

BERDO REVIEW BOARD MEETING

September 8, 2025



BERDO REVIEW BOARD



Jessica Boatright
Board Chair



Gabriela Coletta Zapata
City Councilor



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Ph.D.**

*Policy and Equity
Advisor*



**Zengel
"Ziggy" Chin**

*BERDO Review Board
Assistant*

Agenda

Today's Meeting



Public Meeting

- 1.** *Vote on Flexibility Measure Application(s)*
- 2.** *Discussion on 2025 Equitable Emissions Investment Fund Application Round*
- 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 cityscape, showing various building footprints and structures from an aerial perspective. The lines are light blue and create a sense of depth and architectural complexity.

Donato Pizzuti

Building Portfolio Application



Building Portfolio Application

Donato Pizzuti



Background Information

- Submitted through Pathway 2
 - *A combination of Residential Buildings located in Environmental Justice Populations and non-Environmental Justice Populations.*
- 12 buildings in the neighborhoods of Allston, Brighton, Beacon Hill, Fenway, and the North 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.



BUILDING PORTFOLIO LIST
Donato Pizzuti

#	CAMPUS ID	BERDO ID	ADDRESS
1		105079	216 Hanover Street
2	C10067	107671	1185 Commonwealth Avenue
3		107672	1189 Commonwealth Avenue
4	C10033	105083	1193 Commonwealth Avenue
5		105084	1197 Commonwealth Avenue
6		102921	38 Hemenway Street
7		103131	69 Chiswick Road
8		107670	110 Brainerd Road
9		107669	70 Joy Street
10		107665	111 Norway Street
11		105080	30 Fleet Street
12		105081	33 Highgate Street

Donato Pizzuti Proposed Blended Emissions Standard



Building Use Types:

- Assembly
- Food Sales & Service
- Multifamily
- Retail

Number of buildings: 12 buildings

Calculated Blended Emissions Standards (kgCO ₂ e/SF/Yr)						
Default Emissions Standard(s)	2025-2029	2030-2034	2035-2039	2040-2044	2045-2049	2050-
MultiFamily Housing (n=12)	4.1	2.4	1.8	1.1	0.6	0
Portfolio Blended Emissions Standards	4.3	2.5	1.9	1.1	0.6	0

Environmental Justice Map



CITY of BOSTON

BERDO ENVIRONMENTAL JUSTICE MAP TOOL

105080

Search result

Environmental Justice 2020

Language isolation: 25% or more of households do not include anyone older than 14 who speaks English very well

Income: at least 25% of households have a median household income 65% or less than the state median household income

Minority: the block group minority population is $\geq 40\%$, or the block group minority population is $\geq 25\%$ and the median household income of the municipality the block group is in is $< 150\%$ of the Massachusetts median household income

Minority and English isolation

Minority and Income

Minority, Income and English isolation

BERDO Buildings

Environmental Justice 2020

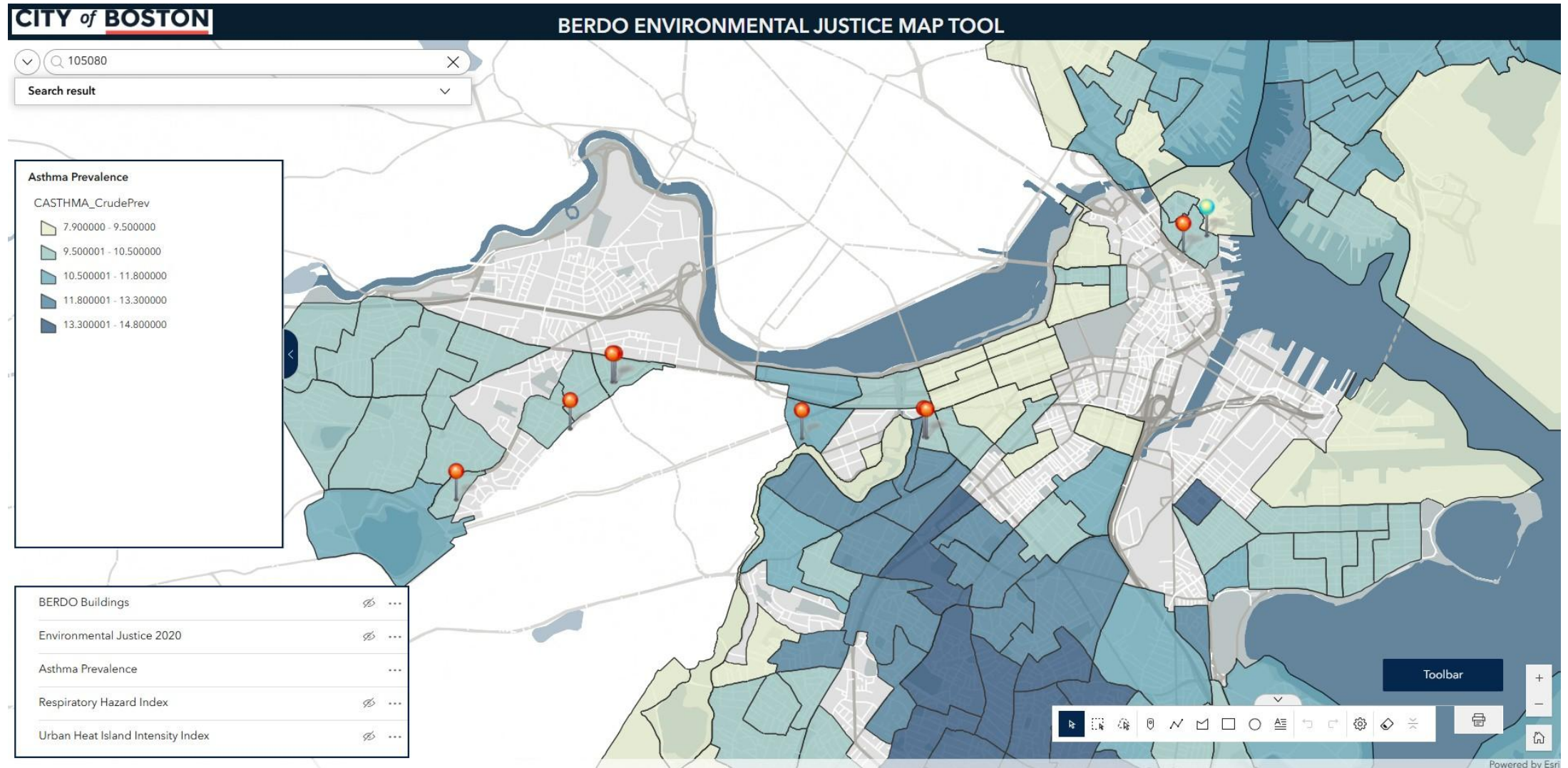
Asthma Prevalence

Respiratory Hazard Index

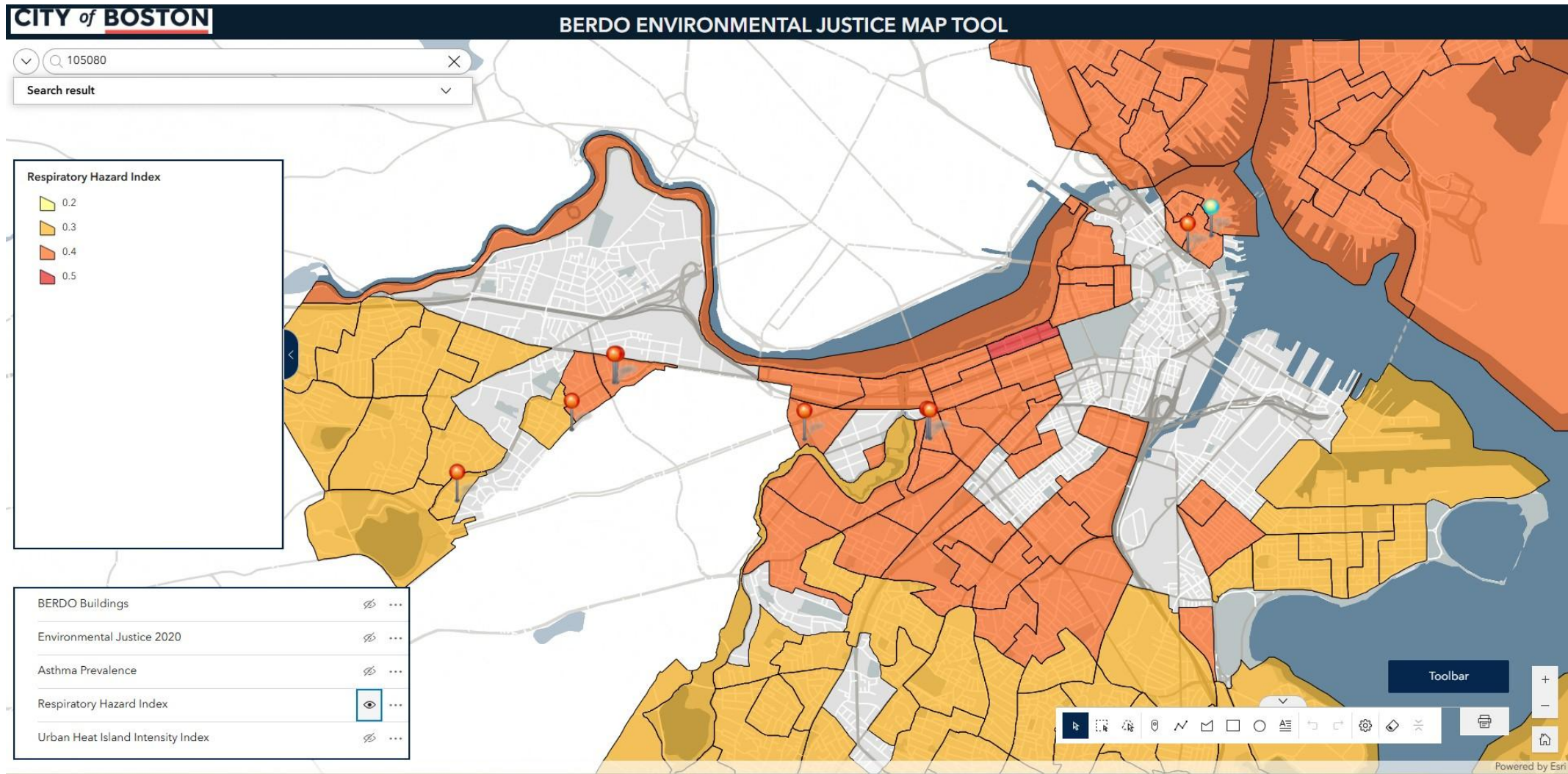
Urban Heat Island Intensity Index



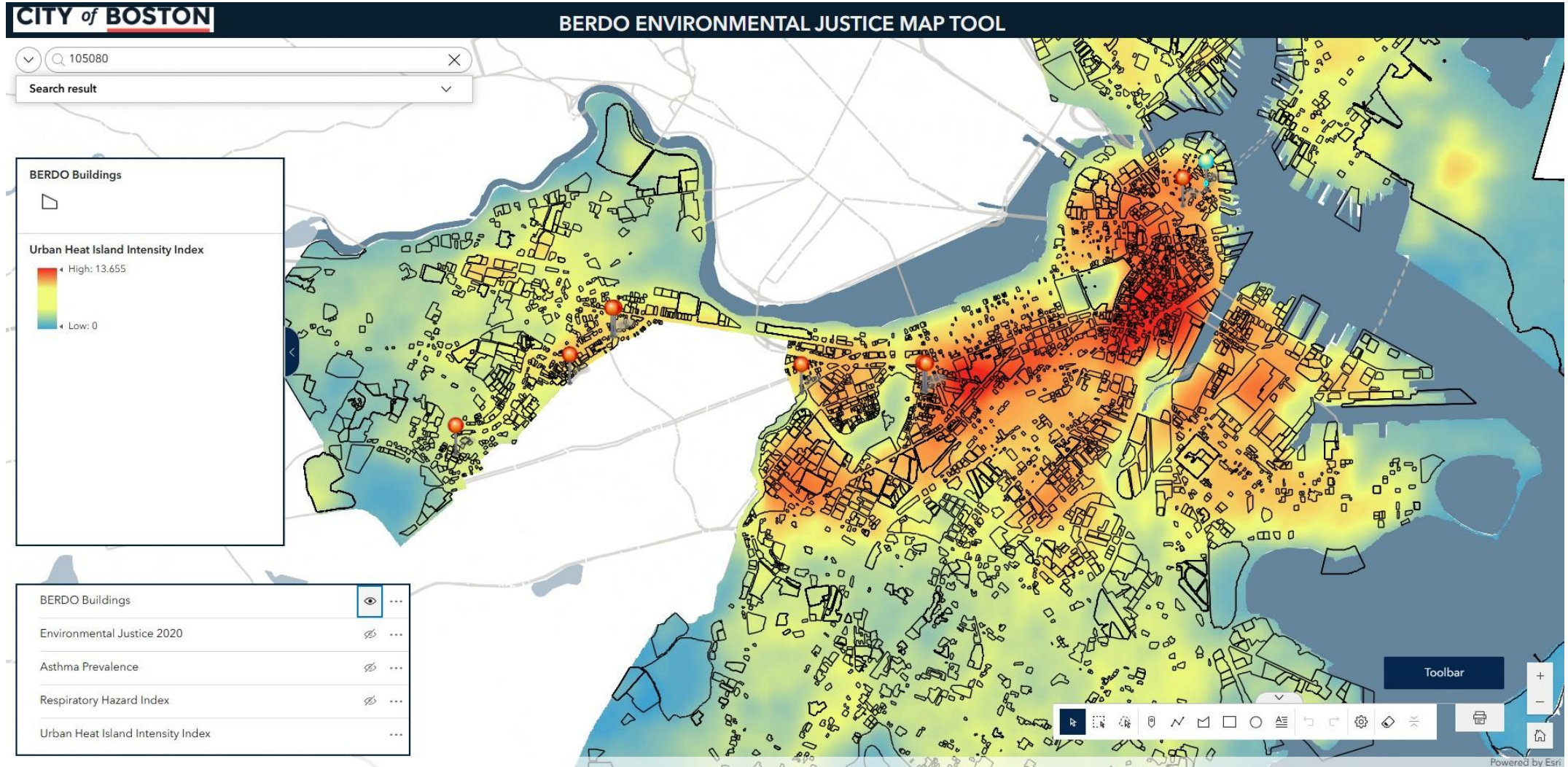
Asthma Prevalence Map



Respiratory Hazard Map



Urban Heat Island Intensity Map



The background of the entire page 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 of rectangles and squares. The perspective is from a high angle, looking down on the city.

Staff Comments

Environment Department shares staff comments

The background of the slide is a dark blue wireframe illustration of a cityscape, showing various buildings and structures from an aerial perspective. A semi-transparent dark blue horizontal band is overlaid across the middle of the image, containing the text.

Board Q&A

Donato Pizzuti



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 light blue, creating a technical, architectural feel.

Board Motion & Vote

Donato Pizzuti





Discussion and Update

2025 Equitable Emissions Investment Fund Application Round

The background of the slide is a dark blue wireframe illustration of a cityscape, showing various buildings and structures from an aerial perspective. The lines are light blue and create a sense of depth and architectural complexity.

Equitable Emissions Investment Fund

Review of this Year





This Year's Eligibility Criteria



The Board is granting **\$750,000** with preference to make four awards not exceeding **\$250,000 each**.

Who is eligible

Nonprofit organizations are eligible to apply

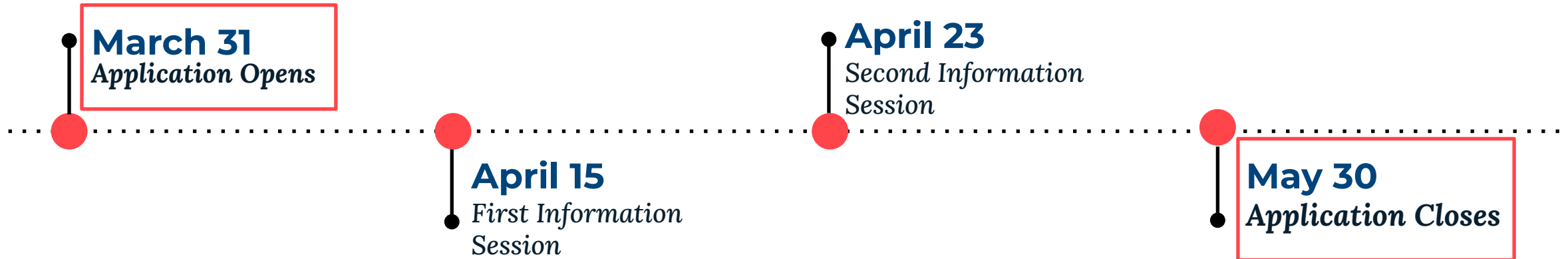
- Registered 501(c)3 organizations
- Organizations partnered with a fiscal sponsor

What projects are eligible

Eligible project proposals should include

- A public purpose within the city of Boston
- Building-emissions reduction or mitigation
- Environmental Justice co-benefits

This Year's Application Timeline



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 light blue, creating a technical, architectural feel.

EEIF Applications Summary

2025 Applicants



Equitable Emissions Investment Fund Overview

Overall Summary

- We received 22 applications total this year; **14 were deemed eligible.**
 - 9 affordable housing/community development organizations
 - 2 youth organizations
 - 1 hospital
 - 1 homeless shelter
 - 1 climate nonprofit organization



City team shared applications deemed eligible and an individual copy of the evaluation criteria with each member of the Review Board.

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>



Summary of Applications - Amount and Type

#	APPLYING ORGANIZATION	REQUESTED AMOUNT	PROJECT TYPE	PRIMARY BENEFICIARIES
1	Castle Square Tenant Organization	\$250,000	Deep Energy Retrofit	Residents in affordable housing
2	Allston Brighton CDC	\$250,000	Deep Energy Retrofit	Residents in affordable housing
3	Boston Medical Center	\$250,000	Solar	Patients experiencing high energy burden
4	Boston Rescue Mission	\$250,000	Upgrade	Unhoused individuals seeking emergency shelter
5	The Community Builders	\$250,000	Solar	Residents in affordable housing
6	Action for Boston Community Development	\$250,000	Upgrade	Children and toddler students from low to moderate-income households
7	Morville House Apartments	\$125,000	Solar	Residents in affordable housing
8	Boys & Girls Club of Dorchester	\$136,151.11	Upgrade	Members (membership priced at \$5/year or sliding scale)
9	St. Helena's House	\$250,000	Upgrade	Elderly residents in affordable housing
10	Green Energy Consumers Alliance	\$200,000	Program/Services	Residents in affordable housing
11	Inquilinos Boricuas en Acción	\$250,000	Solar	Residents in affordable housing
12	East Boston CDC	\$125,000	Solar	Residents in affordable housing
13	Roxbury Tenants of Harvard	\$150,000	Upgrade	Residents in affordable housing
14	Urban Edge Housing Corporation	\$250,000	Deep Energy Retrofit**	Residents in affordable housing

**Project also includes a solar component

Project Types



Solar (5)

Projects involving the installation of a solar energy system on a building owned by the applicant.

Upgrades (5)

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 (3)

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.

Federal Solar Context

Point of Information

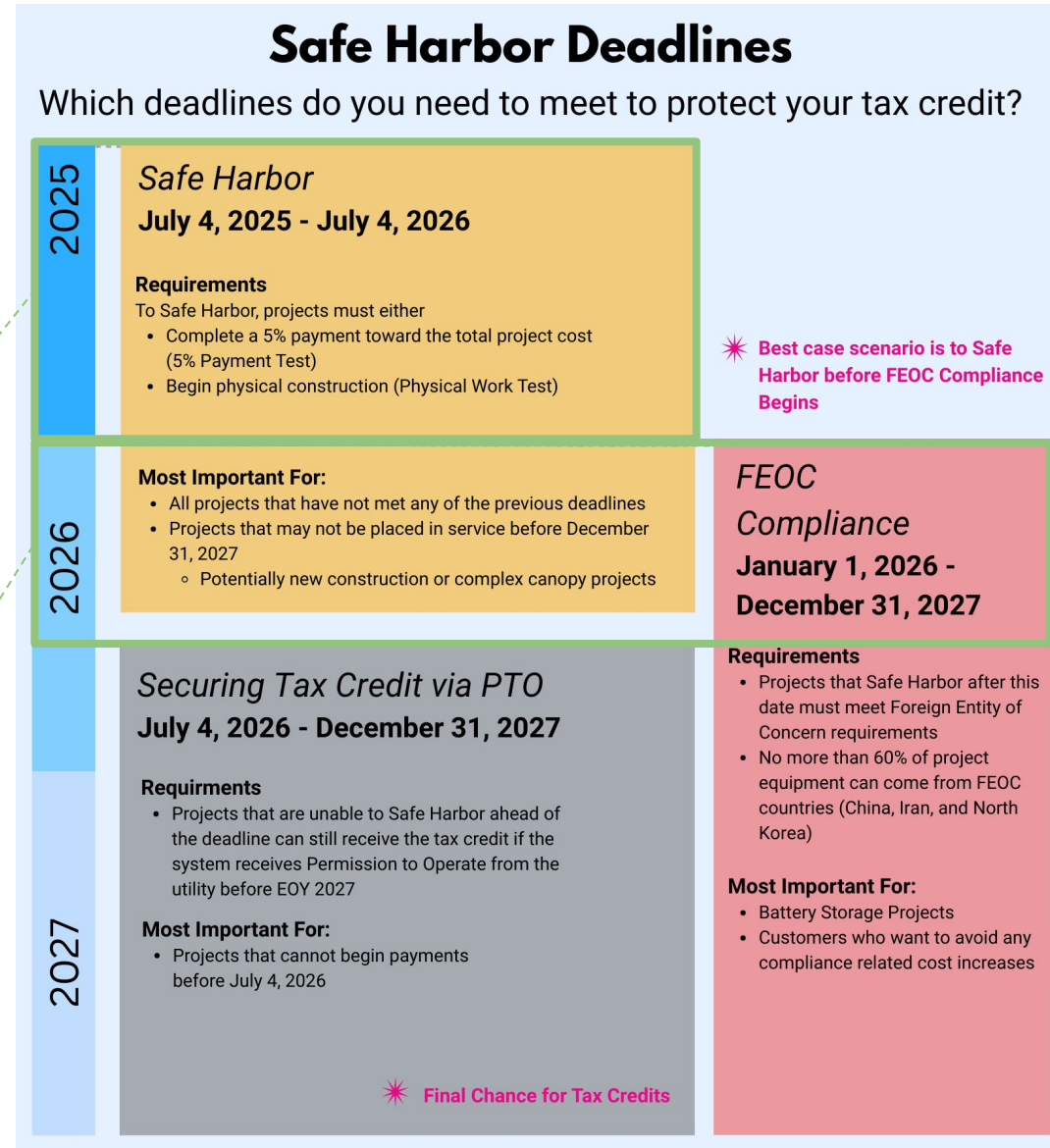
Safe Harbor: A rule established by the IRS that allows a solar project that has established construction to lock in its tax credit under the current tax law.

Best case scenario:

- Solar projects start before the end of this year.

Second opportunity:

- Solar projects start by July 4, 2026.
- These projects must comply with complex “Prohibited Foreign Entity” rules and must “commence construction” by July 4, 2026.



Graphic Credit: Resonant Energy

Summary of Applications - Emissions



#	APPLYING ORGANIZATION	PROJECTED EMISSIONS REDUCED - 1 YEAR (KgCO2e)	EMISSIONS REDUCED PER DOLLAR - 1 YEAR (KgCO2e/Dollar)	PROJECTED EMISSIONS REDUCED - 10 YEARS (KgCO2e)	EMISSIONS REDUCED PER DOLLAR - 10 YEARS (KgCO2e/Dollar)
1	Castle Square Tenant Organization	36,062.80	0.14	392,056.00	1.57
2	Allston Brighton Community Development Corporation	6,504.10	0.03	48,881.00	0.20
3	Boston Medical Center	65,611.30	0.26	502,125.50	2.01
4	Boston Rescue Mission	3,388.00	0.01	25,640.60	0.10
5	The Community Builders	31,257.70	0.13	236,560.20	0.95
6	Action for Boston Community Development	2,397.10	0.01	18,260.70	0.07
7	Morville House Apartments	7,623.00	0.06	57,691.40	0.46
8	Boys & Girls Club of Dorchester (App #2)	23,702.00	0.17	237,020.00	1.74
9	St. Helena's House	172,129.25	0.69	1,710,663.20	6.84
10	Green Energy Consumers Alliance	20,416.20	0.41	153,416.52	3.07
11	Inquilinos Boricuas en Acción	52,652.60	0.21	398,478.00	1.59
12	East Boston Community Development Corporation	10,423.86	0.08	78,888.43	0.63
13	Roxbury Tenants of Harvard	102,608.52	0.68	1,026,085.20	6.84
14	Urban Edge Housing Corporation	144,735.4	0.58	1,464,704.7	5.86

Template Required by Applicants

[Link](#)



6) EIF Emissions per Dollar Calculator Template [MAKE A COPY OR DOWNLOAD] Medium Sensitivity

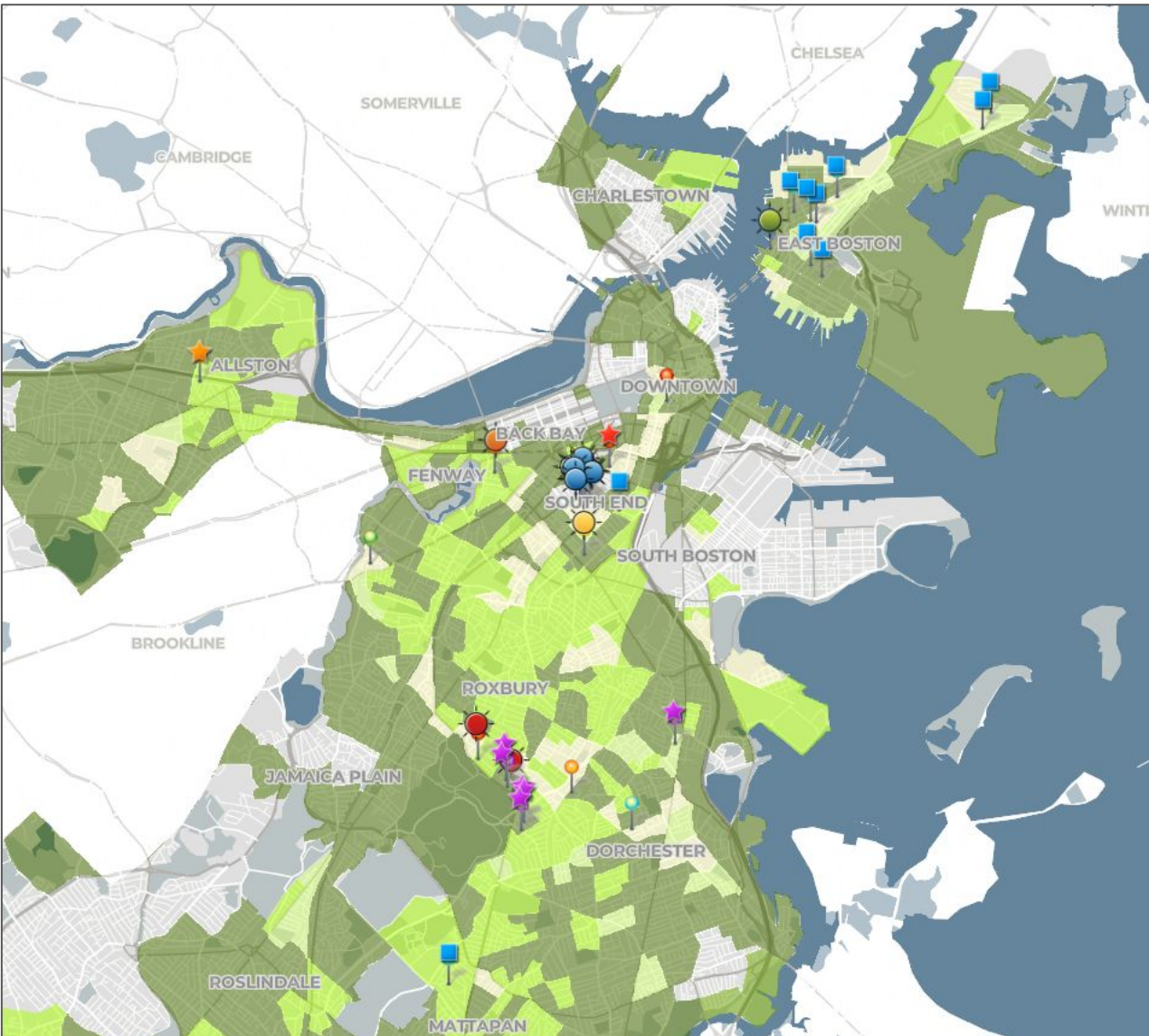
File Edit View Insert Format Data Tools Extensions Help

90% \$ % .0 .00 123 Monts... - 11 + B I A

A1:H1 INSTRUCTIONS: Make a copy or download, only edit yellow cells.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	INSTRUCTIONS: Make a copy or download, only edit yellow cells. Step 1: In cell B4, enter the amount you are applying to the Equitable Emissions Investment Fund for. In cell B5, select the year you expect to see emissions savings. Step 2: In cells B8:B21, enter the amount of energy your proposed project will save per year by fuel type.														
2															
3	STEP 1: INPUT REQUESTED AMOUNT AND YEAR EMISSIONS SAVINGS IS EXPECTED TO START (EDIT YELLOW CELLS)					EMISSIONS SAVED BY PROJECT OVER ONE YEAR (DO NOT EDIT)									
4	Amount being requested from the Fund		dollars			Year	Electricity Emissions [kgCO2e]	Natural Gas [kgCO2e]	Fuel Oil No. 1 [kgCO2e]	Fuel Oil No. 2 [kgCO2e]	Fuel Oil No. 4 [kgCO2e]	Fuel Oil No. 5 & 6 [kgCO2e]	Propane [kgCO2e]	Diesel [kgCO2e]	Kerosene [kgCO2e]
5	Year emissions savings are expected to start						0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
6						Total emissions (KgCO2e) saved first year	0.0								
7	STEP 2: INPUT ENERGY EXPECTED TO BE SAVED BY PROJECT PER YEAR (EDIT YELLOW CELLS)					EMISSIONS SAVED BY PROJECT OVER TEN YEARS (DO NOT EDIT)									
8	Grid Electricity		kWh			Year	Electricity Emissions [kgCO2e]	Natural Gas [kgCO2e]	Fuel Oil No. 1 [kgCO2e]	Fuel Oil No. 2 [kgCO2e]	Fuel Oil No. 4 [kgCO2e]	Fuel Oil No. 5 & 6 [kgCO2e]	Propane [kgCO2e]	Diesel [kgCO2e]	Kerosene [kgCO2e]
9	Natural Gas		kbtu				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
10	Fuel Oil No. 1		kbtu				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
11	Fuel Oil No. 2		kbtu				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
12	Fuel Oil No. 4		kbtu				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
13	Fuel Oil No. 5 & 6		kbtu				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
14	Propane		kbtu				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
15	Diesel		kbtu				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
16	Kerosene		kbtu				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
17	District Steam (Vicinity - Boston)		kbtu				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
18	District Steam (Vicinity - Longfellow)		kbtu				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
19	District Steam (MATEP)		kbtu				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
20	District Chilled Water (MATEP)		kbtu			Total emissions (KgCO2e) saved over ten years	0.0								
21						Emissions (KgCO2e) saved per dollar from the Fund over ten									

KEY		
Symbol	Project Name	Project Type
	Castle Square Tenant Organization	Deep Energy Retrofit
	Allston Brighton Community Development Corporation*	Deep Energy Retrofit
	Boston Medical Center	Solar
	Boston Rescue Mission	Upgrade
	The Community Builders	Solar
	Action for Boston Community Development	Upgrade
	Morville House Apartments	Solar
	Boys & Girls Club of Dorchester (App #2)	Upgrade
	St. Helena's House	Upgrade

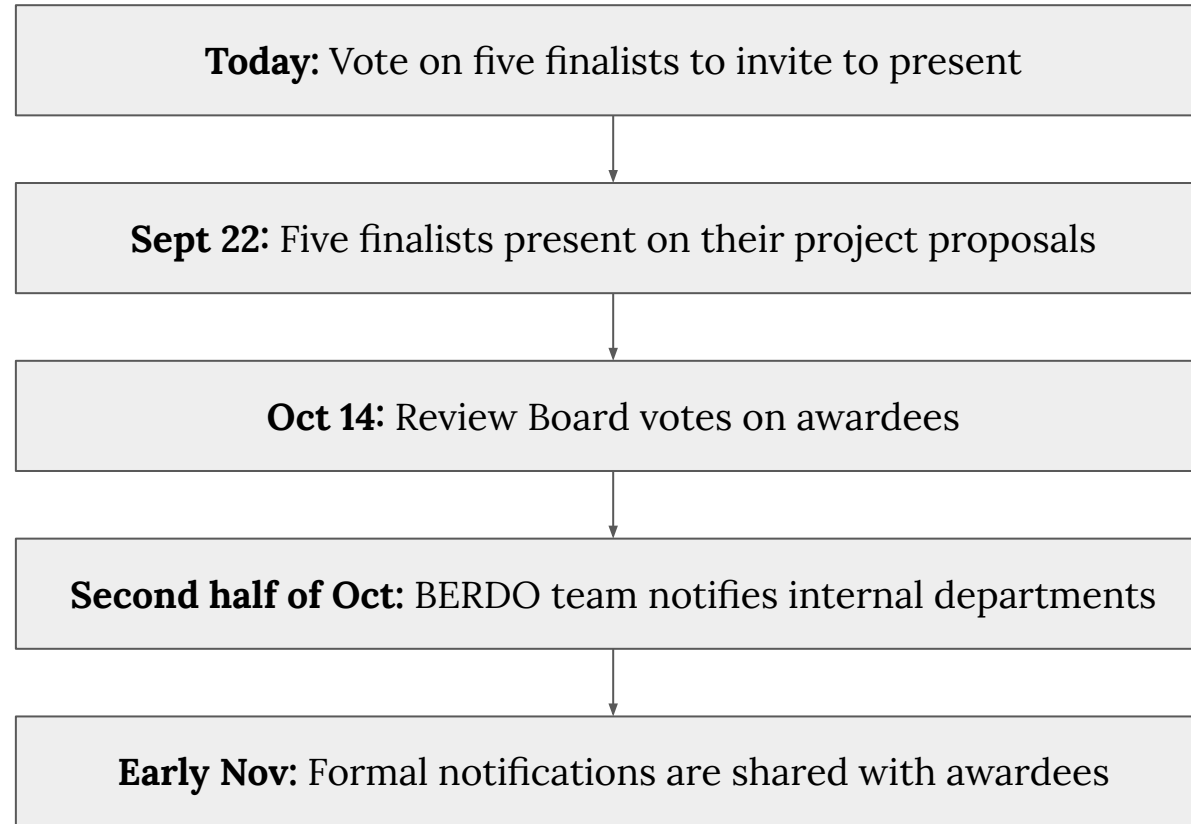


An aerial wireframe illustration of a cityscape, showing various building footprints and street layouts in a light blue color against a darker blue background. The perspective is from a high angle, looking down on the city.

Next Steps

Invite Five Finalists to Present

Proposed Timeline



We have inquired if an early November notification would work for those who cited a federal renewable energy tax credit. All have indicated that it would.

Current Five Finalists

- 1. Urban Edge Housing Corporation (4 votes):** Theroch Deep Energy Retrofit (DER) Project | \$250,000
 - A deep energy retrofit in five buildings from their 16 building affordable housing campus. Areas for upgrades include building envelopes, mechanical systems, and solar installation.
- 2. Roxbury Tenants of Harvard (4 votes):** Levinson Tower: Heat Pump & Exhaust Heat Recovery System | \$150,000
 - Replacing old exhaust fans with a heat recovery/heat pump system to feed otherwise wasted heat energy into the central heating loop within an affordable housing development.
- 3. Allston Brighton Community Development Corp (3 votes):** Hano Homes Deep Energy Retrofit (DER) | \$250,000
 - A deep energy retrofit (DER) at their Hano Homes affordable housing development. DER is already underway without displacing tenants and utility costs are covered by applicant. Applicant is seeking gap funding for federal IRA grants that have been clawed back.
- 4. Boston Medical Center Health System (2 vote):** Power to the people: Expanding Boston Medical Center's Clean Power Prescription program with a new solar facility to benefit residents of the City of Boston | \$250,000
 - Installing more solar panels to expand the "clean power prescription" program. This program transfers solar credits generated by BMC's solar array to low-income patients to lower their energy bills/energy burden.
- 5. Morville House Apartments (2 votes):** 100 Norway St Decarbonization Project | \$125,000
 - Installing a 47.8 kW rooftop solar system. Will complement LEAN funded upgrade of energy recovery ventilator system.
- 6. Boys & Girls Club of Dorchester (2 votes):** Marr HVAC Renovation | \$136,151.11
 - Replacing two outdated rooftop HVAC units at flagship facility. The upgrade will make the building more efficient and reduce their emissions.

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.

Board Q&A

2025 EEIF Application Cycle



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Board Motion & Vote

2025 EEIF Application Cycle





Approval of Meeting Minutes

Board votes on approving previous meeting's minutes

Administrative Updates

Staff presents administrative updates

Review Board Upcoming Timeline



A night-time photograph of a city street, likely in a historic district, decorated with festive lights. The scene is dimly lit, with the primary light sources being the warm white string lights draped over trees and buildings, and the glowing windows of a church tower in the background. People are seen walking along the street, and a street lamp with multiple globe lights is visible in the foreground. The overall atmosphere is cozy and celebratory.

Board Questions

Admin Updates

Adjourn

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

