

City of Boston BERDO Review Board
Public Meeting Minutes
Zoom Virtual Meeting
October 13, 2026, at 4:30 pm
[View recording here](#)

Board Members in Attendance: Samira Ahmadi, Stephen Ellis, Hessann Farooqi, Gail Latimore, and Councilor Brian Worrell.

Board Members not in Attendance: Jessica Boatright, Camilo Esquivia-Zapata, and Lori Ferriss.

Staff Present: Hannah Payne, Diana Vasquez, Claudia Diezmartínez, PhD, and Zengel “Ziggy” Chin.

Others: Approximately nine (9) members of the public attended this meeting.

Call Meeting to Order

4:40 pm: A meeting of the Review Board for the Building Emissions Reduction and Disclosure Ordinance, hereafter referred to as BERDO, was called to order on October 13 at 4:40 pm. This meeting was held virtually.

Roll Call

4:41 pm: The following BERDO Review Board members were in attendance: Pro Tem Chair Stephen Ellis, Samira Ahmadi, Hessann Farooqi, Gail Latimore, and Councilor Brian Worrell.

The following Environment Department staff were in attendance: Hannah Payne, Diana Vasquez, Claudia Diezmartínez, PhD,, and Zengel “Ziggy” Chin.

Others: Approximately nine (9) members of the public attended this meeting.

First Agenda Item: Hardship Compliance Plan Hearing

4:42 pm: D. Vasquez presented information and details about Eagle Rock Advisors LLC's streamlined short-term Hardship Compliance Plan application.

4:50 pm: Board Q&A Session

- S. Ellis asked if Eagle Rock pays for the tenants' electricity and if they have considered switching to BCCE Green 100.
 - K. McGuire answered that Eagle Rock has not yet explored the Green 100 and views the participation flexibility process as an opportunity to learn more about compliance options. Because the community operates on a single master electric meter, property management directly covers tenant electricity costs.
- S. Ellis asked if Eagle Rock opted into BCCE Green 100, how it would impact their emissions.
 - D. Vasquez answered that enrolling in Boston Community Choice Electricity (BCCE) Green 100 ensures that 100% of a building's electricity comes from renewable sources. Under BERDO, this effectively zeroes out all electricity-related greenhouse gas emissions, though it comes with a modest increase in utility costs.
- S. Ellis recommended that Eagle Rock Property explore the BCCE Green 100 program to evaluate how enrolling in 100% renewable electricity could strategically support their sustainability goals and deliver long-term benefits to residents.
- H. Farooqi asked what percentage of units qualify as affordable housing, specifically serving households earning below 120% of Area Median Income (AMI).
 - K. McGuire answered that 76% of units are for households earning below 120% AMI and the rest are market-rate units.
- G. Latimore asked if Eagle Rock owns any other affordable housing properties.
 - K. McGuire answered that Eagle Rock owns over 60 residential communities across its portfolio, primarily composed of 1960s and 1970s vintage properties that function as naturally occurring workforce housing. While a small portion of the portfolio participates in subsidized programs, most units are naturally market-affordable, averaging about \$2,000 per month across a mix of one, two, and three-bedroom units.
- G. Latimore asked for clarification on the electrical work that Eagle Rock has done.
 - K. McGuire answered that the property is not yet fully electrified. Still, recent infrastructure upgrades replaced three key electrical system components: the main distribution panels, feeder wiring, and in-unit electrical panels. Originally initiated as a safety upgrade after the building's

late 2022 acquisition, the work expanded electrical service capacity to individual units, laying the foundation for future electrification.

- G. Latimore asked what energy conservation measures Eagle Rock is considering as part of their approval of their Streamlined Short-Term HCP.
 - K. McGuire answered that as part of their zero-over-time plan, Eagle Rock has prioritized solar installation as its immediate first step, having already received two vendor bids and actively seeking a third while exploring C-PACE financing. Because this property is its sole Boston location, governed by individual building emissions standards rather than portfolio-wide baselines, the company views this inaugural solar array on its flat roof as a pivotal pilot project to build operational expertise before scaling solar across its broader multi-state portfolio.

5:06 pm: Pro Tem Chair S. Ellis opened a public comment period.

5:07 pm: Pro Tem Chair S. Ellis closed a public comment period.

5:08 pm: Board Member G. Latimore made a motion to approve Eagle Rock Advisors LLC's Streamlined Short-Term Hardship Compliance Plan application with standard conditions, and City Staff recommended special conditions. Board Member H. Farooqi seconded the motion. All board members in attendance (5) voted in favor. The motion carried at 5:09 pm.

Second Agenda Item: Vote on Flexibility Measure Application

5:09 pm: Z. Chin presented information and details about Methunion Manor Cooperative Corporation's Individual Compliance Schedule.

5:11 pm: Z. Chin presented staff comments.

5:12 pm: Board Q&A Session

- H. Farooqi asked if 100% of the units are income restricted.
 - H. Payne clarified that ICS evaluates eligibility strictly on a building's historical baseline emissions. Unlike Streamlined Hardship Compliance Plans, the ICS application process does not collect or assess data related to affordability.

5:16 pm: Board Member H. Farooqi moved to approve Methunion Manor Cooperative Corporation's Individual Compliance Schedule application with standard conditions. Board

Member G. Latimore seconded the motion. All board members in attendance (5) voted in favor. The motion carried at 5:17 pm.

Third Agenda Item: Discussion on the Building Decarbonization Advisor Program

5:18 pm: C. Diezmartínez presented information about the Building Decarbonization Advisor Program (BDAP)

5:35 pm: Board Q&A Session

- S. Ahmadi asked if there is any coordination between BDAP and LISC Climate Ready Boston.
 - C. Diezmartínez answered that overlap already exists, as several participants in previous environmental initiatives have subsequently applied for Climate Ready Housing grants. The team confirmed they will further explore cross-program integration moving forward.
- S. Ellis asked for clarification on the number of BERDO IDs in each cohort.
 - C. Diezmartínez answered that "Zero Over Time" plans are structured at both the portfolio and individual building levels, meaning plans do not always follow a one-to-one relationship with municipal BERDO IDs. Portfolio-level plans often group multiple BERDO IDs or distinct structures within a single development. In contrast, building-level plans may encompass two separate BERDO IDs assigned to what is physically a single structure.
- S. Ellis asked if BERDO staff anticipate many applications for future cohorts of BDAP.
 - C. Diezmartínez answered that despite fluctuations between applicant cohorts, demand remains high, with Cohort 4 receiving significantly more applications than available program slots, alleviating any concerns regarding interest for Cohort 5. In fact, building owners frequently request to enroll additional properties. While staff actively track BERDO IDs across each cohort, the complex dataset cannot be easily summarized on a single slide.
- H. Farooqi asked what feedback participants have provided about BDAP.
 - C. Diezmartínez explained that although the program currently lacks a formal follow-up system, participant feedback, particularly during final

Cohort 4 "Zero Over Time" plan presentations, has been overwhelmingly positive. The plans serve as vital roadmaps for property managers and owners who lack specialized sustainability backgrounds, helping them align standard equipment replacements with long-term 2050 net-zero targets. While the BERDO team lacks the operational capacity for ongoing post-plan engagement, the long-term vision includes establishing formal touchpoints to assist cohorts with plan implementation and connect ready-to-act participants directly to incentive resources like MassSave and Boston Energy Saver.

- Councilor B. Worrell asked if smaller building owners are aware of BDAP and if the Zero-Over-Time plans have led to physical decarbonization efforts in the buildings.
 - C. Diezmartínez answered that program outreach currently engages both large property portfolios and smaller building owners who face emission deadlines in 2030, relying primarily on the BERDO newsletter and direct emails to previously reported properties. However, reaching non-compliant smaller owners remains a challenge. While annual BERDO reports track emissions reductions rather than specific capital projects, anecdotal evidence shows participants seeking board flexibility and connecting with MassSave or Boston Energy Saver. Financing remains a significant barrier, as high capital costs leave major electrification projects out of reach even with available MassSave incentives; to address this, staff aim to expand educational resources and foster partnerships with climate banks.
- S. Ellis asked if the revised eligibility criteria for BDAP are to address the Anti-Aid Amendment.
 - Hannah Payne explained that vendor-provided technical support serves as a city-sponsored service to help building owners when internal staff capacity is limited, while also yielding valuable insights on decarbonization pathways to inform broader municipal strategy.
- S. Ellis asked if BDAP is the correct program for building owners who have created their one zero-over-time plans and would like to have the plan spot-checked.
 - C. Diezmartínez explained that BDAP does not provide capital funding or post-planning support, as its scope is strictly limited to vendor contracts for developing initial "Zero Over Time" plans. For building owners who have completed this planning phase and are ready to execute projects, the City provides advanced support through a separate contract with Steven Winter Associates for complimentary engineering services. To prevent redundant

applications and save owners time, the program is enforcing stricter eligibility requirements so that properties with existing decarbonization plans do not inadvertently reapply for introductory planning assistance.

Fourth Item: Approval of Meeting Minutes.

5:55 pm: The Review Board voted to approve the [September 28 Meeting Minutes](#). Board Member G. Latimore made a motion to approve the meeting minutes. Board Member S. Ahmadi Ellis seconded the motion. All board members in attendance (5) voted in favor. The motion carried at 5:56 pm.

Fifth Agenda Item: Administrative Updates

5:56 pm: Z. Chin shared the following updates:

The BERDO Team has received one resubmission for a Short-Term Hardship Compliance Plan.

A quick reporting update so far: 76% of BERDO IDs have completed their reporting and third-party verification or have requested an extension. The reporting deadline for building owners with an extension is October 15. In special circumstances, the Environment Department plans to approve an additional 30-day extension, setting the final reporting deadline for November 15.

BERDO Annual Disclosure was released on October 1, and it can be found on the BERDO website under 'Data Disclosure' as well as on the Analyze Boston website. In addition to the data disclosure spreadsheet, there is an interactive disclosure map available online.

The BERDO Team released a new Workbook for Condos, and Co-ops will hold an in-person workshop on November 5.

The next meeting is scheduled for October 26.

Meeting Adjournment

5:59 pm: Pro Tem Chair S. Ellis made a motion to adjourn the meeting. Board Member H. Farooqi seconded. All board members in attendance (5) voted in favor. The motion carried at 6:00 pm.