

BERDO REVIEW BOARD MEETING

August 25, 2025



BERDO REVIEW BOARD



Jessica Boatright
Board Chair



Gabriela Coletta Zapata
City Councilor



Stephen Ellis
Board Member



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Board Member



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Board Member



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**Hannah
Payne**

*Director,
Carbon Neutrality*



**Diana
Vasquez**

*BERDO Review
Board Manager*



**Aidan
Callan**

*BERDO Program
Manager*



**Claudia
Diezmartinez,
Ph.D.**

*Policy and Equity
Advisor*

Agenda

Today's Meeting



Public Meeting

- 1.** *Vote on Flexibility Measure Application*
- 2.** *Discussion and Update on BERDO Reporting*
- 3.** *Approval of Meeting Minutes*
- 4.** *Administrative Updates*
- 5.** *Adjournment*



Flexibility Measure Applications

Discussion and Vote

The background of the slide is a dark blue wireframe illustration of a city skyline, showing various building shapes and structures from an aerial perspective.

Boston Housing Authority (BHA)

Building Portfolio Application



Building Portfolio Application

Boston Housing Authority



Background Information

- Submitted through Pathway 2.
 - *On-site Campus District Energy Systems that use non-renewable or CO2e emitting fuels and are located in Environmental Justice Populations.*
 - *A combination of Residential Buildings located in Environmental Justice Populations and non-Environmental Justice Populations.*
- 501 buildings in the neighborhoods of Charlestown, South End, Jamaica Plain, Roxbury, South Boston, Brighton, Dorchester, Mattapan, Hyde Park, West Roxbury, East Boston, Roslindale, and Chinatown
- 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 Housing Authority Proposed Portfolio

Owner: Boston Housing Authority

Building Use Types:

- Assembly
- Education
- Multi-Family Housing
- Office
- Storage

Number of buildings: 501

[Full list of buildings in Boston Housing Authority's Building Portfolio](#)

Boston Housing Authority Proposed Portfolio

Calculated Blended Emission Standards

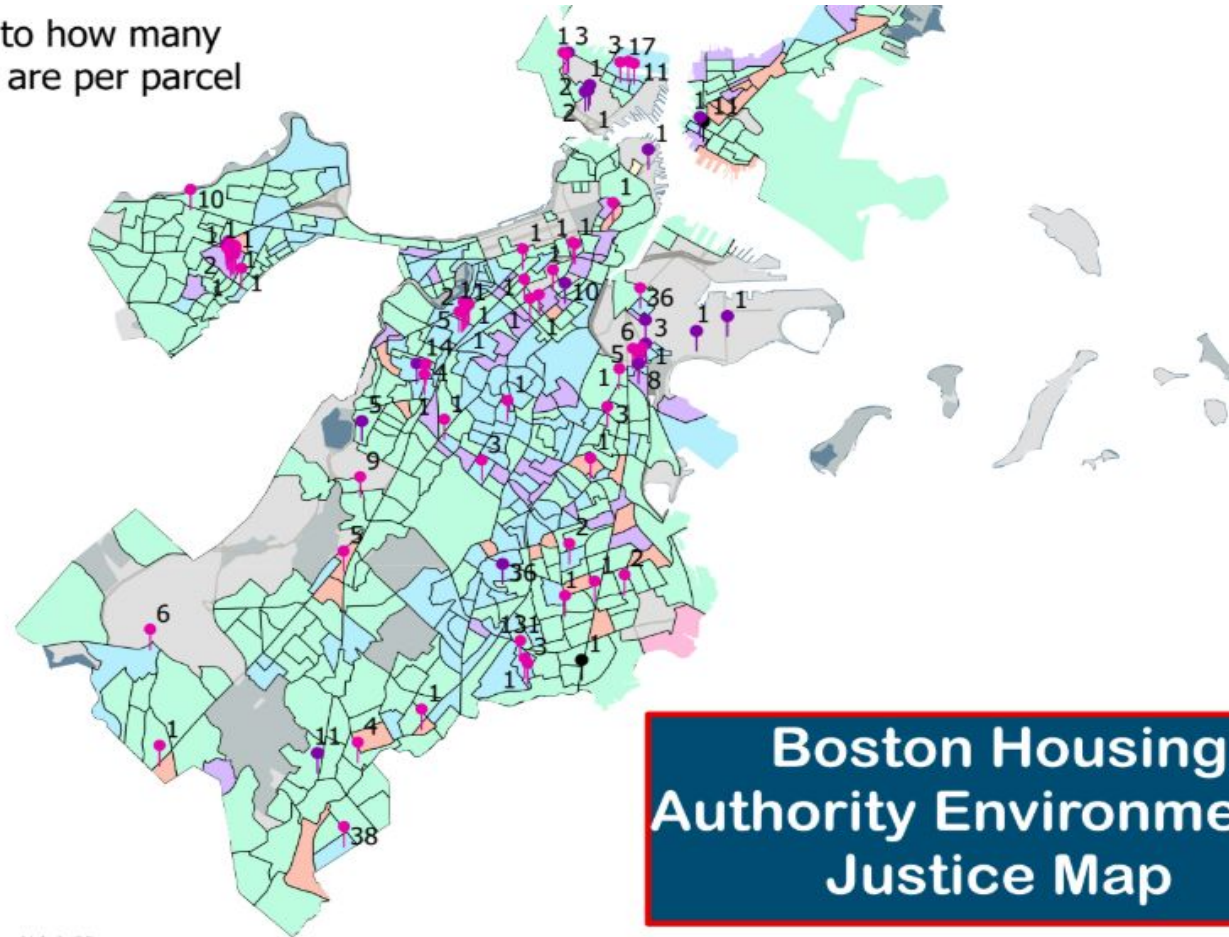


Calculated Blended Emissions Standards (kgCO ₂ e/SF/Yr)						
Default Emissions Standard(s)	2025-2029	2030-2034	2035-2039	2040-2044	2045-2049	2050-
Assembly (n=5)	7.8	4.6	3.3	2.1	1.1	0
Education (n=1)	3.9	2.4	1.8	1.2	0.6	0
MultiFamily Housing (n=473)	4.1	2.4	1.8	1.1	0.6	0
Office (n=19)	5.3	3.2	2.4	1.6	0.8	0
Storage (n=3)	5.4	2.8	1.8	1.0	0.4	0
Portfolio Blended Emissions Standards	4.1	2.4	1.8	1.1	0.6	0

Environmental Justice Map



Numbers refer to how many buildings there are per parcel



Pins represent parcels, some parcels include multiple buildings.

Legend

Environmental Justice Criteria

- Minority
- Income
- Language isolation

- Minority and Income
- Minority and English isolation
- Income and English isolation

- Minority, Income and English isolation

Boston Housing Authority Buildings

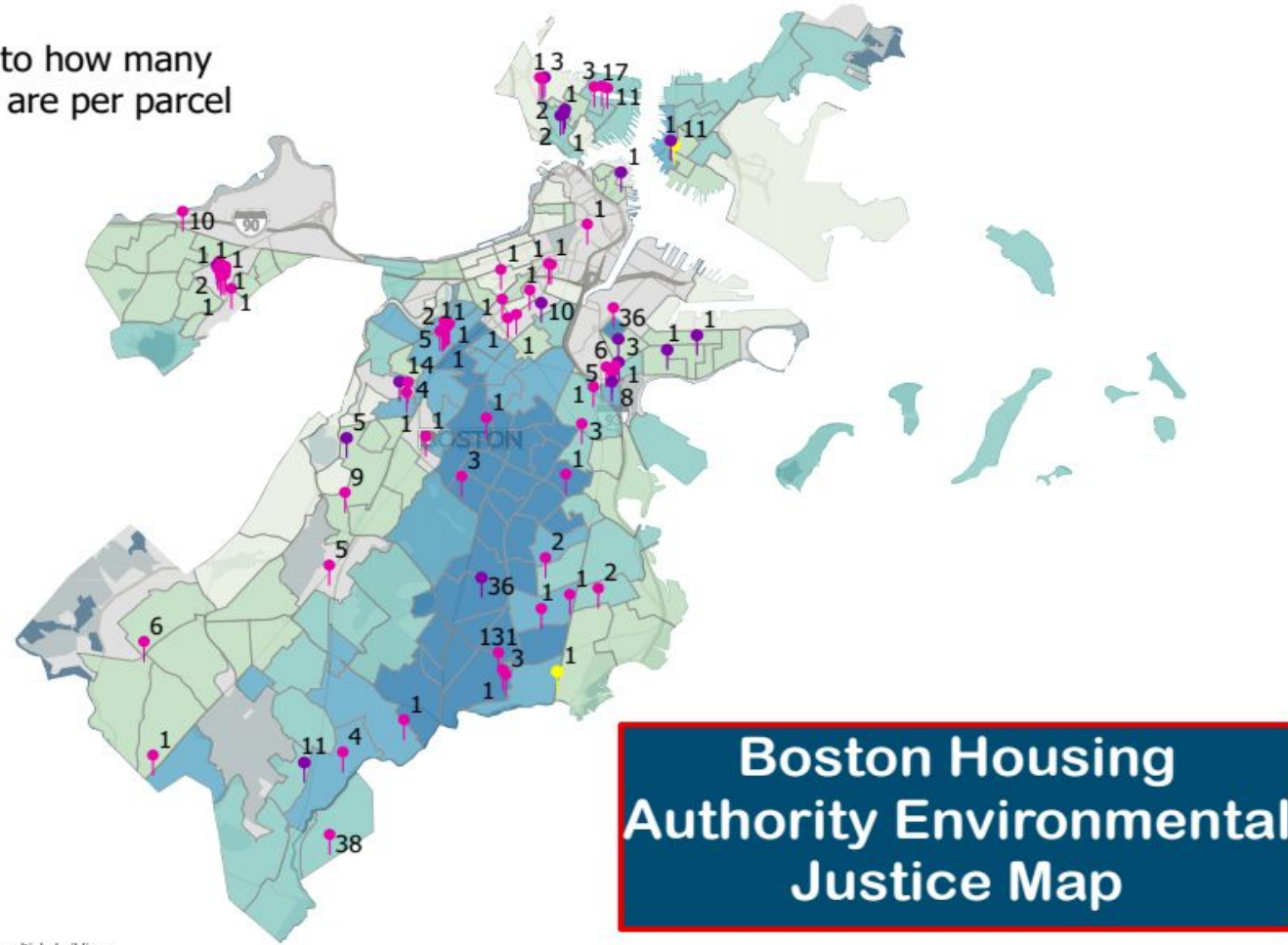
- CHP + EJ

- Residential + EJ
- Other

Asthma Prevalence Map



Numbers refer to how many buildings there are per parcel



ns represent parcels, some parcels include multiple buildings.

Legend

Asthma Prevalence

- 7.9 - 9.5
- 9.5 - 10.5

- 10.5 - 11.8
- 11.8 - 13.3
- 13.3 - 14.8

Boston Housing Authority Buildings

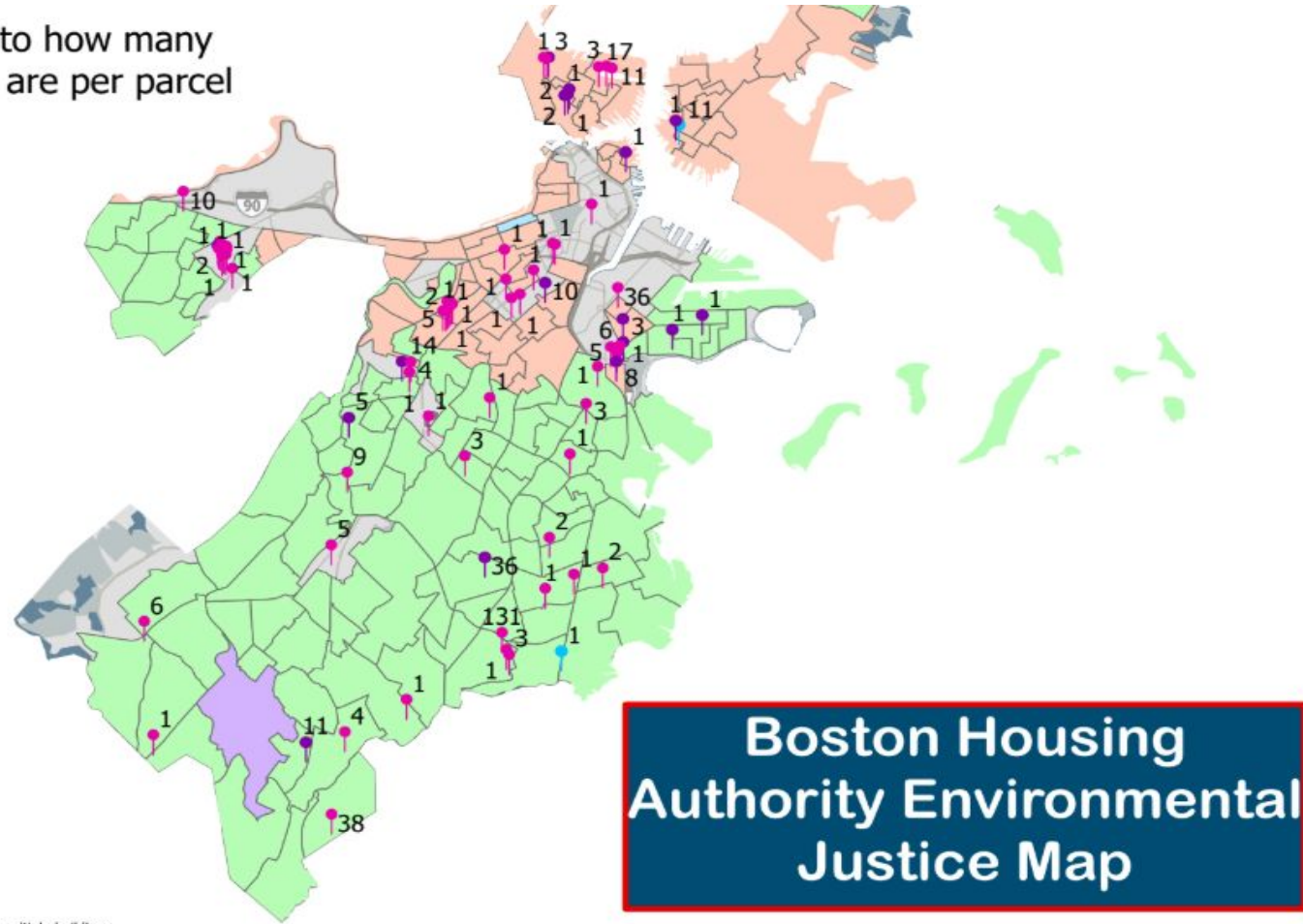
- CHP + EJ

- Residential + EJ
- Other

Respiratory Hazard Map



Numbers refer to how many buildings there are per parcel



dots represent parcels, some parcels include multiple buildings.

Legend

Suffolk Air Hazard Index

0.2

0.3

0.4

0.5

Boston Housing Authority Buildings

CHP + EJ

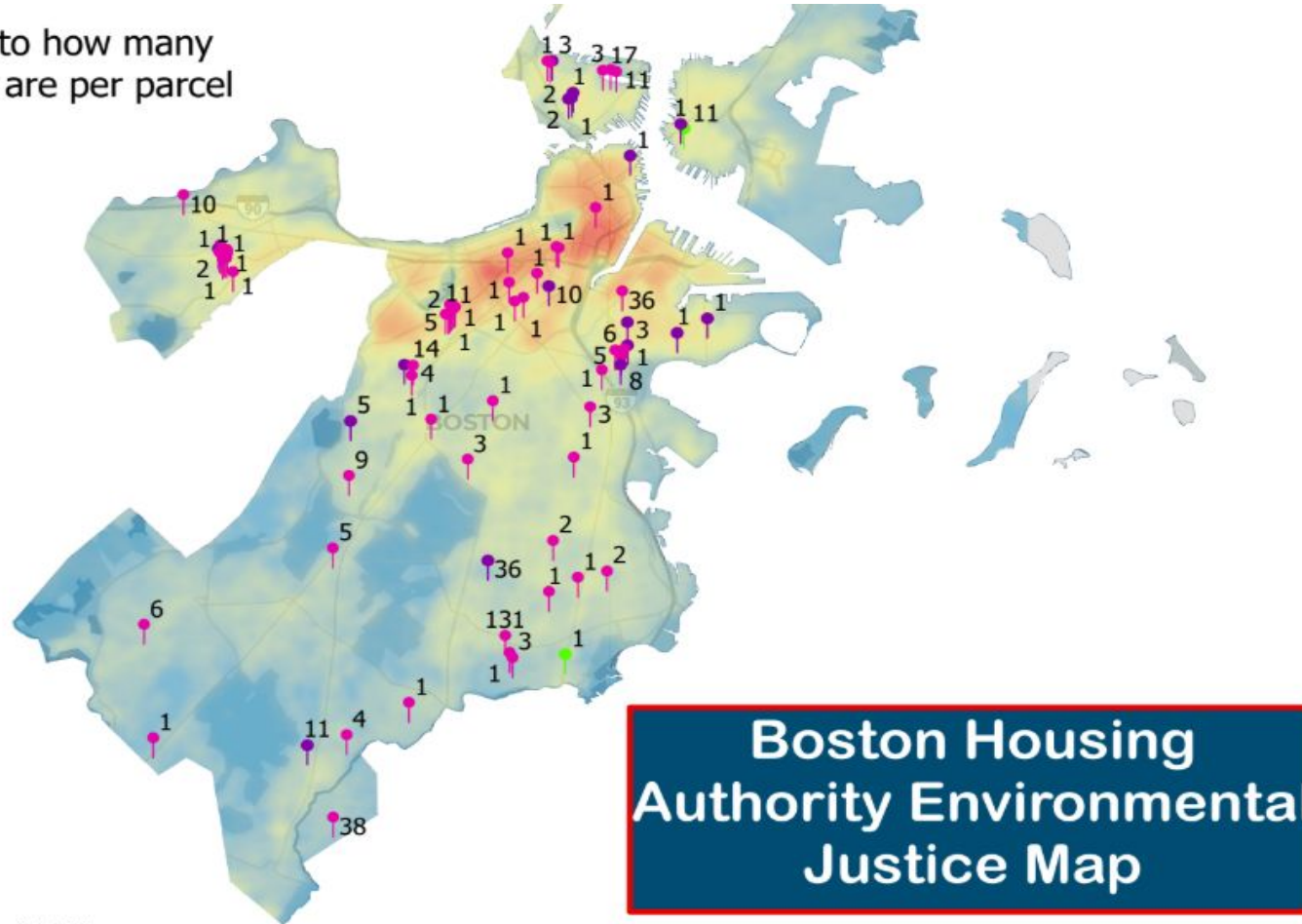
Residential + EJ

Other

Urban Heat Island Intensity Map



Numbers refer to how many buildings there are per parcel



Pins represent parcels, some parcels include multiple buildings.

Legend

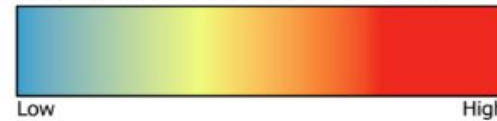
Boston Housing Authority Buildings

CHP + EJ

Residential + EJ

Other

Urban Heat Island Effect Compared to Lowest Temperature in Boston



The background of the slide is a dark blue aerial wireframe map of a city, showing the outlines of buildings, streets, and parks. The lines are white and create a complex, geometric pattern.

Staff Comments

Environment Department shares staff comments

The background of the slide is a dark blue wireframe illustration of a city skyline, showing various building shapes and street layouts from an aerial perspective.

Board Q&A

Boston Housing Authority



The background of the slide is a dark blue aerial wireframe map of a city, likely Boston, showing building footprints and street layouts. A semi-transparent dark blue horizontal band is overlaid across the middle of the image, containing the text.

Board Motion & Vote

Boston Housing Authority



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 lines, 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 text.

Discussion and Update

BERDO Reporting





Overview of BERDO Buildings

Number of Buildings Covered Under BERDO and their First Emissions Compliance Year

BUILDING TYPE	FIRST EMISSIONS COMPLIANCE YEAR	
	2025	2030
Commercial	1,477	578
Residential (Non-Condo)	810	720
Residential (Condo)	354	503
Boston Housing Authority	501	0
City of Boston	369	0
Total	3,511	1,801

2025 BERDO Reporting Status (2024 Data Year)



Residential Compliance Rate

- By Number of Buildings - **67%** - 1,950 of 2,927 buildings (BERDO IDs)
- By Total Sqft - **77%** - ~120 million sqft of ~157 million sqft

Commercial Compliance Rate

- By Number of Buildings - **68%** - 1,686 of 2,479 buildings (BERDO IDs)
- By Total Sqft - **76%** - ~218 million sqft of ~289 million sqft

Total Compliance Rate

- By Number of Buildings - **67%** - 3,715 of 5,538 buildings (BERDO IDs)
- By Total Sqft - **76%** - ~350 million sqft of ~462 million sqft

2025 BERDO Engagement Status

Residential Claimed Rate

- By Number of Buildings - **86%** - 2,537 of 2,927 buildings (BERDO IDs)
- By Total Sqft - **93%** - ~147 million sqft of ~157 million sqft

Commercial Claimed Rate

- By Number of Buildings - **83%** - 2,067 of 2,479 buildings (BERDO IDs)
- By Total Sqft - **87%** - ~251 million sqft of ~289 million sqft

Total Claimed Rate

- By Number of Buildings - **85%** - 4,721 of 5,538 buildings (BERDO IDs)
- By Total Sqft - **89%** - ~413 million sqft of ~462 million sqft

Reporting and Engagement Statistics

Key Takeaways

- Reporting and Engagement Rates Consistently Higher Among:
 - *Buildings with larger square footage*
 - *Buildings subject to 2025 emissions limits*
- Why are engagement rates higher than reporting compliance rates?
 - *Owners stop reporting at specific points throughout the process (data collection, payment and outreach to third-party verifiers, overwhelming process)*
 - *Owners may have reported in previous years, but failed to report this year*
- 2030 buildings account for 34% of buildings but 10% of square footage

BERDO Reporting Team Priorities

- **Non-compliance follow-up:** Send non-compliance notices by mail and directly email owners who haven't submitted their report.
- **Continue to increase engagement:** Continue the process to identify and re-engage unengaged and partially engaged owners to increase reporting rates.
- **Proactive data quality:** Flag irregularities, work with owners, and resolve issues ahead of the 2026 reporting window.
- **Software readiness with Touchstone:** Ensure emissions calculations and transparent compliance-status dashboards are live before 2026 reporting.

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Board Q&A

BERDO Reporting Update



Approval of Meeting Minutes

Board votes on approving previous meeting's minutes

The background of the slide is a dark blue aerial wireframe map of a city, showing the outlines of buildings, streets, and parks. The lines are light blue and create a complex, geometric pattern across the entire page.

Administrative Updates

Staff presents administrative updates



BERDO Fest

BERDO Fest will serve as a central hub for Boston building owners and property managers to build connections with experts and professionals across the building decarbonization ecosystem.

More information and the registration link can be found at boston.gov/berdo-fest

- **Date:** Thursday, October 23, 2025
- **Time:** 12:00 p.m. - 6:00 p.m.
- **Location:** Artists for Humanity at 100 W 2nd Street, Boston, MA 02127

A blue-toned graphic announcing BERDO Fest. At the top, it says "ANNOUNCING" in white. Below that is a white line-art logo of a city skyline with a house icon, and the text "BERDO FEST" in white. Underneath the logo is the tagline "Connect • Learn • Decarbonize" in a light blue font. A white rounded rectangle contains the event details: "THURSDAY, OCTOBER 23", "12:00 - 6:00 P.M.", "ARTISTS FOR HUMANITY", and "100 W 2ND STREET, BOSTON, MA 02127". Below this rectangle is a purple button with the text "BOSTON.GOV/BERDO-FEST". At the bottom, it says "CITY of BOSTON" in white.

ANNOUNCING

BERDO FEST

Connect • Learn • Decarbonize

THURSDAY, OCTOBER 23

12:00 - 6:00 P.M.

ARTISTS FOR HUMANITY

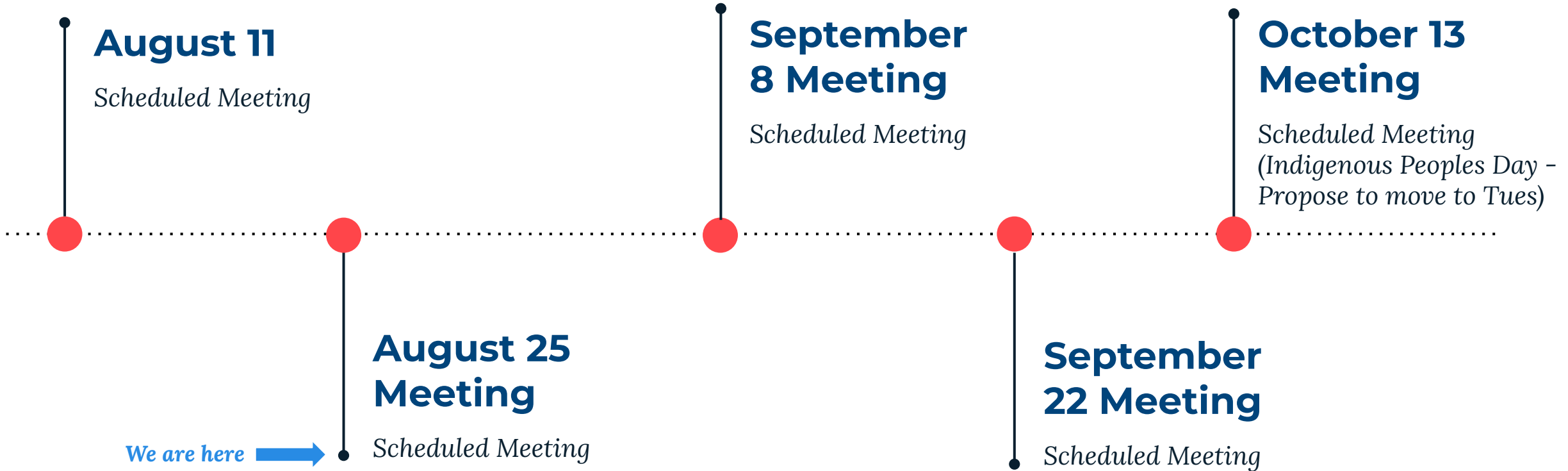
100 W 2ND STREET, BOSTON, MA 02127

BOSTON.GOV/BERDO-FEST

CITY of BOSTON



Review Board Upcoming Timeline



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Questions?

Admin Updates



Adjourn

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

