

BERDO REVIEW BOARD MEETING

July 27, 2026



Mayor Michelle Wu

BERDO REVIEW BOARD



Jessica Boatright
Board Chair



Samira Ahmadi
Board Member



Stephen Ellis
Board Member



Hessann Farooqi
Board Member



Lori Ferriss
Board Member



Gail Latimore
Board Member



Councilor Brian Worrell
City Councilor, D4



**Diana
Vasquez**

*Senior Policy
Manager*



**Claudia
Diezmartinez,
PhD**

*Deputy Director,
Policy and
Programs*

AGENDA



Public Meeting

1. Discussion regarding 2026 Equitable Emissions Investment Fund Applications
2. Approval of Meeting minutes
3. Administrative Updates
4. Adjournment



2026 Equitable Emissions Investment Fund Applications

Discussion

The background of the slide is a dark blue aerial view of a city, overlaid with a white line-art map of the city's street grid and building footprints. The map is centered and covers the entire background.

Equitable Emissions Investment Fund

Previously Awarded Projects



Grant Agreement and Conditions



Progress and Final Reports

Based on a mutually agreed timeline, grant selectees are 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 are required to submit **quarterly check-ins via google forms** in addition to progress and final reports.

Annual Disclosure Report

The Environment Department publishes **an annual disclosure** report on the Equitable Emissions Investment Fund that provides an update on revenue, expenses, project statuses, etc.

➤ Published annual report available on boston.gov/berdo-fund

Previously Awarded Projects



Year	Organization	Project Name	Amount	Status
2024	Codman Square Neighborhood Development Corporation	Advancing Building Decarbonization at Washington Columbia I and II	\$255,000.00	Project Completed
2024	Dorchester Bay Economic Development Corporation	Solar for Residents	\$250,000.00	Project Completed
2024	Fenway Forward	Burbank Gardens Zero-Over-Time Decarbonization	\$245,250.00	Project in Progress
2025	Allston Brighton Community Development Corporation	Hano Homes Deep Energy Retrofit	\$250,000.00	Project Completed
2025	Boston Medical Center	Power to the People: Clean Power Prescription Program	\$227,000.00	Project in Progress
2025	Boys & Girls Clubs of Dorchester	Colonel Daniel Marr Clubhouse HVAC Renovation	\$123,000.00	Project Completed
2025	Roxbury Tenants of Harvard	Levinson Tower: Heat Pump & Exhaust Heat Recovery System	\$150,000.00	Project in Progress
Total			\$1,500,250.00	

The background of the slide is a dark blue aerial view of a city, overlaid with a white line-art map of the city's street grid and building footprints. The map is centered and covers the entire background.

Equitable Emissions Investment Fund

2026 Application Cycle



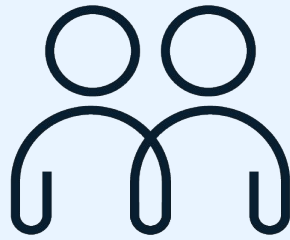
This Year's Opportunity

Grant Amount



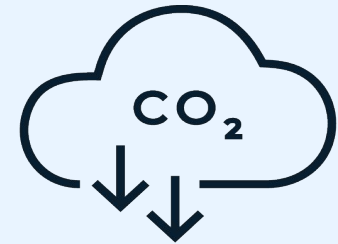
- A total of **\$600,000** is available.
- Maximum grant amount of **\$200,000 per project**.

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 applicable, buildings had to be **subject to BERDO**.

Eligible Projects



Projects had to meet 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 a project proposal outlined making physical changes or upgrades to a property, it had to also meeting 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

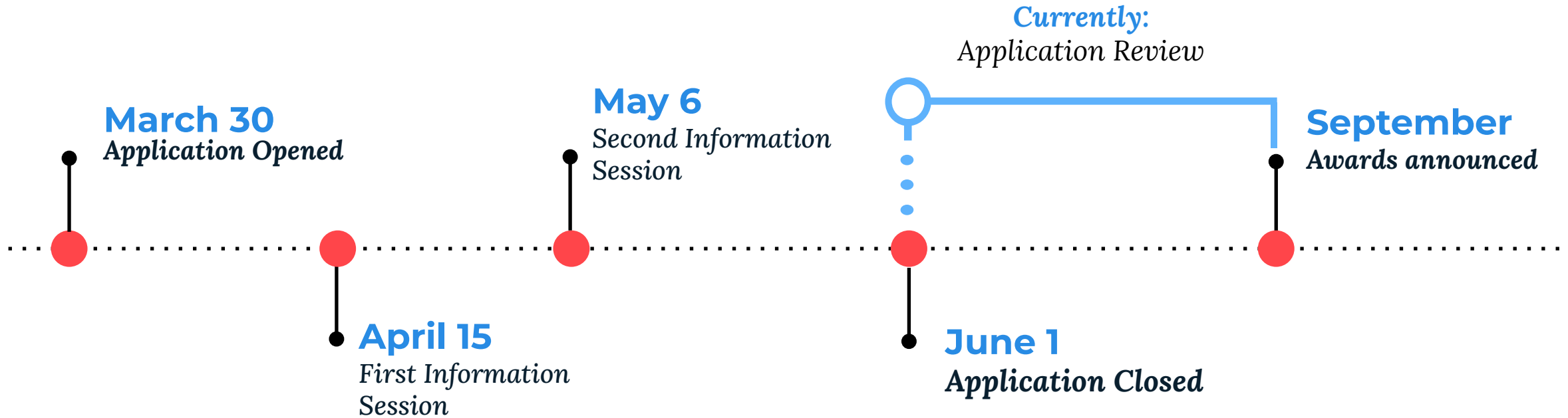
Applicant must demonstrate **proof of site control**

7

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

For interested parties who were in the 'scoping' stage, we recommended they applied to the [Building Decarbonization Advisor Program](#).

Application Timeline



Application Review Stages



Step 1

Applicant submits a project proposal by June 1, 2026

Step 2

City of Boston staff screen 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

This Year's Submitted Applications

High-Level Summary

- We received 10 applications total; **8 were deemed eligible/are moving forward.**
 - *One was found ineligible and one withdrew their application*
- Eligible applicant types
 - *4 affordable housing nonprofits*
 - *3 youth services or elderly services/emergency shelter nonprofits*
 - *1 neighborhood-based nonprofit*
- Total requested amount from eligible projects: **\$1,559,750.00**
 - Range of requested funding:
 - \$200,000: 5
 - \$150,000 - \$199,999: 3



#	APPLYING ORGANIZATION	PROJECT NAME	PROJECT SUMMARY
1	Bridge Over Troubled Waters	25 West Street	Redevelopment of a vacant office building in Downtown Crossing into an all-electric building including administrative office spaces, emergency/shelter bed, transitional housing, and permanent supportive housing for homeless, runaway, and at-risk youth.
2	Central Boston Elder Services	Central Boston Elder Services Washington Street, HVAC - Building Emissions Upgrade	Elderly services nonprofit that provides health and human services to elderly individuals and persons with disabilities seeking funding to upgrade the aging HVAC system in their headquarters in Roxbury.
3	Children’s Services of Roxbury	Children's Services of Roxbury Electrification/HQ Renovation	Youth services nonprofit seeking funding to update HVAC and ventilation systems by purchasing six air-source heat pump systems and two energy recovery ventilators (ERVs) for their headquarters.
4	Madison Park Development Corporation	Decarbonizing Madison Botolph Affordable Housing Development- Solar Project	Affordable housing nonprofit seeking funding to support retrofitting of affordable housing property in Fenway-Kenmore. As part of a large retrofitting project, EEIF funding would be used to complete a major upgrade of building electrical systems and the installation of rooftop solar panels.
5	Planning Office for Urban Affairs	Dartmouth Hotel-Sargent Prince	Affordable housing nonprofit seeking funding to support a comprehensive rehabilitation and decarbonization project. Activities include envelope improvements, electrification of heating and domestic hot water systems, interior unit renovations, common area improvements, electrical infrastructure upgrades, and project commissioning and closeout.
6	Reclaim Roxbury	Roxbury Energy Justice & Decarbonization Outreach Initiative	Community nonprofit organization seeking funding to expand their “Energy Navigator” program. Proposal entails a three-year outreach initiative with neighborhood canvassers trained to engage tenants, residents, and BERDO property owners on BERDO requirements and how to take advantage of Mass Save. Proposal includes a plan to measure outcomes.
7	Southwest Boston Community Development Corporation	4345-4351 Washington Street Rehabilitation	Affordable housing nonprofit applying to support the rehabilitation of a multifamily building. This is part of a larger affordable housing refinance / rehabilitation project in Hyde Park and Roslindale. Activities include replacing roofing, replacement of all windows and exterior doors, upgrading all ventilation equipment, and upgrading to electrification service for future electrification.
8	Urban Edge Housing Corporation	The Energy Reduction Project at Theroch Apartments	Affordable housing nonprofit seeking funding to support the upgrading of an affordable housing complex in Roxbury, Theroch Apartments. Proposal outlines a deep-energy-retrofit, including a number of energy conservation measures across building envelopes, mechanical systems, and HVAC systems within three buildings.



#	APPLYING ORGANIZATION	REQUESTED AMOUNT	PRIMARY ACTION	ANTICIPATED BENEFITS
1	Bridge Over Troubled Waters	\$200,000.00	Rehab & Renovation	• Reduced local building emissions • Benefits to tenants and low-income residents • Improved indoor air quality and quality of life
2	Central Boston Elder Services	\$199,750.00	HVAC Upgrade	• Reduced local building emissions • Benefits to indoor air quality and quality of life • Climate resilience benefits against extreme heat or cold
3	Children's Services of Roxbury	\$200,000.00	HVAC Upgrade	• Reduced local building emissions • Benefits to low-income residents • Improved indoor air quality and quality of life
4	Madison Park Development Corporation	\$200,000.00	Mechanical Upgrade & Rooftop Solar	• Reduced local building emissions • Benefits to affordable housing • Increased climate resilience by lowering demand on the grid • Improved indoor air quality and quality of life
5	Planning Office for Urban Affairs	\$200,000.00	Rehab & Renovation	• Reduced local building emissions • Benefits to affordable housing • Improved indoor air quality and quality of life
6	Reclaim Roxbury	\$190,000.00	Outreach Initiative	• Reduced local building emissions • Other: Increased awareness for available public programs
7	Southwest Boston Community Development Corporation	\$170,000.00	Rehab & Renovation	• Reduced local building emissions • Benefits to affordable housing • Improved indoor air quality and quality of life
8	Urban Edge Housing Corporation	\$200,000.00	Deep Energy Retrofit	• Reduced local building emissions • Benefits to affordable housing • Benefits to tenants and low-income residents • Benefits to indoor air quality and quality of life

Project Types

Rehab or Retrofit (3)

Projects involving the rehabilitation and/or renovation of a building, such as fixing structural issues, bring buildings up to legal standards, and updating building layout.

Upgrades (3)

Projects involving the upgrade of equipment within a building owned by the applicant, such as heating and cooling systems, windows, ventilation systems, etc.

Deep Energy Retrofit (1)

Projects entailing a comprehensive suite of upgrades to the entire building system, including the building envelope, heating and cooling systems, lighting, and potentially renewable energy sources of energy within buildings owned by the applicant.

Programs/Services (1)

Project consisting of delivering a service or program to others. i.e. not making any changes to buildings owned by the applicant.

BERDO Projected Compliance



#	APPLYING ORGANIZATION	BERDO ID(S)	2026 REPORTING COMPLIANCE STATUS	FIRST EMISSIONS COMPLIANCE YEAR	FIRST PERIOD PROJECTED TO BE OUT OF EMISSIONS COMPLIANCE
1	Bridge Over Troubled Waters	101733	Not yet submitted	2030	2045-2049*
2	Central Boston Elder Services	101687	Not yet submitted	2030	2030-2034
3	Children's Services of Roxbury	102705	Has never reported	2025	Unknown
4	Madison Park Development Corporation	104150 (Part of P10022)	Not yet submitted	2025	2025-2029
5	Planning Office for Urban Affairs	102626 and 105610	Not yet submitted	2025	2025-2029
6	Reclaim Roxbury	NA	NA	NA	NA
7	Southwest Boston Community Development Corporation	106029	Has never reported	2025	Unknown
8	Urban Edge Housing Corporation	107946, 107947, one building pending BERDO ID (Part of P10023)	Not yet submitted	2025	2030-2034

* Likely due to current vacancy



Submitted Estimated Emissions Reduction Per Project

#	APPLYING ORGANIZATION	PROJECTED EMISSIONS REDUCED - 1 YEAR (KgCO ₂ e)	EMISSIONS REDUCED PER DOLLAR - 1 YEAR (KgCO ₂ e/Dollar)	PROJECTED EMISSIONS REDUCED - 10 YEARS (KgCO ₂ e)	EMISSIONS REDUCED PER DOLLAR - 10 YEARS (KgCO ₂ e/Dollar)
1	Bridge Over Troubled Waters	47,330.2	0.24	488,382.8	2.44
2	Central Boston Elder Services	58,236.4	0.29	484,492.1	2.43
3	Children's Services of Roxbury	30,292.3	0.15	302,923.0	1.51
4	Madison Park Development Corporation	150,699.5	0.75	1,588,985.9	7.94
5	Planning Office for Urban Affairs	153,385.7	0.77	1,593,711.3	7.97
6	Reclaim Roxbury	787,909.9	4.15	7,095,607.6	37.35
7	Southwest Boston Community Development Corporation	120,401.1	0.60	1,182,241.8	5.91
8	Urban Edge Housing Corporation	139,247.3	0.70	1,530,316.2	7.65

Required Emissions Template

[Link to Template](#)



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Step 2: In cells B8-B21, enter the amount of energy your proposed project will save per year by fuel 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Note: Submitted values for emissions reduced were created by applicants using BERDO provided Emissions Factors. The BERDO team did not validate the estimated values for energy saved within each submitted application.

The background of the slide is a dark blue aerial view of a city grid, rendered in white line art. The lines represent building footprints and streets, creating a complex, geometric pattern. The perspective is from a high angle, looking down on the city.

Next Steps

Invite Four Finalists to Present

Application Review 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

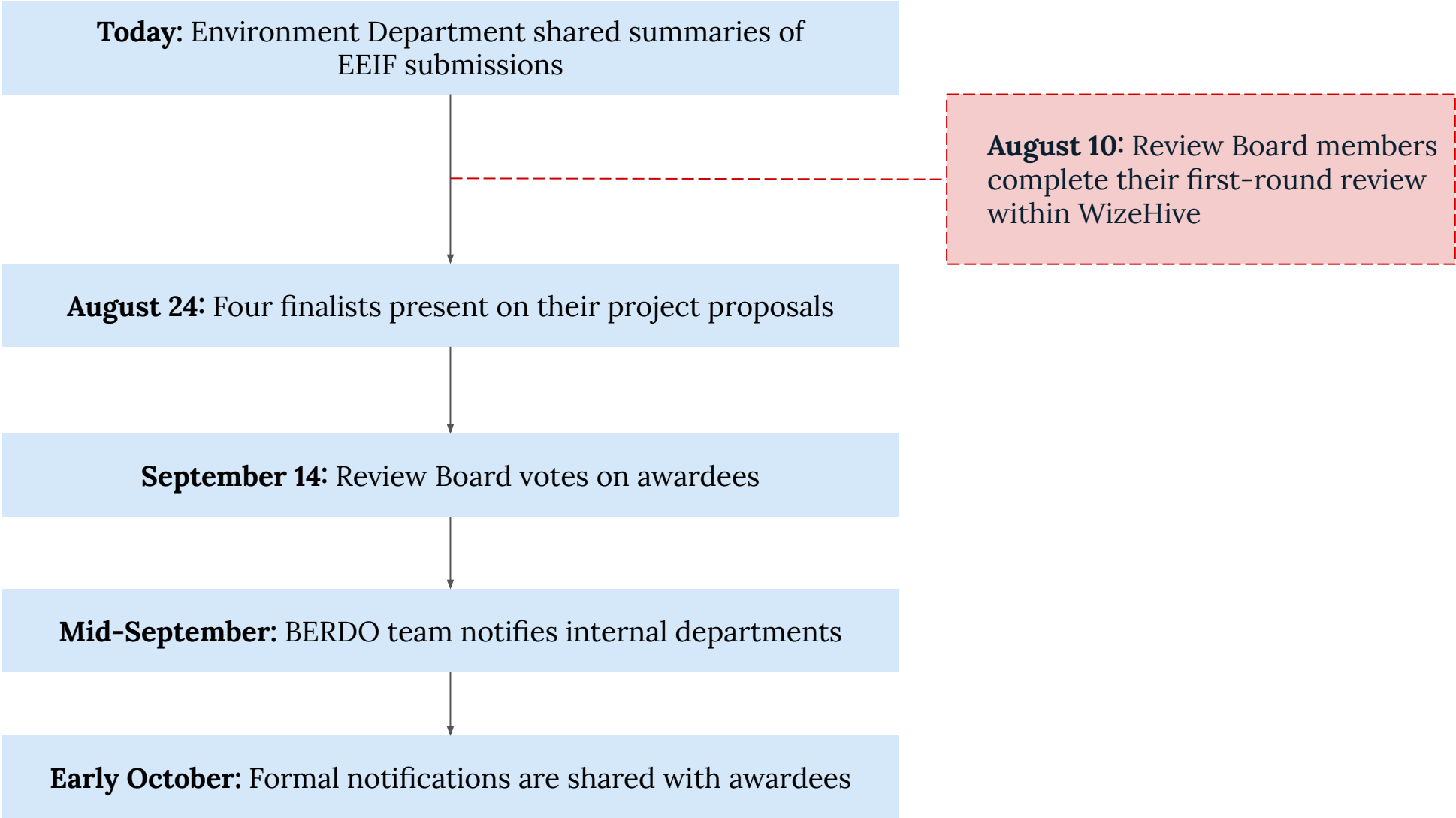
Step 4

Finalists present on their projects at a public Review Board meeting

Step 5

BERDO Review Board deliberates and announces grant awardees

Draft Timeline



Evaluation Form					
Criteria	Highly Advantageous	Advantageous	Not Advantageous	Not Present	Need more information
Emissions reductions	<i>Building emissions reductions are clearly defined, expected timeline and scale are clearly outlined, and are realistic.</i>	<i>Building Emissions reductions are mentioned, but timeline and scale are unclear or results are moderate emissions reductions.</i>	<i>Building emissions reductions are limited.</i>	<i>Not eligible for funding.</i>	<i>Need more information regarding building emissions reductions.</i>
Benefits to affordable housing	<i>Affordable housing benefits are clearly defined, expected timeline and scale are clearly outlined, and are realistic.</i>	<i>Affordable housing benefits are mentioned, but timeline and scale are unclear or are not a main focus.</i>	<i>Affordable housing benefits are limited.</i>	<i>Affordable housing benefits are not mentioned.</i>	<i>Need more information regarding benefits to affordable housing.</i>
Benefits to tenants	<i>Tenant protections are clearly defined, expected timeline and scale are clearly outlined, and are realistic.</i>	<i>Tenant protections are mentioned, but timeline and scale are unclear or are not a main focus.</i>	<i>Tenant protections are limited.</i>	<i>Tenant protections are not mentioned.</i>	<i>Need more information regarding benefits to tenants.</i>
Benefits to labor and workforce development	<i>Labor benefits and workforce development benefits are clearly defined, expected timeline and scale are clearly outlined, and are realistic.</i>	<i>Labor benefits and workforce development benefits are mentioned, but timeline and scale are unclear or not a main focus.</i>	<i>Labor benefits and workforce development are limited.</i>	<i>Labor benefits and workforce development are not mentioned.</i>	<i>Need more information regarding benefits to labor and workforce development.</i>
Benefits to outdoor air quality	<i>Outdoor air quality benefits are clearly defined, expected timeline and scale are clearly outlined, and are realistic.</i>	<i>Outdoor air quality benefits are mentioned, but timeline and scale are unclear or not a main focus.</i>	<i>Outdoor air quality benefits are limited.</i>	<i>Outdoor air quality benefits are not mentioned.</i>	<i>Need more information regarding benefits to outdoor quality.</i>
Benefits to indoor air quality and quality of life	<i>Benefits to indoor air quality and quality of life are clearly defined, expected timeline and scale are clearly outlined, and are realistic.</i>	<i>Benefits to indoor air quality and quality of life are mentioned, but timeline and scale are unclear or not a main focus.</i>	<i>Benefits to indoor air quality and quality of life are limited.</i>	<i>Benefits to indoor air quality and quality of life are not mentioned.</i>	<i>Need more information regarding benefits to indoor air quality and quality of life.</i>
Climate resilience benefits	<i>Climate resilience benefits are clearly defined, expected timeline and scale are clearly outlined, and are realistic.</i>	<i>Climate resilience benefits are mentioned, but timeline and scale are unclear or not a main focus.</i>	<i>Climate resilience benefits are limited.</i>	<i>Climate resilience benefits are not mentioned.</i>	<i>Need more information regarding climate resilience benefits.</i>
Energy justice benefits	<i>Energy justice benefits are clearly defined, expected timeline and scale are clearly outlined, and are realistic.</i>	<i>Energy justice benefits are mentioned, but timeline and scale are unclear or not a main focus.</i>	<i>Energy justice benefits are limited.</i>	<i>Energy justice benefits are not mentioned.</i>	<i>Need more information regarding energy justice benefits.</i>
Other benefits	<i>Other benefits included in the proposal are clearly defined, expected timeline and scale are clearly outlined, and are realistic.</i>	<i>Other benefits are included in the proposal, but timeline and scale are unclear or not a main focus.</i>	<i>Other benefits included in the proposal are limited.</i>	<i>Other benefits are not mentioned.</i>	<i>Need more information regarding other benefits.</i>

Summaries of Applications

The Following have been saved within the Review Board folder:

- A PDF version of each application submitted via WizeHive
 - *Including submitted budget spreadsheets and emissions reduction spreadsheets*
- A document summarizing each application
- A spreadsheet summarizing each applicaiton
- Applications are also available natively within WizeHive

The background of the slide is a dark blue aerial view of Boston, overlaid with a white line-art map of the city's buildings and streets. The map is semi-transparent, allowing the blue background to show through.

WizeHive

City of Boston's granting platform



Introducing WizeHive

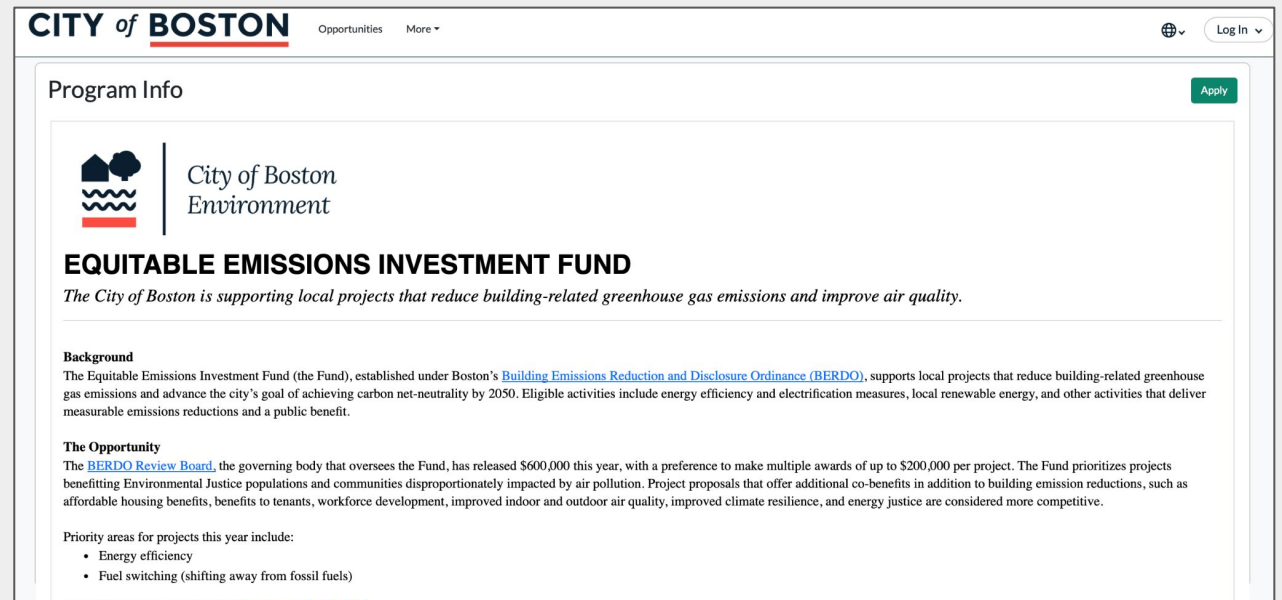
City of Boston's centralized granting platform



This year's grant was hosted on WizeHive, the city's centralized granting platform.

Benefits of WizeHive

- Saves applicants' organizational and contact information for future applications.
- Allows applicants to see all available grants at the city at once.
- Streamlines information for city staff.
- Slide deck used for Review Board training available in your shared folder.



Action Items



1. Staff will add you as a **‘reviewer’ account**, you will be notified via email.
 - Note: *If you make an account yourself, WizeHive will make you an ‘applicant’ account*
2. Once you make your account in WizeHive, **you will see applications** that are assigned for your review.
3. Complete your review of each application **by August 10**.
 - Note: *Staff is able to see when you’ve completed your review*
4. Based on everyone’s submission, staff will invite the **top four applicants to present** to the Review Board at the **August 24 public meeting**.

➤ Review [the WizeHive training slide deck](#) for step-by-step instructions.

Getting Access to the Platform



The screenshot shows an email invitation from the City of Boston. The subject line is "You have been invited to the Community Clean Air Grant Program Program on NextZen". The sender is "City of Boston" with the email address "no-reply@wizehive.app". The email body states that Peter Meacham has invited the recipient as a Program Reviewer. A large blue box contains the instruction "Log in to the Program Portal to view the details." and a "Log In" button. At the bottom, there is a note about copying the address into a browser and buttons for "Reply", "Reply all", "Forward", and a smiley face icon.

You have been invited to the Community Clean Air Grant Program Program on NextZen

External About WizeHive/Automated Emails from WizeHive/NextZen x

City of Boston no-reply@wizehive.app via zenginehq.com
to peter.meacham+cityadmin

Fri, May 30, 2025, 5:57 PM

Peter Meacham has invited you as a Program Reviewer for Community Clean Air Grant Program Program on NextZen.

Log in to the Program Portal to view the details.

Log In

If the link above does not open, you can also copy and paste the following address into your browser:

Reply Reply all Forward

You will be invited to join a grant program as a reviewer. The email subject will be similar to this one.

The email sender will be "City of Boston" using the email no-reply@wizehive.app

Follow the link in the email to open the grantmaking platform and the program you have been invited to.

Review Assignments



CITY of **BOSTON**

PM



← Back to Main Menu

1 Program Info

4 Review Assignments 3

Demo Grant Program

Review Assignments

External

Feedback Due: October 29, 2024

Days Left: 2

3

Feedback Forms Due

3

Review Assignments

0%

Submitted

External



Filter

Applicant ID	Applicant Name	Feedback Results	Review Progress
1CGdVfoJ6vraK9ULjkFc1g	Suffolk Community Corporation LLC (Test Org 12)	--	☐ ☐ ☐ Not Started
1CGdVubwBjR17ZP4E8he3r	Eagle Hill Foundation (Test Org 14)	--	☐ ☐ ☐ Not Started
1CGdVkymoQ5hLhZUZgrvF6	Orient Heights Community Organization (Test Org 13)	--	☐ ☐ ☐ Not Started

Showing 1 to 3 out of 3

Results per page: 10

The list of all assignments appear as rows, one for each applicant.

Select the Applicant ID or Applicant Name to open the application.

The background of the slide is a dark blue aerial view of a city, rendered in white line art. The map shows a dense grid of buildings, streets, and parks, with a prominent curved road or river cutting through the center. The overall style is modern and architectural.

Board Q&A

Board Members may discuss and ask questions

A nighttime photograph of a city street, likely in Chicago, featuring a prominent church steeple in the background and buildings adorned with warm white string lights. Pedestrians are visible on the sidewalk, and a street lamp with multiple globes is in the foreground. The image has a dark blue overlay.

Approval of Meeting Minutes

Board votes on approving previous meeting's minutes

A night-time photograph of a city street, likely in Chicago, featuring festive white string lights draped over trees and buildings. In the background, a church with a prominent dome is visible against the dark sky. The street is populated with people, and a sign for 'Cafe Pulse' is visible on the left. The overall atmosphere is celebratory and urban.

Administrative Updates

Staff presents administrative updates

BERDO Flex Measure Sprint Day

August 18, from 12:00pm- 4:00pm

In this dedicated one-on-one sprint session, a BERDO team member will work directly with you to review draft flexibility measure application, clarify any questions, and help people hit "submit".

How to Prepare: please have the following ready before our call starts:

- Your building's details BERDO ID.
- Your draft BERDO flexibility measure application.
- Specific questions or roadblocks that are getting you stuck.

[Register here](#)



[HOME](#) › [EVENTS](#) › [BERDO FLEX MEASURE SPRINT DAY](#)Last updated: 7/24/26

BERDO FLEX MEASURE SPRINT DAY

BOOK YOUR BERDO SPRINT SESSION! 🙋

Do you need flexibility for your building's 2025 emissions compliance? Let's get your BERDO flexibility measure application over the finish line before September 1 and secure your emissions compliance for 2025 (i.e., for the 2026 reporting year)!

August 18, 2026

 12:00PM - 4:00PM

 26 COURT ST
BOSTON, MA 02108

Contact: DIANA VASQUEZ

 [SEND AN EMAIL](#)

Price: PRICE
FREE

Neighborhood: NEIGHBORHOOD
CITYWIDE

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 13*
April 27	October 26
May 11*	November 9
May 26*	November 23
June 8*	December 14
June 22	

**On a Tuesday due to a Holiday. *Meeting was cancelled or forgone.*



Board Questions

Administrative Updates

ADJOURN

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

