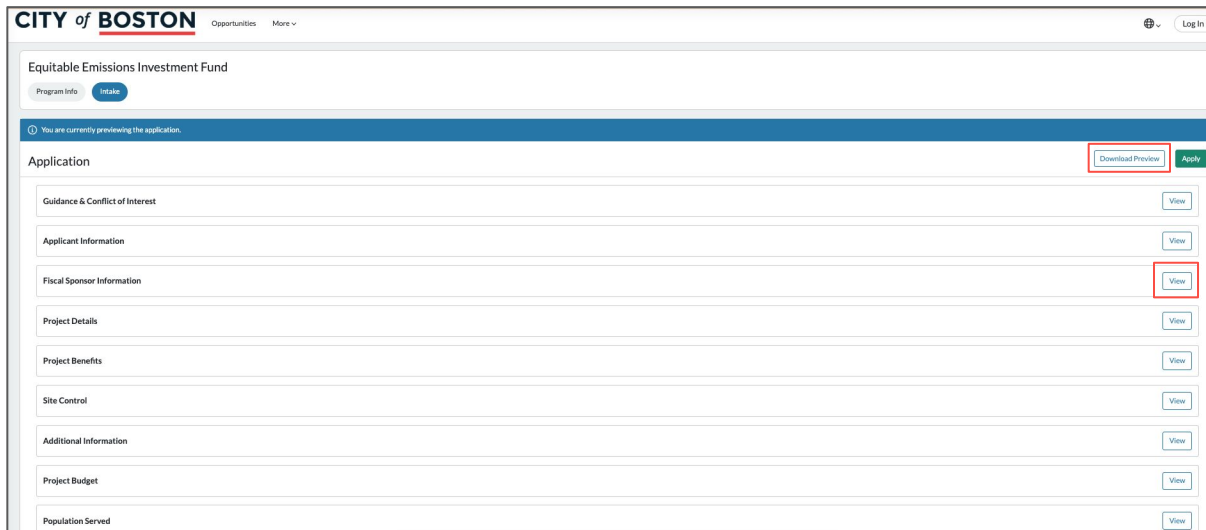
# City's Grantmaking Platform: WizeHive

## 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](https://boston.gov/berdo-fund) or [boston.gov/grants](https://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](mailto: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](https://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 check-ins via google forms** 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](mailto: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

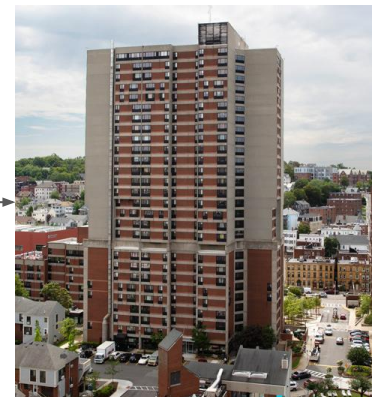
*Roxbury Tenants of Harvard*

# 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

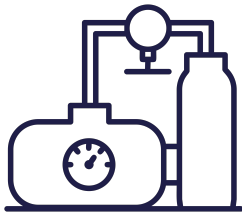


Duggan

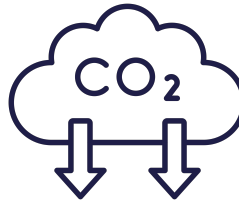
# The On-Site Opportunity



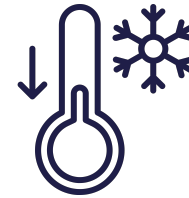
- Heat from the kitchen and bathroom ventilation stacks were being released vs. being reused.
- Recapturing and using this **wasted heat** would have the following impacts



**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

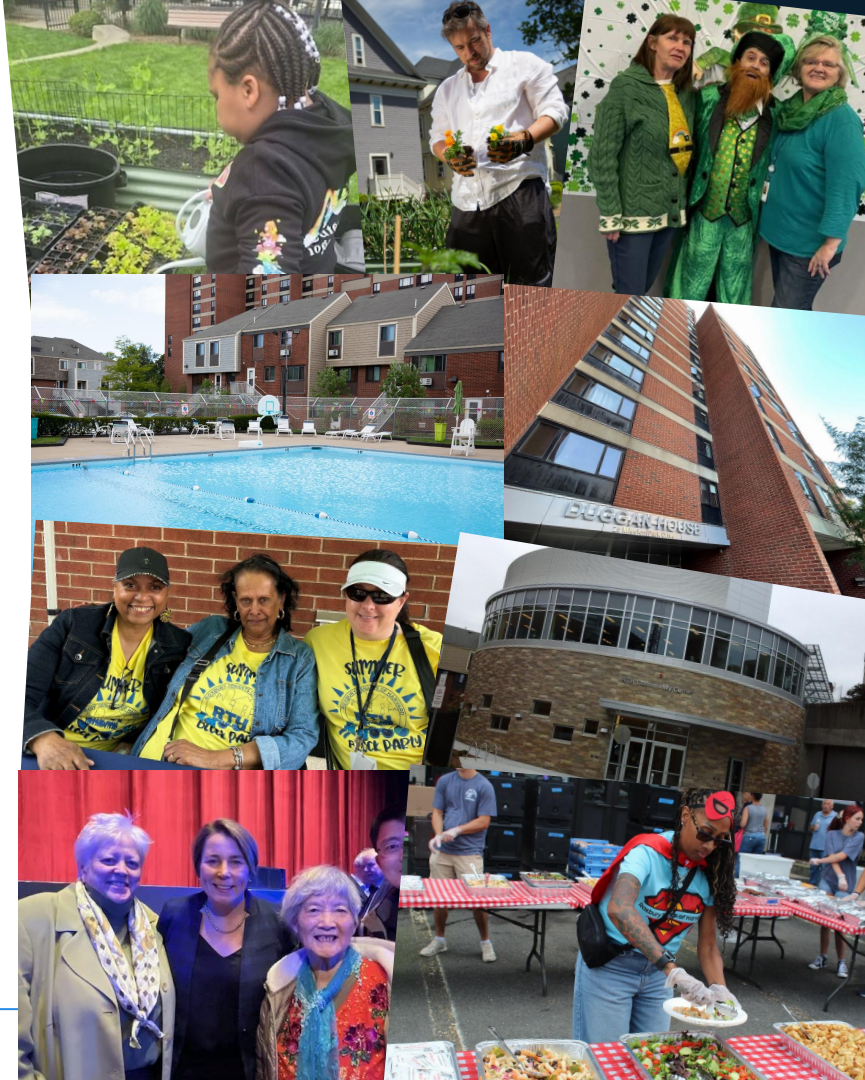
The project project aimed to complete two things:

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 KgCO<sub>2</sub>e** 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](https://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"> <li>• 320,000 kgCO<sub>2</sub>e/year</li> <li>• 73.4% reduction in energy usage</li> <li>• Increased climate resilience</li> <li>• Improved air quality</li> <li>• Increased thermal comfort for low-income residents</li> </ul>
2025	Boston Medical Center	Power to the People: Clean Power Prescription Program	\$227,000	<ul style="list-style-type: none"> <li>• 65,611 kgCO<sub>2</sub>e/year</li> <li>• Increased climate resilience</li> <li>• Improved air quality</li> <li>• Reduced energy burden among the lowest-income patients</li> </ul>
2025	Boys and Girls Club of Dorchester	Colonel Daniel Marr Clubhouse HVAC Renovation	\$123,000	<ul style="list-style-type: none"> <li>• 32,932.5 kgCO<sub>2</sub>e/year</li> <li>• Improved air quality</li> <li>• Increased thermal comfort for members</li> </ul>
2025	Roxbury Tenants of Harvard	Levinson Tower: Heat Pump & Exhaust Heat Recovery System	\$150,000	<ul style="list-style-type: none"> <li>• 102,680.5 kgCO<sub>2</sub>e/year</li> <li>• Improved air quality</li> <li>• Increased thermal comfort for low-income residents</li> </ul>
2024	Codman Square Neighborhood Development Corporation	Advancing Building Decarbonization at Washington Columbia I and II	\$255,000	<ul style="list-style-type: none"> <li>• 103,104.7 kgCO<sub>2</sub>e/year</li> <li>• Increased climate resilience</li> <li>• Improved air quality</li> <li>• Increased thermal comfort for low-income residents</li> </ul>
2024	Dorchester Bay Economic Development Corporation	Solar for Residents	\$250,000	<ul style="list-style-type: none"> <li>• 40,017.6 kgCO<sub>2</sub>e/year</li> <li>• Increased climate resilience</li> <li>• Improved air quality</li> <li>• Reduced energy burden for lowest-income tenants</li> </ul>
2024	Fenway Forward	Burbank Gardens Zero-Over-Time Decarbonization	\$245,250	<ul style="list-style-type: none"> <li>• 59,294.4 kgCO<sub>2</sub>e/year</li> <li>• Increased climate resilience</li> <li>• Improved air quality</li> <li>• Increased thermal comfort for low-income residents</li> </ul>
<b>Total</b>			<b>\$1,500,250</b>	<b>723,569 KgCO<sub>2</sub>e/year</b>

# Helpful Links and Additional Resources

## Boston Resources

- [boston.gov/berdo-fund](https://boston.gov/berdo-fund)
- [boston.gov/berdo](https://boston.gov/berdo)
- [boston.gov/berdo-review-board](https://boston.gov/berdo-review-board)
- [boston.gov/save](https://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](https://boston.gov/berdo-fund) ↗

