

BERDO REVIEW BOARD MEETING

September 14, 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

City of Boston Staff



**Hannah
Payne**

*Director,
Carbon Neutrality*



**Diana
Vasquez**

*Senior Policy
Manager*



**Claudia
Diezmartinez,
Ph.D.**

*Deputy Director,
Policy and
Programs*



**Dylan
Grant**

*BERDO Analytics
Project Manager*

AGENDA



Public Meeting

1. Vote on Flexibility Measures Application
2. Discussion on the Equitable Emissions Investment Fund 2026 Application Cycle
3. Discussion and Vote on Proposed Policies and Procedures Update on Default Energy Values
4. Approval of Meeting minutes
5. Administrative Updates
6. Adjournment



Flexibility Measure Application

Discussion and Vote

The background of the slide is a dark blue aerial view of Boston, overlaid with a white line-art map showing the city's street grid and building footprints. The map is centered on the city, with the harbor visible on the right side.

Boston Water & Sewer Commission

Building Portfolio Application



Building Portfolio Application

Boston Water & Sewer Commission



Background Information

- Submitted through Pathway 1
- 3 BERDO IDs in the neighborhoods of Charlestown, Roxbury, and South End.
- Applicant meets all eligibility criteria and application was deemed complete.

Standard Conditions

- Timely compliance with reporting and third-party verification requirements.
- Timely compliance with the requirements in [Section XI.b](#), including, when applicable, the submission of a satisfactory Emissions standard compliance plan.
- The Review Board or its designee may inspect any Building that is part of an approved Building Portfolio, at reasonable times and with reasonable notice, in order to assess compliance with the terms and conditions of said Building Portfolio.



Boston Water & Sewer Commission Proposed Portfolio

Owner: Boston Water & Sewer Commission

Building Use Types:

- Office, Storage, and Services

Number of BERDO IDs: 3

- 101296: 180 Alford St., Charlestown
- 101299: 980 Harrison Ave., Roxbury
- 102197: 120 Malden St., South End

Calculated Blended Emission Standards

Calculated Blended Emissions Standards (kgCO2e/SF/Yr)						
Default Emissions Standard(s)	2025-2029	2030-2034	2035-2039	2040-2044	2045-2049	2050-
Office (n=2)	5.3	3.2	2.4	1.6	0.8	0
Services (n=1)	7.5	4.5	3.3	2.2	1.1	0
Portfolio Blended Emissions Standards	5.6	3.4	2.5	1.7	0.8	0

The background of the slide is a dark blue aerial view of a city, overlaid with a white line-art map showing building footprints, streets, and parks. The map is semi-transparent, allowing the city view to be seen through it.

Staff Comments

Environment Department shares staff comments

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Board Q&A

Board Members may discuss and ask staff questions

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Board Motion & Vote

Boston Water & Sewer Commission



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.

Equitable Emissions Investment Fund

Discussion on 2026 Application Cycle

Previously Awarded Projects



Year	Organization	Project Name	Amount Awarded	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 (expected end date: Sep 1, 2027)
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 (expected end date: Dec 31, 2027)
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 (expected end date: Feb 1, 2027)
Total			\$1,500,250.00	

This Year's Projects



Organization	Project Name	Amount Requested	Estimated Date of Completion
Children's Services of Roxbury	Children's Services of Roxbury Electrification/HQ Renovation	\$200,000	March 1, 2028
Planning Office for Urban Affairs:	Dartmouth Hotel-Sargent Prince	\$200,000	May 1, 2028
Madison Park Development Corporation	Decarbonizing Madison Botolph Affordable Housing Development- Solar Project	\$200,000	December 31, 2028
Bridge Over Troubled Waters	25 West Street	\$200,000	December 31, 2028
Urban Edge Housing Corporation	The Energy Reduction Project at Theroch Apartments	\$200,000	April 1, 2029

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

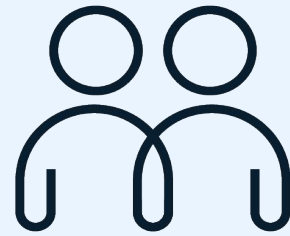
This Year's Application Cycle

Grant Amount



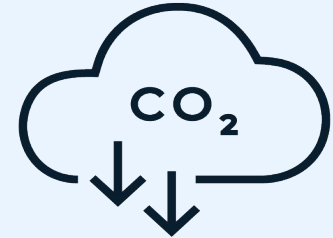
- A total of **\$600,000** is available.
- Maximum grant amount of **\$200,000 per project**.

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**.
- Buildings have to be **subject to BERDO**.

Priority areas indicated: energy efficiency, fuel switching, and supporting workforce development

Equitable Emissions Investment Fund Status



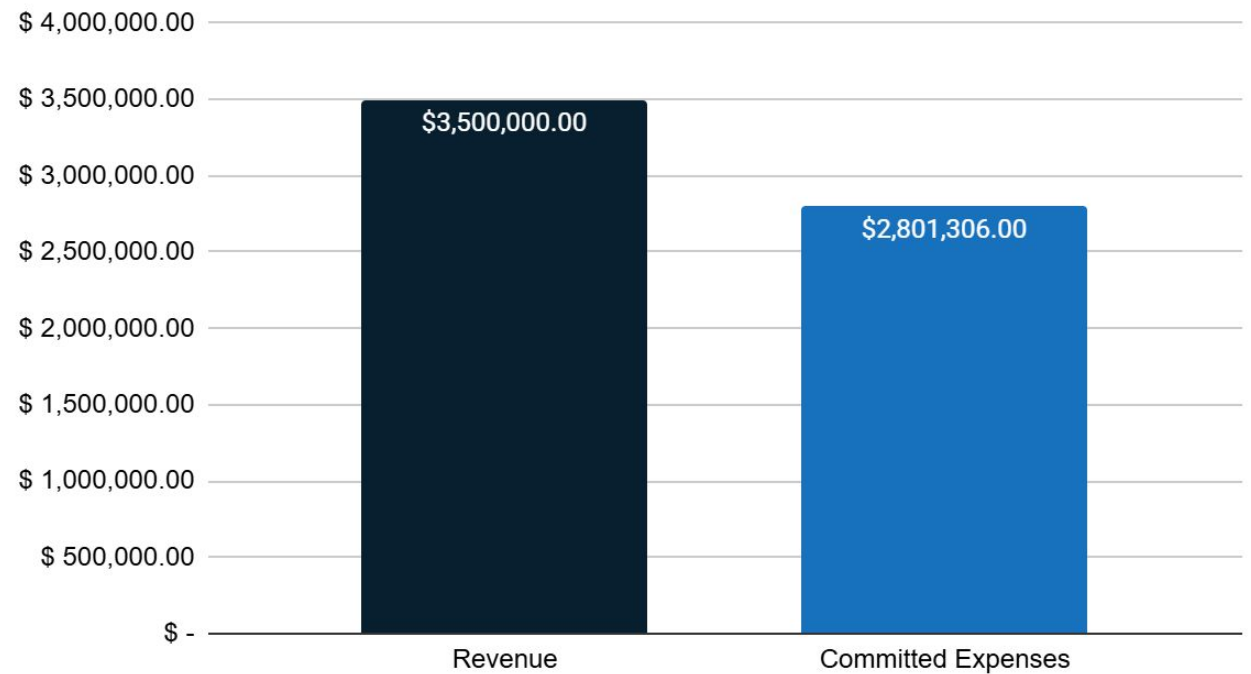
CASH BALANCE

- **Seeded:** \$3.5 Million
- **Committed Expenses:** \$2,801,306
BDAP: \$500,000
Past application cycles: \$1,500,250
2026 application cycle: \$600,000

- **Balance if \$600,000 is granted:**
\$698,694
- **Balance if \$1,000,000 is granted:**
\$298,694

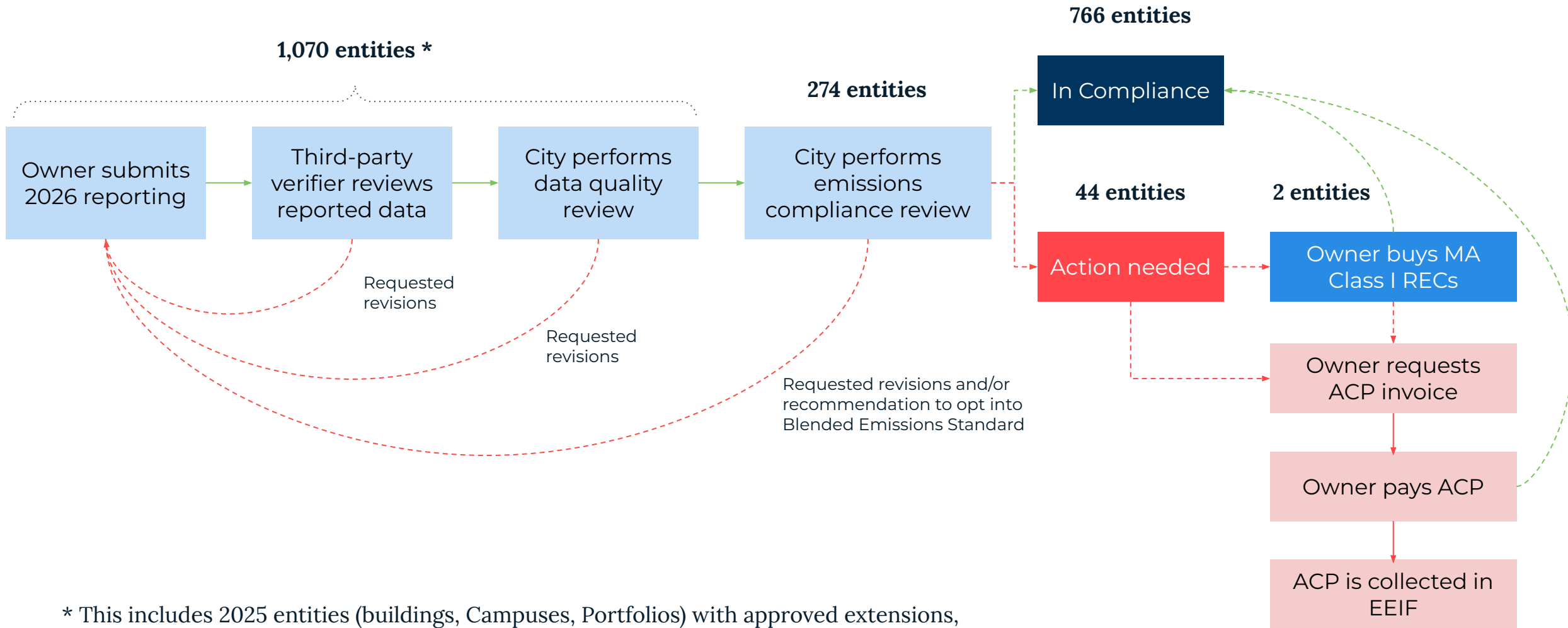
This could put the 2027 grant cycle at risk because we might potentially only have ~\$250k to award

Balance of Funds



ACP Collection Process

Journey of a building subject to the 2025 emissions standard



* This includes 2025 entities (buildings, Campuses, Portfolios) with approved extensions, pending revisions, and no engagement. Does not include 2030 entities.

Expected ACPs in 2026



	ACPs after maximizing MA Class I RECs	ACPs without MA Class I RECs purchases
Entities with “Action Needed”	\$158,184	\$856,931

- We expect many owners may choose to buy MA Class I RECs to cover all or part of their compliance obligations.
- Some owners may not take action until enforcement procedures take place.

Staff Recommendation

We recommend maintaining the Review Board's existing 2026 application cycle terms:

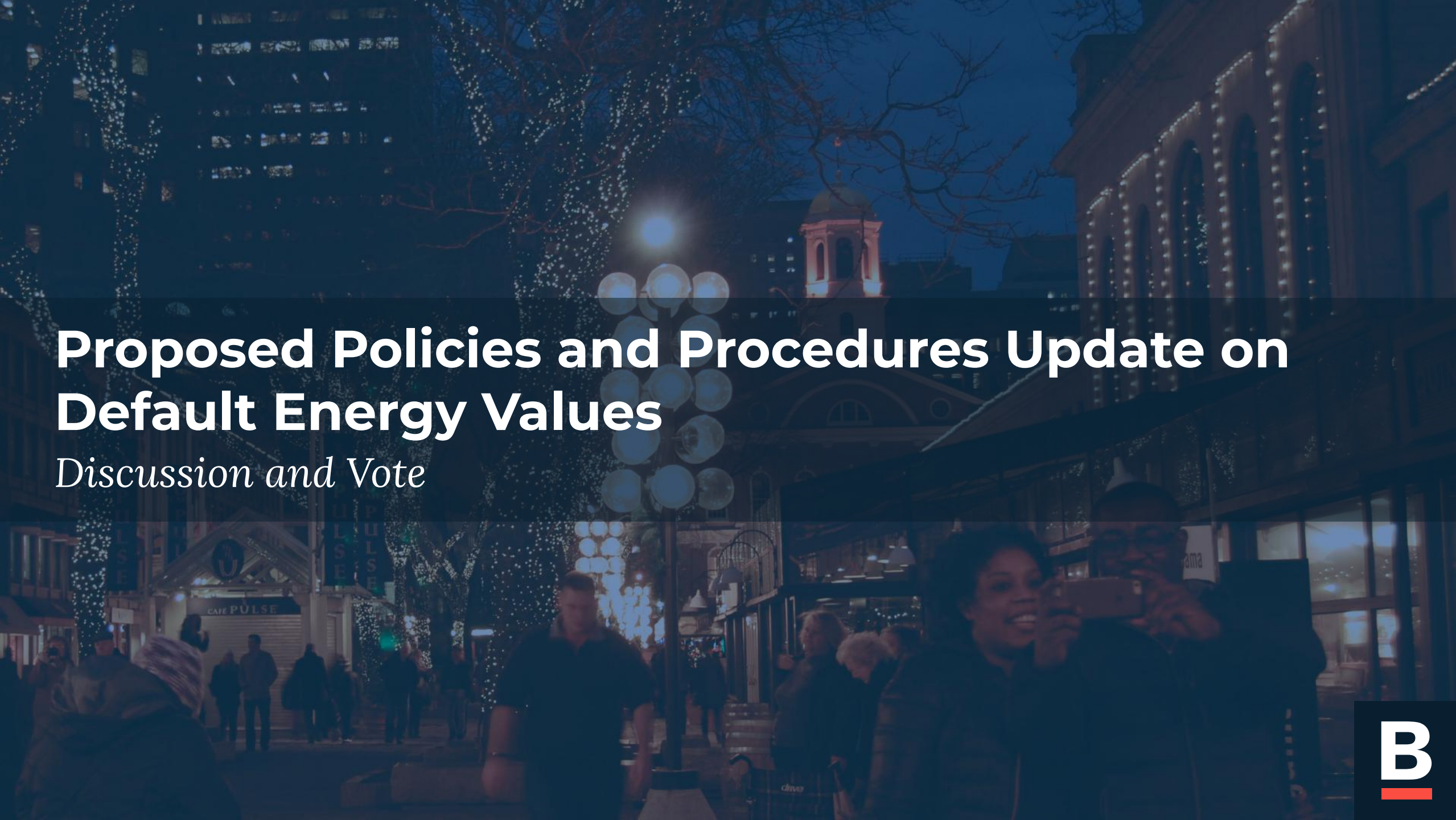
- A total of **\$600,000** awarded.
- Maximum grant amount of **\$200,000 per project**.

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 river or canal winding through the center. The overall style is clean and modern, with a focus on the urban layout.

Board Q&A

Board Members may discuss and ask questions





Proposed Policies and Procedures Update on Default Energy Values

Discussion and Vote

Existing Regulations on Missing Data

IV. e. Buildings without Whole-Building Data

(b) Without Significant Partial Data for a Building Use. If an Owner does not have actual Energy use data for at least fifty (50) percent of any particular Building Use, the Owner shall utilize the default values set by Policies and Procedures, applied only to those areas for which Energy use is unknown, and following the methodology included in Policies and Procedures.

Existing Policies on Default Values

Existing Methodology

- Default values are based on 2018 BERDO data.
- They represent total annual Energy use by each Building Use type, divided by the square footage of buildings of that Building Use type, divided by 12 to obtain the monthly value, and multiplied by 150%.

Challenges

- Based on outdated data
- Buildings typically are missing data from just one energy source (e.g. a broken gas meter)
- Does not allow for estimating based on historic data for that specific building.

Building Use	Total Energy Use (kBtu/sq. ft./month)	2021 Emissions Factors (kgCO ₂ e/MMBtu)
Assembly	13.7	68.3
College/University	17.0	67.1
Education	9.3	59.8
Food Sales & Service	34.0	71.7
Healthcare	32.4	69.8
Lodging	11.8	66.6
Manufacturing/Industrial	53.7	54.9
Multifamily housing	8.0	63.9
Office	9.4	75.0
Retail	6.9	72.6
Services	14.9	65.8
Storage	3.9	70.2
Technology/Science	33.5	69.6

Proposed Changes to Policies and Procedures

- Explicitly allow for the use of historically reported data to estimate missing energy usage.
- Update the default values to be based on 2024 data.
- Update the default values to have monthly values for electricity, natural gas, and fuel oil for each building use category.

Proposed Changes to Policies and Procedures

Pursuant to BERDO Regulations Section IV.e, if an Owner does not have complete Energy use data for at least fifty (50) percent of any particular Building Use, the Owner should first determine if they can utilize previously reported historic data to estimate energy usage following guidance issued by the Environment Department.

If appropriate historic energy usage data for one or more Energy sources is unavailable, ~~if no Energy use is known for a floor area,~~ the Owner shall multiply the appropriate default Energy use value per square foot ~~per month shall be multiplied~~ by the floor area of ~~the that~~ Building Use for which Energy use is unknown. The Owner shall report this value for each month where actual Energy data is unavailable. Data entries using default values must be marked as “Estimated” in ENERGY STAR Portfolio Manager.

~~If Energy use is known for one or more fuel types for a floor area, but is missing for others, report the actual Energy use for the known fuel types, and also report the net of the default values minus the actual Energy use.~~

Proposed Changes to Policies



Default values are based on ~~2018~~ the most recent year of BERDO data. They represent total annual Energy use (kWh for electricity and kBtu for natural gas and fuel oil) by each Building Use type, divided by the square footage of buildings of that Building Use type, divided by 12 to obtain the monthly value, and multiplied by 150%. ~~Since the total annual Energy use is the sum of multiple fuel types, each Building Use type has a blended Emissions factor that represents the mix of fuels for that Building Use, applying the Emissions Factors used in the Technical Methods Overview. Blended Emissions Factors by Building Use type will be updated annually.~~

Building Use	Default Energy Values (Based on 2024 Data)		
	Electricity (kWh/sqft/month)	Natural Gas (kBtu/sqft/month)	Fuel Oil (#2) (kBtu/sqft/month)
Assembly	1.64	5.38	1.74
College/University	1.48	6.53	0.17
Education	0.70	6.09	2.79
Food Sales & Service	4.51	12.00	N/A
Healthcare	3.03	3.30	N/A
Lodging	1.41	4.36	0.77
Manufacturing/ Industrial	1.58	40.50	0.35
Multifamily housing	0.81	4.05	5.91
Office	1.35	2.08	1.30
Retail	1.78	4.07	8.12
Services	1.29	5.52	0.71
Storage	0.67	2.89	0.64
Technology/ Science	3.86	8.11	0.03

Using Historical Data to Estimate Energy Use

Guidance in Reporting & Compliance Guide

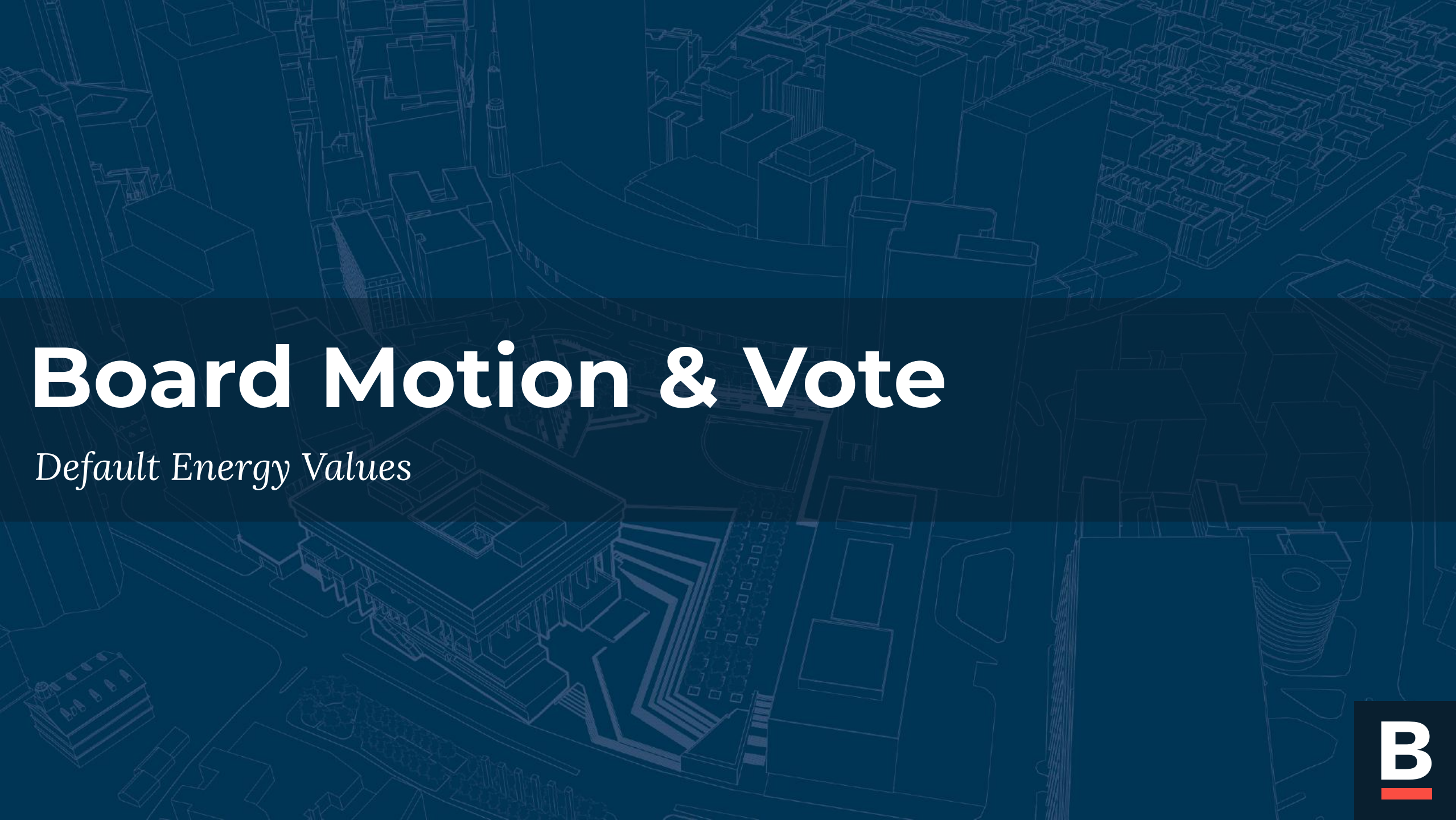
1. Identify the year with missing or faulty data and the last full year of accurate and typical data. These will be the Current Year and Historical Year, respectively.
2. Collect the Heating Degree Days (HDDs) and/or Cooling Degree Days (CDDs) for both the Current Year and Historical Year. Use HDDs for energy types used for heating (e.g., natural gas) and CDDs for cooling (e.g., electric air conditioning).
 - a. Use this source: <https://www.weather.gov/wrh/Climate?wfo=box&tab=nowdata#>
 - b. Select Boston Area, Monthly Summarized Data, and Sum. Note that the resulting table orders months July - June.
3. Divide Historical Year monthly energy usage by the HDD (for heating) or CDD (for cooling) of each respective Historical Year month.
4. Multiply the divided figure by the HDD or CDD of the respective Current Year month.

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Board Q&A

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Board Motion & Vote

Default Energy Values

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

Administrative Updates

Staff presents administrative updates

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.

