

BERDO REVIEW BOARD MEETING & PUBLIC HEARING



September 28, 2026

Mayor Michelle Wu

BERDO REVIEW BOARD



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Board Chair



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Board Member



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Board Member



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*Director,
Carbon Neutrality*



**Diana
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*Senior Policy
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**Claudia
Diezmartinez,
Ph.D.**

*Deputy Director,
Policy and
Programs*



Joy Jackson

*Deputy Director,
Operations*

AGENDA



Public Meeting

1. Vote on Building Portfolio (Pathway 1)

Public Hearing

2. Hardship Compliance Plan Hearing (Streamlined)
3. Vote on the Equitable Emissions Investment Fund Application 2026 Cycle Awards
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 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.

Preservation of Affordable Housing

Building Portfolio Application



Building Portfolio Application

Preservation of Affordable Housing



Background Information

- Submitted through Pathway 1
- 10 BERDO IDs in the neighborhoods of Roxbury, Fenway, West End, Mattapan, 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.



Preservation of Affordable Housing Proposed Portfolio

Owner: Preservation of Affordable Housing

Building Use Types:

- Multifamily Housing, Office, Retail, Education, and Food Sales & Services

Number of BERDO IDs: 10

1.

106746: 100 Cabot St
2.

106808: 11 Whittier St
3.

106809: 154 Ruggles St
4.

108020: 25 Whittier St
5.

108019: 180 Ruggles St
6.

103988: 545 Newbury St
7.

100679: 33 Blossom St
8.

103989: 490-496 Commonwealth Ave
9.

108140: 490 River St
10.

103120: 11 E Newton St

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-
Multifamily Housing (n=10)	4.1	2.4	1.8	1.1	0.6	0
Portfolio Blended Emissions Standards	4.1	2.4	1.8	1.1	0.6	0

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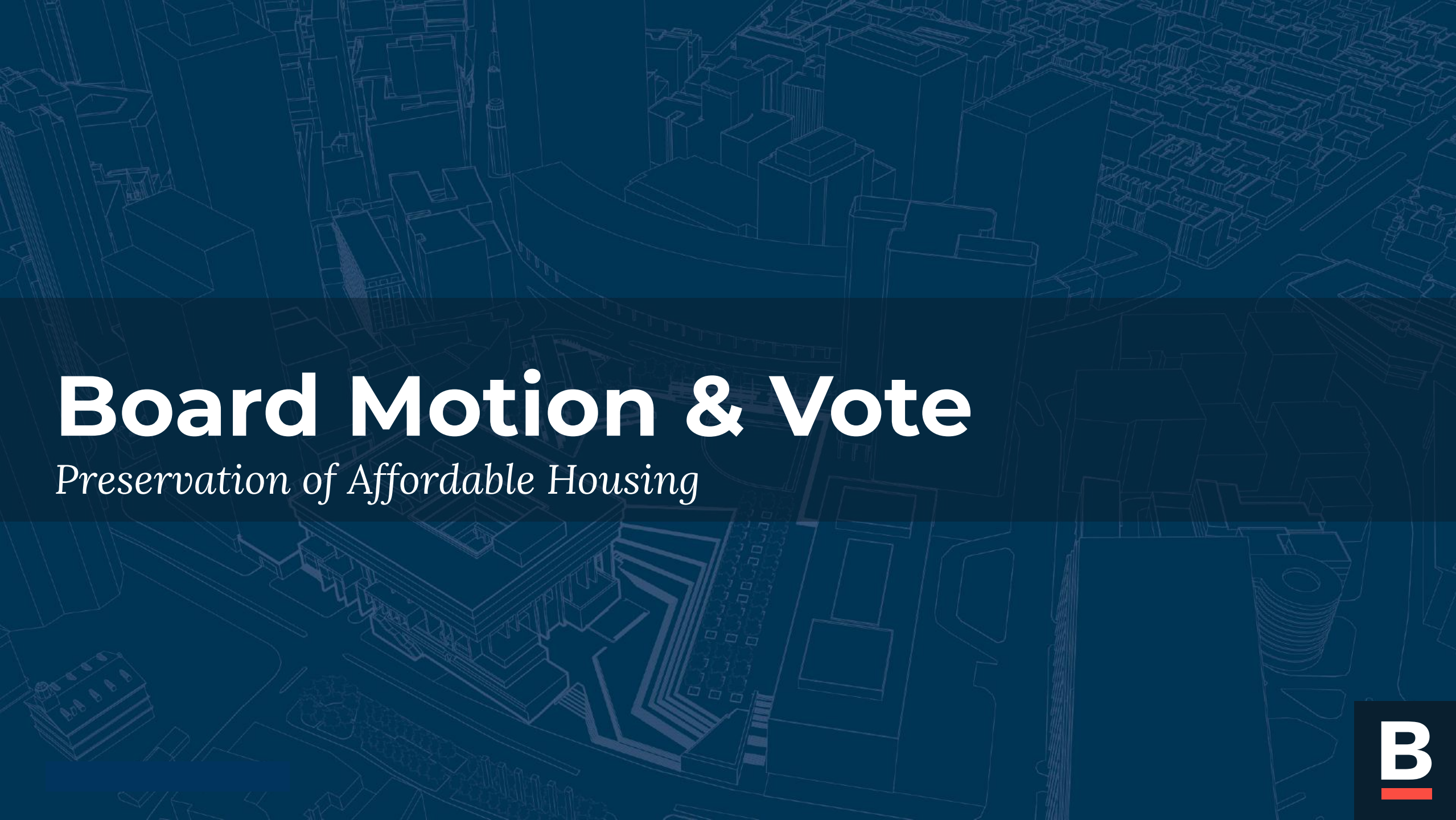
Staff Comments

Environment Department shares staff comments

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Board Q&A

Board Members may discuss and ask staff questions

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Board Motion & Vote

Preservation of Affordable Housing

A night-time photograph of a city street, likely in New Orleans, 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 filled with people, and a street lamp with multiple globes is in the foreground. The overall atmosphere is celebratory and urban.

Hardship Compliance Plan Hearings

Cooperatives of CharlesNewtown Housing Inc

Streamlined Short-Term Hardship Compliance Plan

REFRESHER

- ➔ On **January 26, 2026** the BERDO Review Board approved the creation of the streamlined Hardship Compliance Plan application for this reporting year.
 - The Streamlined Hardship Compliance Plan outlined **a predetermined package of relief and special conditions** for equity-priority BERDO building owners.

STREAMLINED HCP WAS DESIGNED TO ADDRESS THE FOLLOWING BARRIERS

- Complex and lengthy application process, even for short-term Hardship Compliance Plan
- Difficulty identifying which eligible hardship is applicable
- Difficulty identifying relevant documentation to demonstrate the existence of circumstances and characteristics that may lead to an eligible hardship under BERDO
- Difficulty proposing custom relief
- Need for heavy hand holding from BERDO staff and multiple rounds of review (applicants may take up to a year to achieve a complete application)

Streamlined Short-Term HCP Package

PREDETERMINED ELIGIBILITY CRITERIA

To qualify for this streamlined pathway, owners had to meet all four requirements and at least one building type.

Requirements (Must meet all four)

1. Subject to BERDO emissions standards starting in 2025.
2. Fully compliant with reporting and third-party verification requirements.
3. Not have an active Individual Compliance Schedule (ICS) OR explicitly ask to replace an existing ICS with a short-term plan.
4. Can demonstrate that Alternative Compliance Payments (ACPs) would significantly impact operations or ability to invest in decarbonization efforts.

Building Types (Must meet at least one)

- **Affordable Housing:** Deed-restricted affordable housing.
- **Condos/Cooperatives:** Median assessed value of \$877,111 or less per unit OR at least 50% of residents have an income at or below 120% [Area Median Income \(AMI\)](#).
- **Rental Properties:** At least 50% of residents are Section 8 tenants OR 50% of residents are at or below 120% AMI OR 50% of units are rented at or below 120% AMI affordable rent limits.
- **Small Businesses & Non-Profits:** Fewer than 50 employees OR less than \$5,000,000 in annual gross revenue.

OPTIONAL TECHNICAL INFORMATION

Applicants were encouraged to include the following technical circumstances if applicable:

- Relies on fuel oil or electric resistance heating systems.
- Has been denied or delayed for electrical service upgrades by Eversource.
- Faces structural barriers to Mass Save services (e.g., knob-and-tube wiring, mold, vermiculite).
- Is experiencing significant government permitting delays for decarbonization work.

Streamlined Short-Term HCP Package

PREDETERMINED RELIEF

Length of Relief: 3 years covering emissions compliance for 2025, 2026, and 2027.

- Potential to extend to 2028 upon request of the applicant and approval of the BERDO Review Board
- After the short-term HCP expires, emissions standards will revert to their applicable default unless the owner acquires another flexibility measure.

Type of Relief: Alternative Emissions Standard

- Alternative emissions standard shall be determined by the Environment Department by calculating the average of the building or Building Portfolio's emissions intensity for 2023, 2024, and 2025
- If data is not available, emissions intensity from 2025 will be used.

PREDETERMINED SPECIAL CONDITIONS

- By submitting an application for a streamlined Short-Term HCP, the building owner commits to fulfilling the special conditions outlined in the applicable form upon approval of the HCP.
- The special conditions intend to demonstrate that the building owner is starting to plan for long-term BERDO emissions compliance as soon as possible and undertaking good faith efforts towards building decarbonization.
- Failure to comply with special conditions will result in the termination of the HCP and the Building or Building Portfolio shall be subject to default Emissions standards.

Streamlined Short-Term HCP Package



PREDETERMINED SPECIAL CONDITIONS

- ★ **Engaging Mass Save Within 12 Months:** Formally engage Mass Save and submit proof (such as a Comprehensive Building Assessment).
- ★ **Building a Decarbonization Plan Within 12 Months:** Develop a Zero-Over-Time (ZOT) Plan or equivalent plan. This must include an equipment inventory, an energy audit, emissions reduction estimates, and a schedule of upgrades for 2028 and beyond.
- ★ **Applying for a Building Portfolio (If Applicable):** Apply for a BERDO Building Portfolio if you are eligible and it is beneficial
- ★ **Implementing One Action By End of 2027:** Complete at least one Emissions Reduction Action during the plan's duration (example areas to take decarbonization actions include lighting & loads, envelope, ventilation, heating & cooling, and domestic hot water).
- ★ **Submitting Annual Progress Reports Every March 1:** Submit a brief annual update detailing your ZOT progress on March 1, 2027; March 1, 2028; and March 1, 2029 (if extended).
- ★ **Attending Staff Consultations Annually:** Participate in one virtual check-in per year with BERDO staff to review milestones, troubleshoot barriers, and prepare for next steps.

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Charles Newtown

Streamlined Hardship Compliance Plan



Applicant Eligibility

Cooperatives of CharlesNewtown

BERDO ID: 102330

Location: 2-16 Landing Way Charlestown, MA 02129

Summary: Multifamily residential complex comprising 22 buildings and 263 units.

STREAMLINED ELIGIBILITY REQUIREMENTS MET

- ✓ Subject to BERDO emissions standards starting in 2025.
- ✓ Fully compliant with reporting and third-party verification requirements.
- ✓ Does not have an active Individual Compliance Schedule
- ✓ Demonstrates that Alternative Compliance Payments (ACPs) would significantly impact operations or ability to invest in decarbonization efforts.

BUILDING TYPE

The Cooperatives of CharlesNewtown is a section-8 subsidized housing development. **Income for residents is limited at 30% of the Area Median Income.**



Efforts Taken & Compliance Options Evaluated



DECARBONIZATION EFFORTS TAKEN

- Installed LED bulbs
- Installed in-unit Energy STAR appliances
- Installed electric or induction stoves
- Weather stripping and sealing along windows and doors
- Added blinds, shading or other window treatments
- Installed HVAC controls
- Installed smart thermostats
- Upgraded domestic hot water (DHW) systems
- Improved insulation

FLEXIBILITY MEASURES EVALUATED

- **Building Portfolio:** Applying for a single building, cannot apply for a Building Portfolio.
- **Individual Compliance Schedule:** A required reduction of absolute emissions by 50% by 2030 is not beneficial for applicant.
- **BCCE:** CharlesNewtown has a current electricity agreement.

OTHER EFFORTS

- **Mass Save:** CharlesNewtown has completed a Mass Save audit within the last two years.
- **BDAP:** CharlesNewtown has participated in the City's Building Decarbonization Advisor Program. CharlesNewtown was paired with New Ecology to receive a Zero-Over-Time Plan and ARPA funding for a targeted domestic hot water study and additional technical assistance to repair a malfunctioning valve that was wasting water valued at over \$40,000/annually.

Eligible Hardship



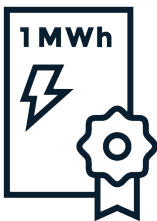
SELECTED HARDSHIP

Alternative Compliance Payments will significantly interfere with the ability to or significantly increase the cost to provide affordable housing.



2026 ANNUAL BUDGET

Annual Gross Revenue	\$14,728,013.00
Annual Operating Expense	\$15,077,525.00
Net	- \$349,512.00



TOTAL PROJECTED EMISSIONS COMPLIANCE COST FOR HCP PERIOD

- 2025 - 2027 RECs: \$77,832
- 2025 - 2027 ACPs (after maximizing RECs): \$219,796.20
- **2025 - 2027 Total (ACPs + RECs): \$297,628.20**

Estimated Annual Emissions Compliance Cost



Calendar Year	Price Of RECs Through City's Ma Class I REC Connector Program	ACPs After Maximizing RECs, Dollar Amount	Total (RECs + ACPs)
2025	\$27,048	\$73,265.40	\$100,313.40
2026	\$25,944	\$73,265.40	\$99,209.40
2027	\$24,840	\$73,265.40	\$98,105.40
Total	\$77,832	\$219,796.20	\$297,628.20

Proposed Relief



ALTERNATIVE EMISSIONS STANDARD

Requested Relief: Alternative Emissions (kgCO ₂ e/sq. ft./year)			
	2025	2026	2027
Default Schedule	4.1	4.1	4.1
Streamlined HCP Alternative Standard	6.0	6.0	6.0

Alternative Emissions Standard based on previous reported data from the years 2023 - 2025:

Calendar Year	Total Emissions (kgCO ₂ e)	Emissions Intensity (kgCO ₂ e/sq. ft.)
2023	1,685,123.71	6.1
2024	1,681,963.56	6.0
2025	1,670,123.30	6.0

Staff Comments



Under the default BERDO emissions standard for multifamily buildings of 4.1 kgCO₂e/sq. ft./year, CharlesNewtown would face an estimated \$297,628.20 in emissions compliance costs between 2025 and 2027 (an aggregate of \$77,832 in RECs and \$219,796.20 in ACPs for the 3 years). Using these funds on RECs or ACPs would impact the owner's ability to maintain critical affordable housing services and divert funds from other potential long-term decarbonization actions.

The building is fully up to date with its BERDO reporting requirements and has already demonstrated a proactive commitment to sustainability. Over recent years, management has implemented several energy conservation measures, including LED bulbs, ENERGY STAR appliances, window weatherization, improved insulation, upgraded DHW systems, and smart HVAC controls. Additionally, CharlesNewtown completed a Mass Save audit within the last two years and has participated in Boston's Building Decarbonization Advisor Program (BDAP), working directly with New Ecology to map out a long-term decarbonization strategy.

To allow the property time to plan for long-term decarbonization without using critical funds in the near-term, the applicant requests an alternative emissions limit of 6.0 kgCO₂e/sq. ft./year for 2025, 2026, and 2027. This reflects the property's historical three-year emissions average, in direct accordance with the Streamlined Short-Term HCP application guidelines.

Streamlined HCP Special Conditions

THE PRE-APPROVED SPECIAL CONDITIONS FOR STREAMLINED SHORT-TERM HCPS

- Within 12 months of approval, engage with Mass Save and provide evidence of Mass Save engagement
- Apply for a Building Portfolio if applicable and beneficial
- Within 12 months of approval, develop a Decarbonization Plan. Examples include a Zero-Over-Time (ZOT) Plan, a Mass Save Comprehensive Building Assessment, or an equivalent assessment
- Implement at least one Emissions Reduction Action by the end of 2027
- Submit brief annual progress reports to the Environment Department
- Attend annual consultations with BERDO staff

Staff Recommendations



Staff recommends approving with standard conditions and special conditions as outlined in the pre-approved Streamlined Short-Term HCP package.

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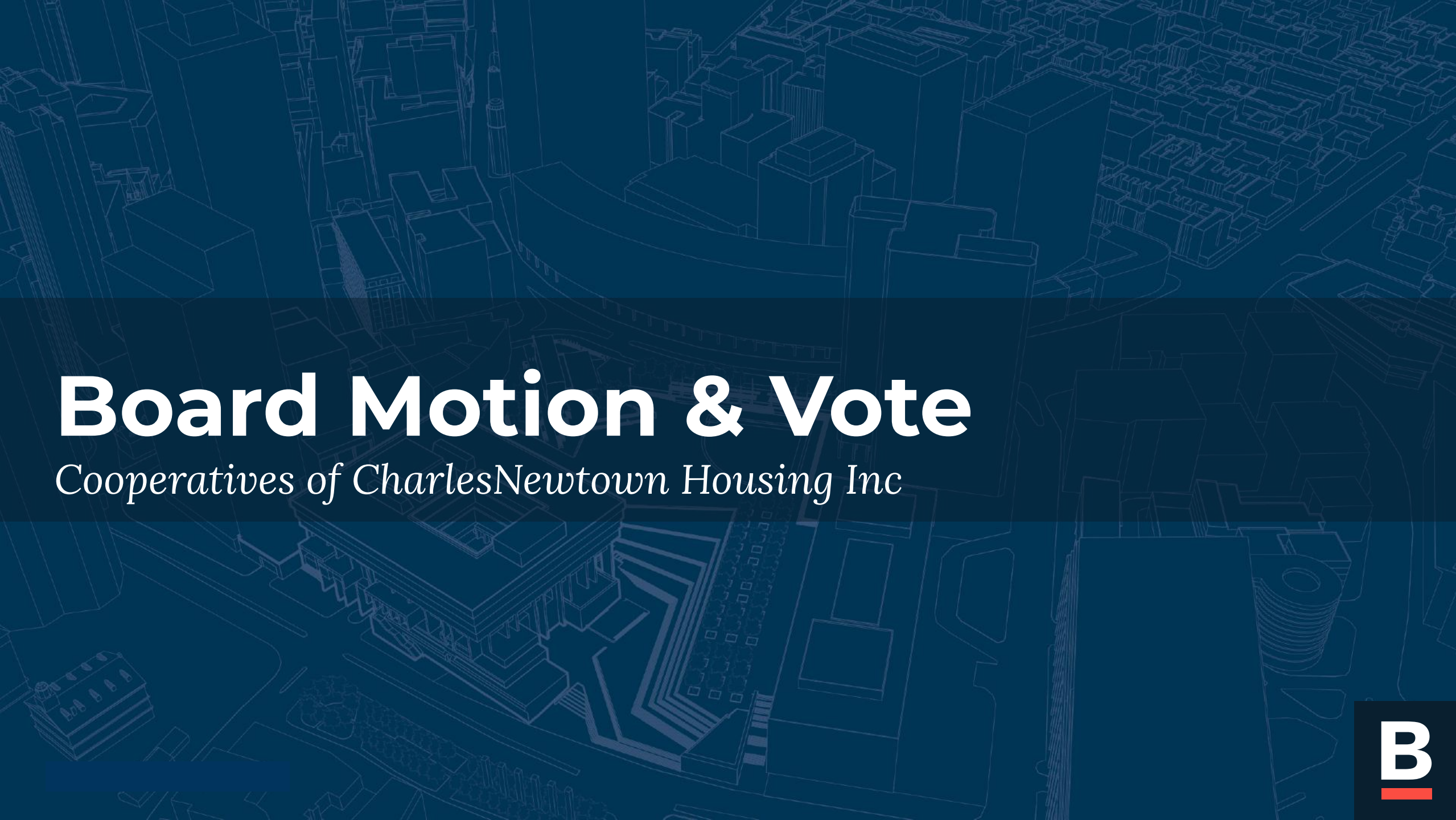
Board Q&A

Board Members may discuss and ask staff questions

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Public Comment Period

Members of the public may provide public comment

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Board Motion & Vote

Cooperatives of CharlesNewtown Housing Inc





Equitable Emissions Investment Fund

Vote on 2026 Application Cycle

Application Review

2026 Application Cycle



Process Review

- The 2026 EEIF application cycle received **10 applications**
- The BERDO team completed an initial review with the City's Legal and Grants teams for eligibility of projects.
- The BERDO team shared eligible applications with the BERDO Review Board
 - *Each board member reviewed the applications on the city grant platform (WizeHive)*
 - *Each board member submitted a first round review of applications*
- **On July 27** the Review Board agreed to invite finalists to present
- **On August 24** five finalist presented on their proposed projects

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

2026 EEIF Finalists' Projects



#	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	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.
3	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.
4	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.
5	Urban Edge Housing Corporation	The Energy Reduction Project at Theroch Apartments	Affordable housing nonprofit seeking funding to support hiring consultants and tenant engagement at Theroch Apartments during a deep-energy-retrofit. The DER includes a number of energy conservation measures across building envelopes, mechanical systems, and HVAC systems within three buildings.

2026 EEIF Finalists' Projects

ORGANIZATION	AMOUNT REQUESTED	ESTIMATED DATE OF COMPLETION	SUBMITTED EEIF BUDGET ITEMS
Bridge Over Troubled Waters	\$200,000	December 31, 2028	• All-electric heat pump water heating system • Water tank storages
Children's Services of Roxbury	\$200,000	March 1, 2028	• Greenheck ERV Equipment • Daikin VRF Heat Pump Equipment
Madison Park Development Corporation	\$200,000	December 31, 2028	• Electrical service, switchgear and distribution upgrade sized for the new electric load and PV interconnection. • PV disconnect, AC panelboard, generation meter, conduit, roof structural verification.
Planning Office for Urban Affairs	\$200,000	May 1, 2028	Construction costs related to the new building systems: • Plumbing and hot water • Electrical • Heat and ventilation, and • Insulation trade items
Urban Edge Housing Corporation	\$200,000	April 1, 2029	• 3 Relocation consultant staff, 3 pre-con contractor staff, 2 sustainability consultant staff • Food and beverages for tenant meetings • MBTA passes for tenant attendance

2026 EEIF Applicants

BERDO Compliance Status



APPLYING ORGANIZATION	BERDO ID(S)	2026 REPORTING COMPLIANCE STATUS	FIRST EMISSIONS COMPLIANCE YEAR	FIRST PERIOD PROJECTED TO BE OUT OF EMISSIONS COMPLIANCE
Bridge Over Troubled Waters	101733	Has not submitted (No extension requested)	2030	2045-2049*
Children's Services of Roxbury	102705	Has never reported	2025	Unknown
Madison Park Development Corporation	104150 (Part of P10022)	Submitted (In Compliance)	2025	2025-2029
Planning Office for Urban Affairs	102626 and 105610	Submitted (Pending Revisions)	2025	2025-2029
Urban Edge Housing Corporation	107946, 107947, one building pending BERDO ID (Part of P10023)	Has not submitted (No extension requested)	2025	2025-2029

* Likely due to current vacancy

Review of Board Survey Responses



REVIEW BOARD MEMBER	MADISON PARK DEVELOPMENT CORPORATION	CHILDREN'S SERVICES OF ROXBURY	BRIDGE OVER TROUBLED WATERS	PLANNING OFFICE FOR URBAN AFFAIRS	URBAN EDGE HOUSING CORPORATION
RB 1	5th Place	3rd Place	1st Place	4th Place	2nd Place
RB 2	4th Place	2nd Place	5th Place	1st Place	3rd Place
RB 3	2nd Place	4th Place	5th Place	1st Place	3rd Place
RB 4	1st Place	2nd Place	Recused	Recused	3rd Place
RB 5	5th Place	4th Place	3rd Place	2nd Place	1st Place
RB 6	3rd Place	1st Place	2nd Place	Recused	Recused
RB 7	Did not rank	Did not rank	Did not rank	Did not rank	Did not rank
RB 8	Did not rank	Did not rank	Did not rank	Did not rank	Did not rank

Summary of EEIF Finalist Rankings

Finalist Rankings

RANKING SUMMARY

- High consensus for Planning Office for Urban Affairs' project
 - *Planning Office for Urban Affairs ranked 1st twice*
- Light consensus for Children's Services of Roxbury project
 - *If quantified by ranking, Children's Services of Roxbury received the most total points*
- Every applicant was ranked 1st at least once
- Two Review Board members did not submit rankings
- Two Review Board members recused themselves from two applications each

Review Board Comments

Summary of Comments Submitted Via Google Form



APPLICANT SPECIFIC COMMENTS

- Reviewers noted high quality in the Urban Edge presentation, but raised concerns regarding the proposed allocation of EEIF funding being directed toward soft costs. Another submitter felt more clarification was needed.
- Reviewers commended Bridge for clear follow-up responses and strong consultant expertise, noting significant improvement over their original application materials.

FUTURE WORKFORCE CONDITION

- Recommendation to include future funding conditions with the City of Boston's Climate Ready Workforce Action Plan by requiring regular compliance with the Boston Resident Jobs Policy and ensuring living wages for all direct, contract, and subcontract workers.

APPLICANT RATINGS

- Reviewers expressed a near-tie between the Planning Office for Urban Affairs and Children's Services of Roxbury, noting both as top-tier candidates deserving equal, high consideration.
- **Feedback reflects strong support for expanding award recognition to 4 applicants (rather than 3)** given the close alignment in project quality, or potentially exploring partial funding models for applicants.

2026 EEIF Finalist Rankings

ADDITIONAL CONSIDERATIONS

- **EEIF Impact:** To what extent would an EEIF grant award improve project economics and feasibility?
- **Emissions Impact and Compliance Impact:** Do the submitted budget items for each project deliver substantial and verifiable reductions in greenhouse gas emissions?
- **Prior BERDO Engagement:** Does the applicant have a consistent record of engagement and compliance with BERDO?

Equitable Emissions Investment Fund Awards

2026 Application Cycle



STAFF RANKING

- Based on impact of grant amount
- Based on potential emissions reduction
- Based on when buildings are estimated to be out of emissions compliance

#	ORGANIZATION	PROJECT NAME	AMOUNT REQUESTED	AVERAGE RANKING
1	Children’s Services of Roxbury, Inc	Children's Services of Roxbury Electrification/HQ Renovation	\$200,000.00	1.25
2	Madison Park Development Corporation	Decarbonizing Madison Botolph Affordable Housing Development- Solar Project	\$200,000.00	1.25
3	Planning Office for Urban Affairs, Inc	Dartmouth Hotel-Sargent Prince	\$200,000.00	2.5

Staff Proposal



Taking into account the Review Board’s ranking and comments, the BERDO team recommends the following

ORGANIZATION	PROJECT NAME	ORIGINAL AMOUNT REQUESTED	GRANT RECOMMENDATION
Children’s Services of Roxbury	Children’s Services of Roxbury Electrification/HQ Renovation	\$200,000	\$200,000
Planning Office for Urban Affairs	Dartmouth Hotel-Sargent Prince	\$200,000	\$200,000
Madison Park Development Corporation	Decarbonizing Madison Botolph Affordable Housing Development-Solar Project	\$200,000	\$100,000
Urban Edge Housing Corp	The Energy Reduction Project at Theroch Apartments	\$200,000	\$100,000*
		Total: \$800,000	Total: \$600,000

** With a condition that the award be spent on submitted required consultant fees.*

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Board Q&A

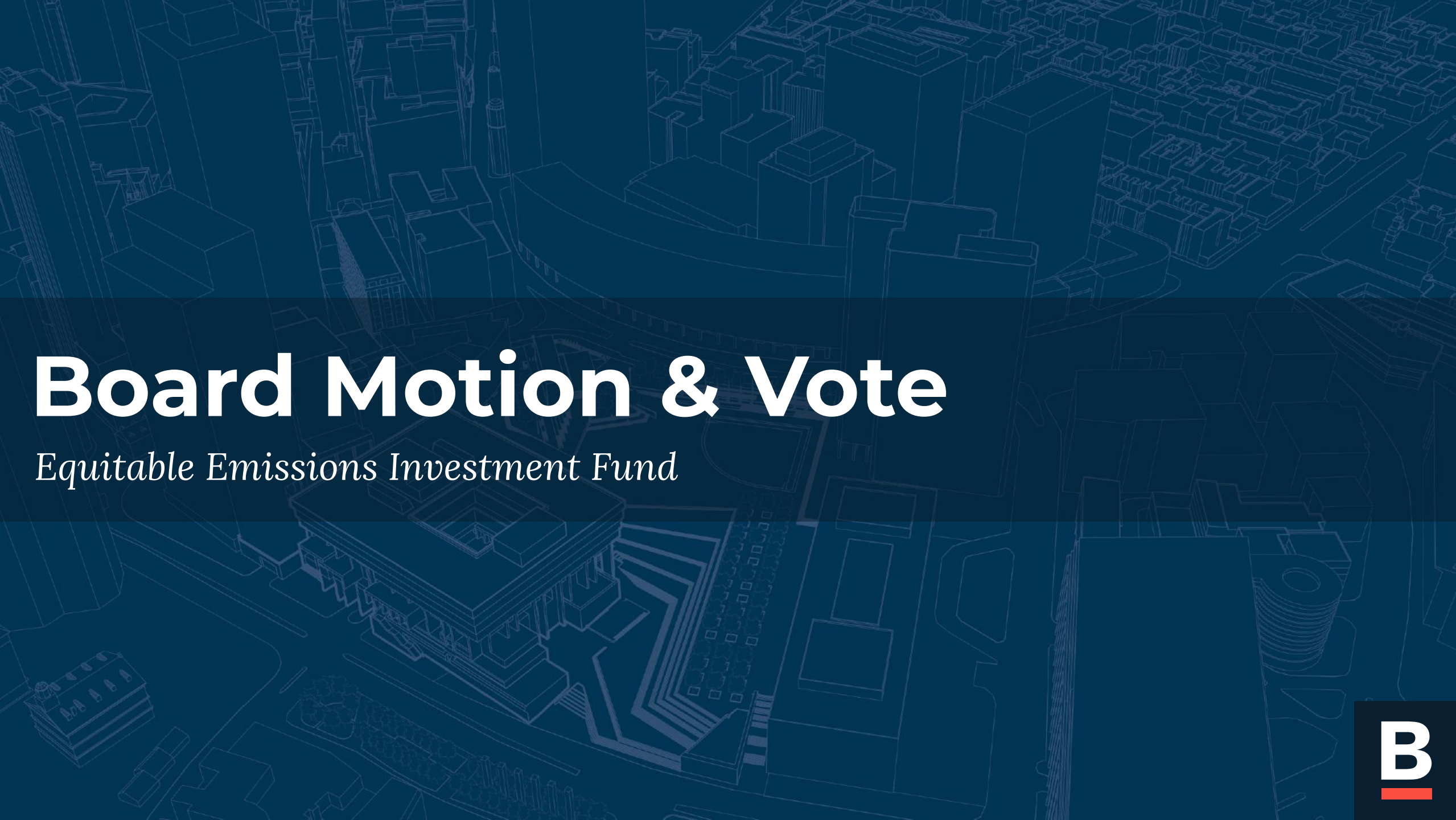
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Board Motion & Vote

Equitable Emissions Investment Fund



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 Electric Innovation Award



POLICY INNOVATION AWARD

BERDO received an Electric Innovation Award at NYC Climate Week.

Electric Innovation Awards spotlight innovative leaders and models that can scale.

- [Policy Innovation Award](#)
- [Learn more about each awardee here](#)

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.

