

BERDO REVIEW BOARD MEETING & PUBLIC HEARING



October 14, 2025

Mayor Michelle Wu

BERDO REVIEW BOARD



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Board Chair



Gabriela Coletta Zapata
City Councilor



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*Director,
Carbon Neutrality*



**Diana
Vasquez**

*BERDO Review
Board Manager*



**Zengel
"Ziggy" Chin**

*BERDO Review Board
Assistant*

Agenda

Today's Meeting



Public Meeting

1. *Vote on Flexibility Measure Applications*

Public Hearing

1. *Building Portfolio Hearing*
2. *Vote and Discussion on the Equitable Emissions Investment Fund Application 2025 Cycle Awards*
3. *Approval of Meeting Minutes*
4. *Administrative Updates*
5. *Adjournment*



Flexibility Measure Applications

Discussion and Vote

The background is a dark blue wireframe illustration of a city skyline, viewed from an elevated perspective. The buildings are represented by white and light blue outlines, creating a complex, geometric pattern. A semi-transparent dark blue horizontal band is overlaid across the middle of the image, containing the text.

Tufts Medical Center

Building Portfolio Application



Building Portfolio Application

Tufts Medical Center



Background Information

- Submitted through Pathway 1
- 5 buildings in the neighborhoods of Chinatown and Downtown.
- 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.

Tufts Medical Center Proposed Portfolio

Owner: Tufts Medical Center

Building Use Types: Healthcare, Office, and Technology/Science

Number of buildings: 5 buildings

Addresses of buildings:

- 252-272 Tremont Street Boston, MA 02111
- 15 Kneeland Street Boston, MA 02111
- 795 Washington Street Boston, MA 02111
- 25-43 Kneeland Street Boston, MA 02111
- 800 Washington Street Boston, MA 02111

Calculated Blended Emission Standards

Calculated Blended Emissions Standards (kgCO ₂ e/SF/yr)						
	2025-2029	2030-2034	2035-2039	2040-2044	2045-2049	2050-
Default Emissions Standards: Healthcare (n=3)	15.4	10.0	7.4	4.9	2.4	0
Default Emissions Standards: Office (n=1)	5.3	3.2	2.4	1.6	0.8	0
Default Emissions Standards: Technology/Science (n=1)	19.2	11.1	7.8	5.1	2.5	0
Portfolio Emissions Standards	15.1	9.7	7.2	4.8	2.3	0



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Staff Comments

Environment Department shares staff comments



Board Q&A

Tufts Medical Center





Board Motion & Vote

Tufts Medical Center



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Nuestra Comunidad Development Corp

Building Portfolio Application



Building Portfolio Application

Nuestra CDC



Background Information

- Submitted through Pathway 1
- 20 buildings in the neighborhoods of Roxbury, Dorchester, and Mattapan.
- 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
Nuestra CDC, Part 1

#	BERDO ID	ADDRESS
1	108089	214 Harvard Street, Boston, MA 02124
2	107357	2505 Washington St, Boston, MA 02119
3	105610	37-51 Roxbury St, Boston, MA 02119
4	106668	25 Wyoming Street, Boston, MA 02121
5	100306	415 River Street, Boston, MA 02126
6	107693	204-210 Hampden Street, Boston, MA 02119
7	104799	278 292 Blue Hill Ave, Boston, MA 02119
8	100541	2565 Washington Street, Boston, MA 02119
9	107528	71-77 Kingsdale St, Boston, MA 02124
10	104038	3 Alaska St, Boston, MA 02119



BUILDING PORTFOLIO LIST
Nuestra CDC, Part 2

#	BERDO ID	ADDRESS
11	103968	233 Blue Hill Ave , Boston, MA 02119
12	107555	112 Magnolia St, Boston, MA 02125
13	100307	431 River Street, Boston, MA 02126
14	108114	435 River Street, Boston, MA 02126
15	108115	437 River Street, Boston, MA 02126
16	108116	439 River Street, Boston, MA 02126
17	102802	11 Mount Pleasant ave, Boston, MA 02119
18	107554	62 Forest St, Boston, MA 02119
19	104037	23 Mount Pleasant Ave, Boston, MA 02119
20	102626	144 Dudley St and 39 Warren St, Boston, MA 02119

Nuestra CDC Proposed Blended Emissions Standard



Building Use Types:

- Multifamily
- Retail
- Storage

Number of buildings: 20 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=20)	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

Nuestra CDC



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Board Motion & Vote

Nuestra CDC



Public Hearing

Review and Reminder

WHAT HAS HAPPENED SO FAR

- Harvard application was submitted **via pathway 2**
- Review Board voted to have a hearing **on August 11**

REMINDER ON PATHWAY 2 REQUIREMENTS

- A submission of maps visualizing the Building Portfolio with relevant Environmental Justice layers
- A narrative describing initial thinking regarding building decarbonization by the owner
- A commitment to submit an Emissions Standard Compliance Plan **within 2 years of portfolio approval** and provide **an annual progress report** on said Emissions Standard Compliance Plan
 - *Update of maps submitted*
 - *Narrative description of plans to prioritize distribution of benefits associated with BERDO compliance*
 - *A narrative description of planned emissions standard compliance efforts expected to be implemented over the next two compliance cycles*

The background of the slide is a dark blue aerial wireframe map of a city grid, showing various building footprints and street patterns in a light blue color.

Harvard University

Building Portfolio Application





Harvard University BERDO Building Portfolio Application

Harvard University

October 14, 2025

Outline

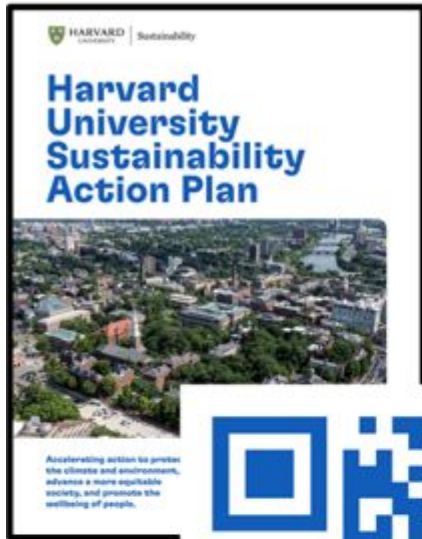
1. Sustainability & Climate Action to Date
2. Harvard's Building Portfolio
3. How we're making Progress Now



Sustainability & Climate Action to Date

Harvard's Sustainability Action Plan

Provides a high-level vision and holistic framework



How We Power



How We Build



How We Operate



How We Lead

sustainable.harvard.edu/our-plan

Key Highlights to Drive Action & Innovate At Harvard

GOALS



POLICIES



COLLABORATIONS



Advancing Climate Action Goals



FOSSIL FUEL-FREE BY 2050

FOSSIL FUEL-NEUTRAL BY 2026

SCOPE 3 EMISSIONS TARGETS

FOOD & EMBODIED CARBON IN CONSTRUCTION

FFF BY 2050:



SCOPE 3 GOALS:

Food

25% reduction in food emissions by 2030 (set in 2019)

Inaugural Global Coolfood Pledge signatory

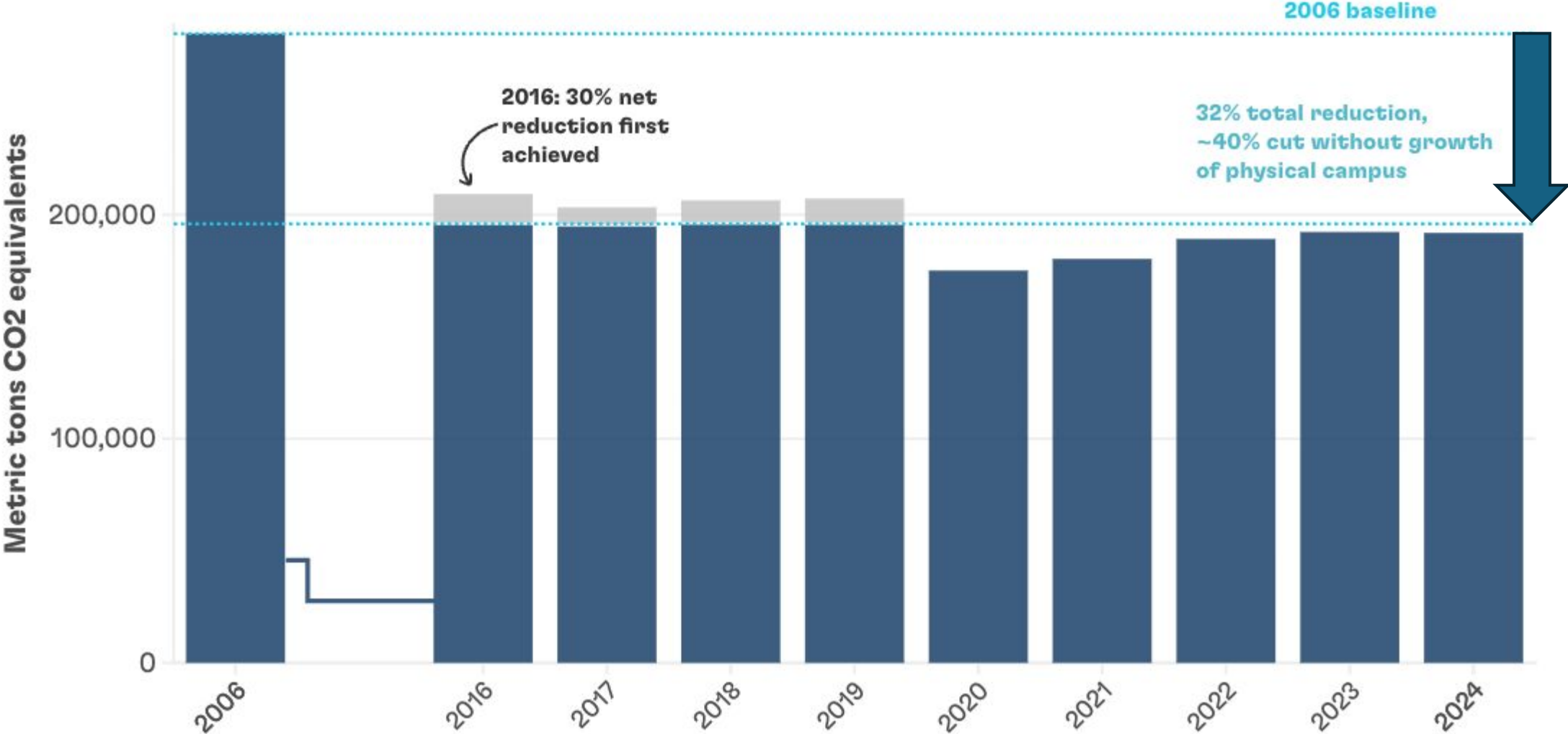
Embodied Carbon

20% cut in embodied carbon in major capital projects (2024)

32% total GHG emissions reduction since 2006

40% GHG emissions reduction without growth

■ Net emissions ■ Carbon credits



CONSORTIUM: Renewable Energy vPPAs



~1 million metric tons of GHG emissions avoided annually by Consortium



Consortium providing renewable energy equal to the annual electricity use of 130,000 homes



100% Equivalent of Harvard's electricity, combined with NE renewable purchases

Consortium for Climate Solutions



1 City (Cambridge)



3 Universities



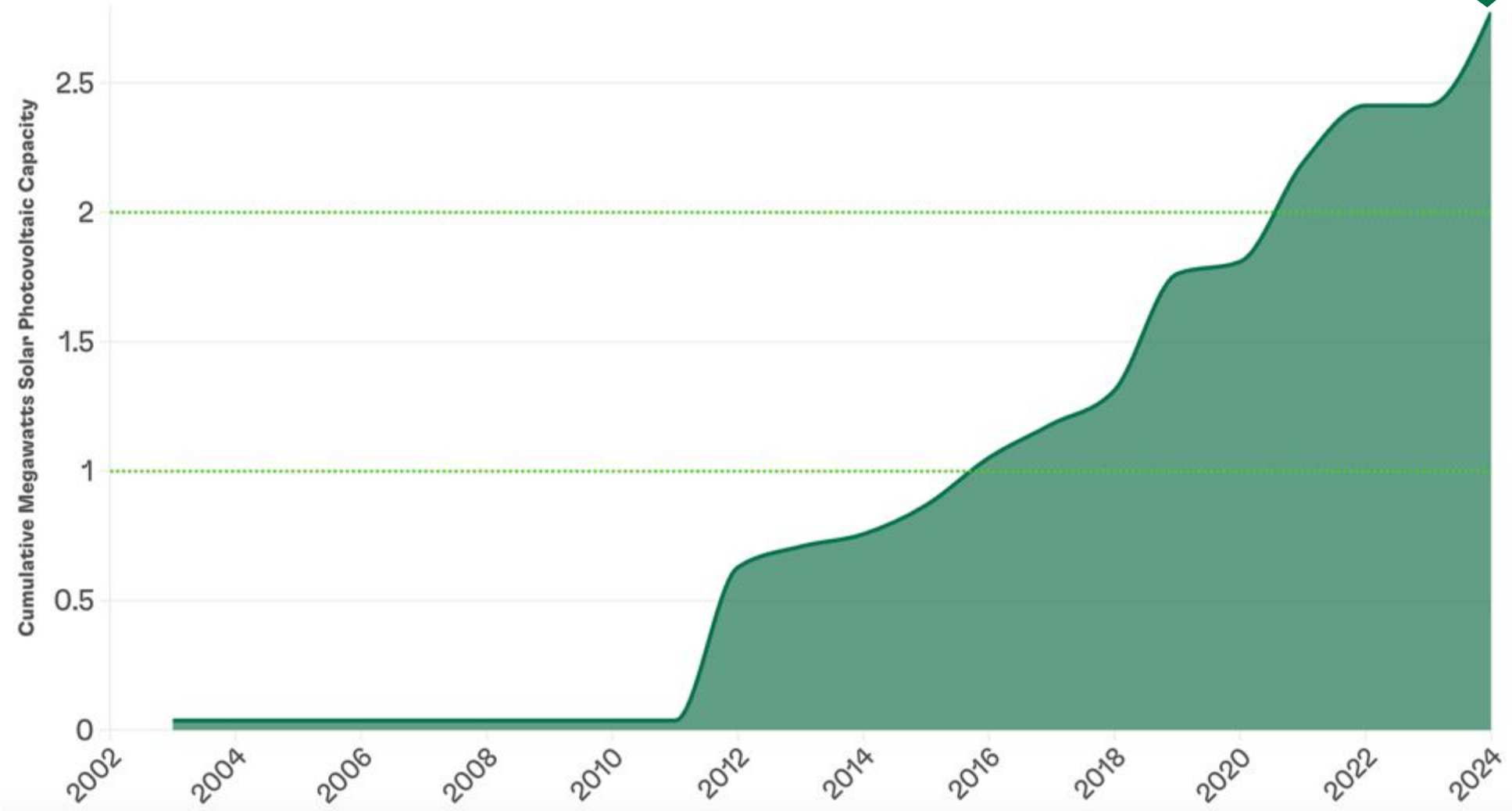
4 Hospitals



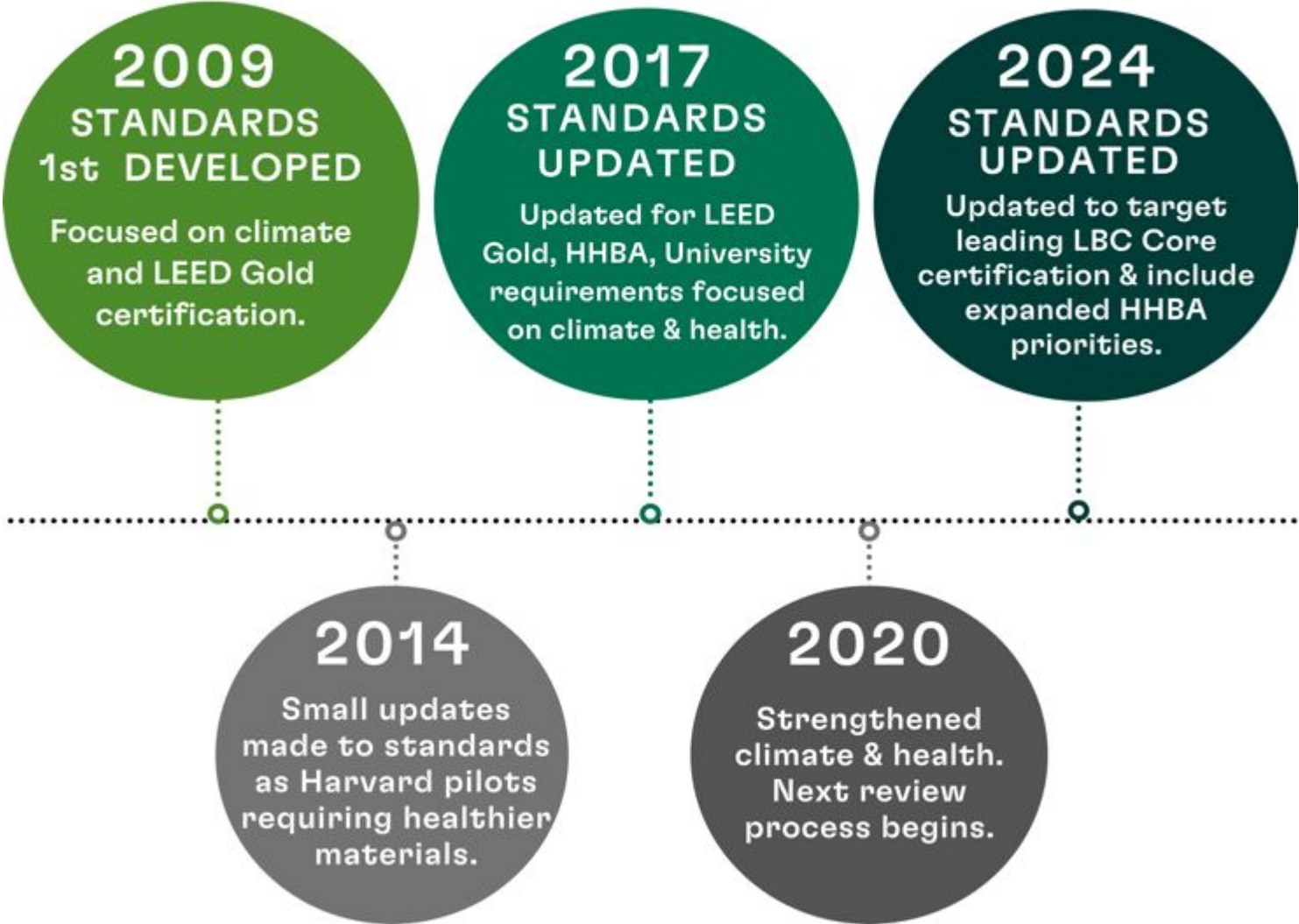
3 Local non-profit cultural institutions

On-site solar photovoltaic (PV) systems: ~2.8 MW of solar power in Boston

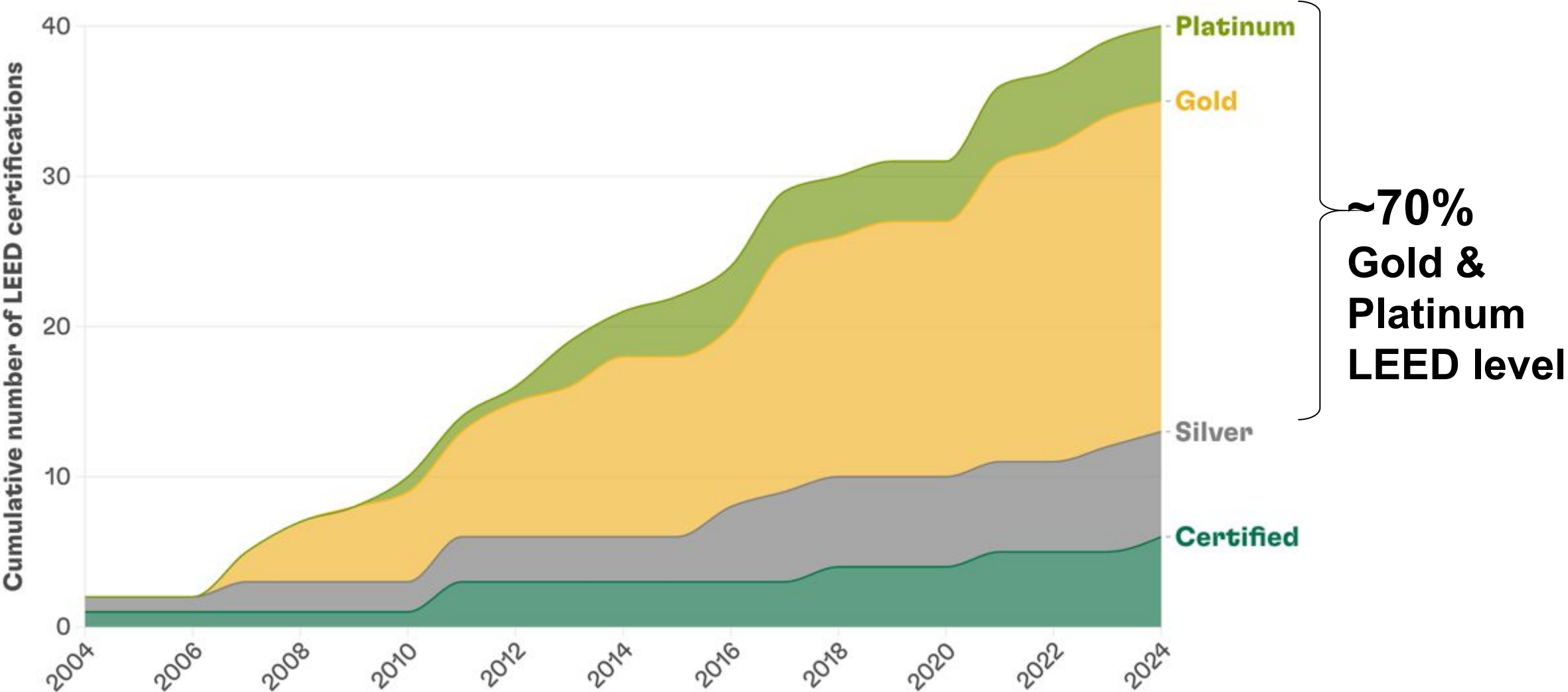
More solar PV coming in 2026



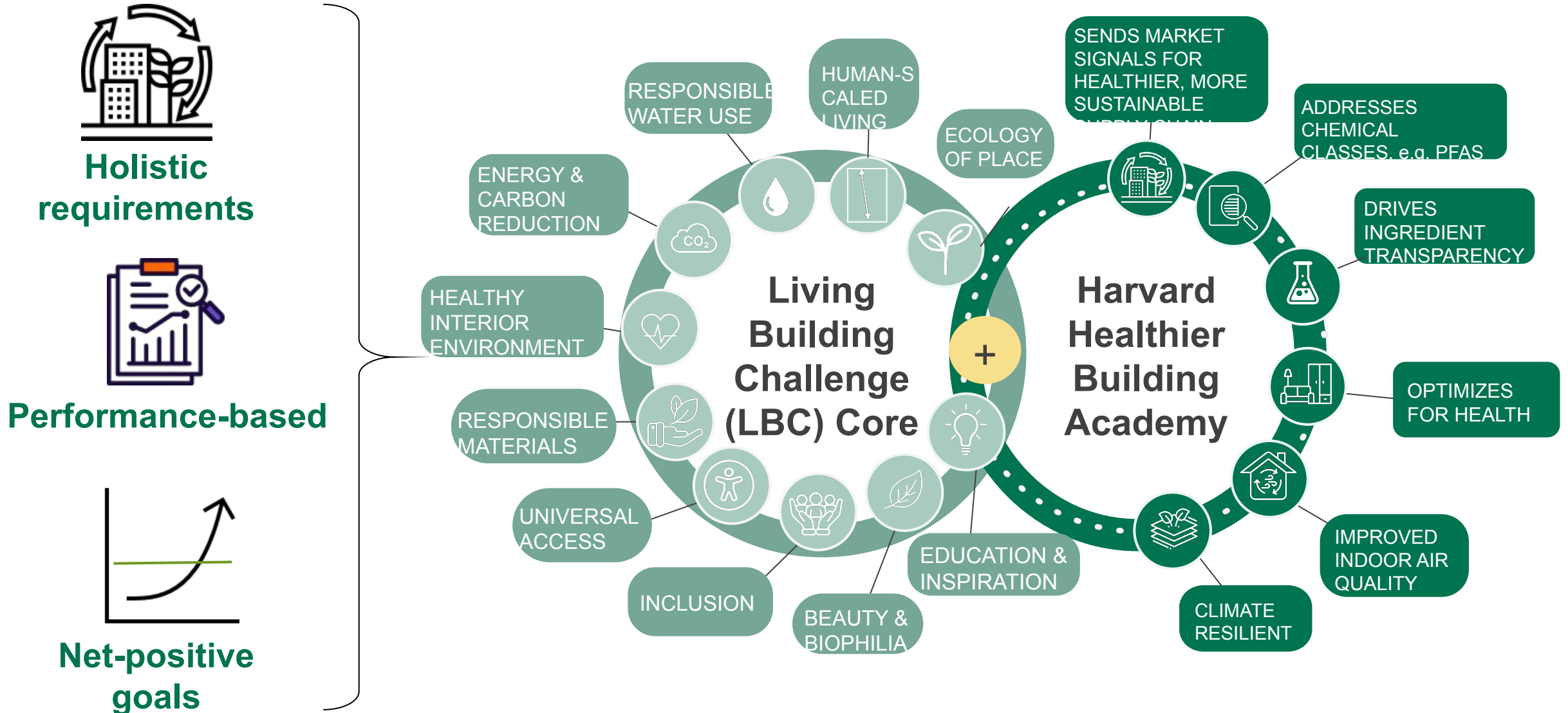
Harvard Sustainable Building Standards: Since 2009 & Updated 2024



Harvard Sustainable Building Standards impact: 40 LEED certifications in Boston



2024 Standards: Targets ambitious Living Building Challenge (LBC) Core Certification



2025 Harvard Allston Institutional Master Plan: Tree Resources

- Tree inventory of 2,500+ campus trees representing 100+ species
- **700+ trees** planted since 2013
(28% increase)

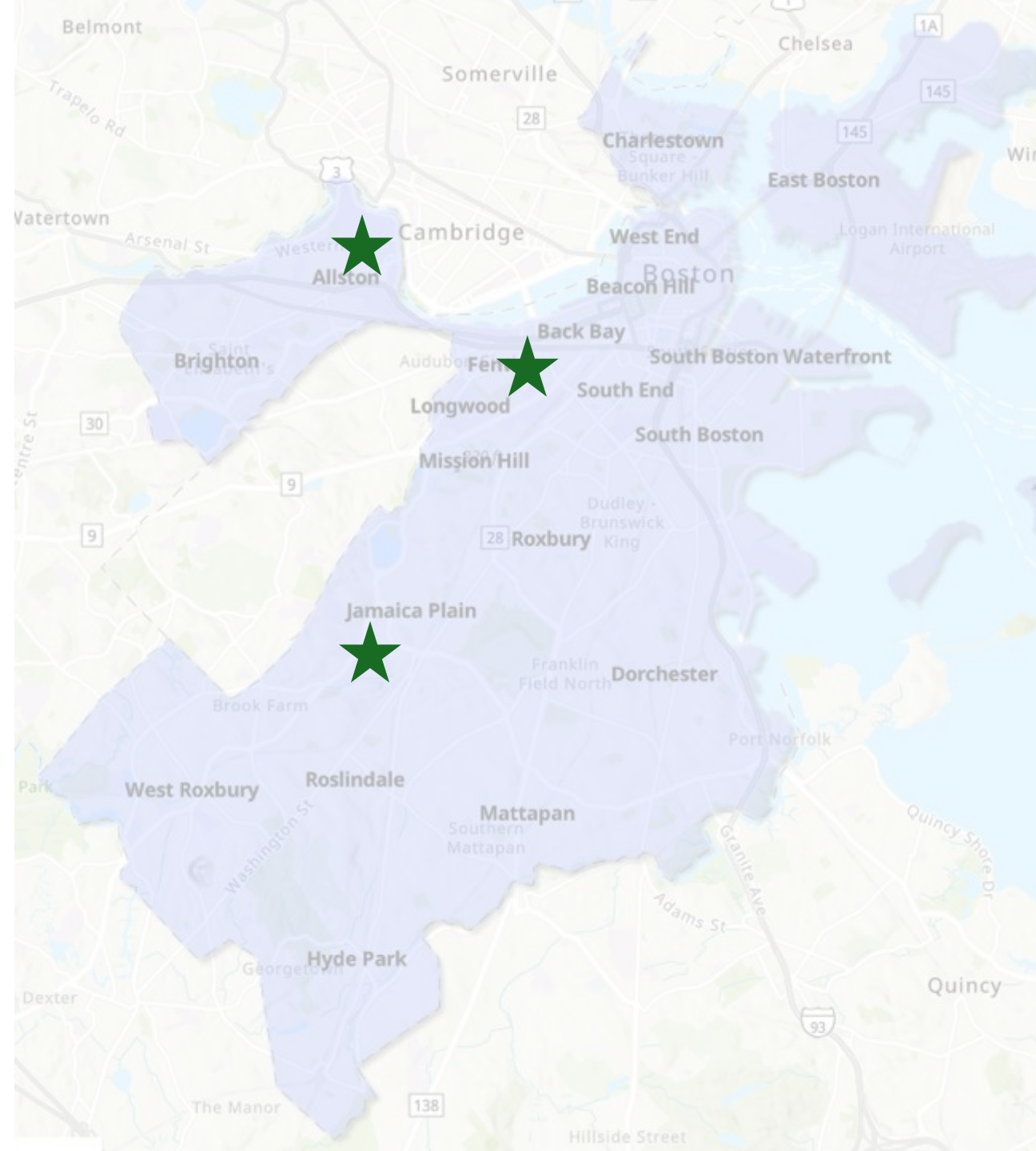


Harvard's BERDO Portfolio

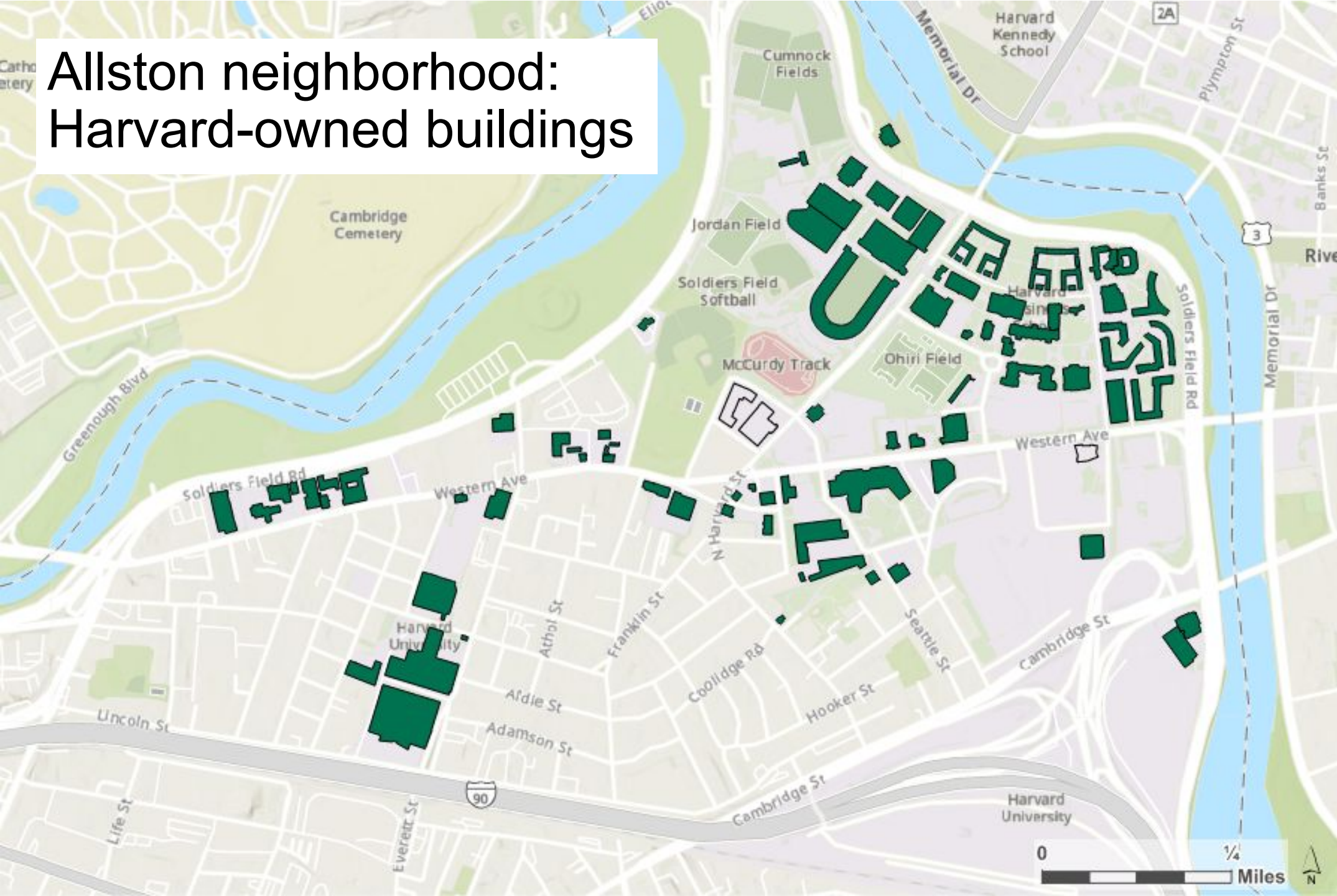


Harvard Portfolio Summary

Harvard owns buildings in three Boston neighborhoods: Allston, Longwood/Fenway and Jamaica Plain

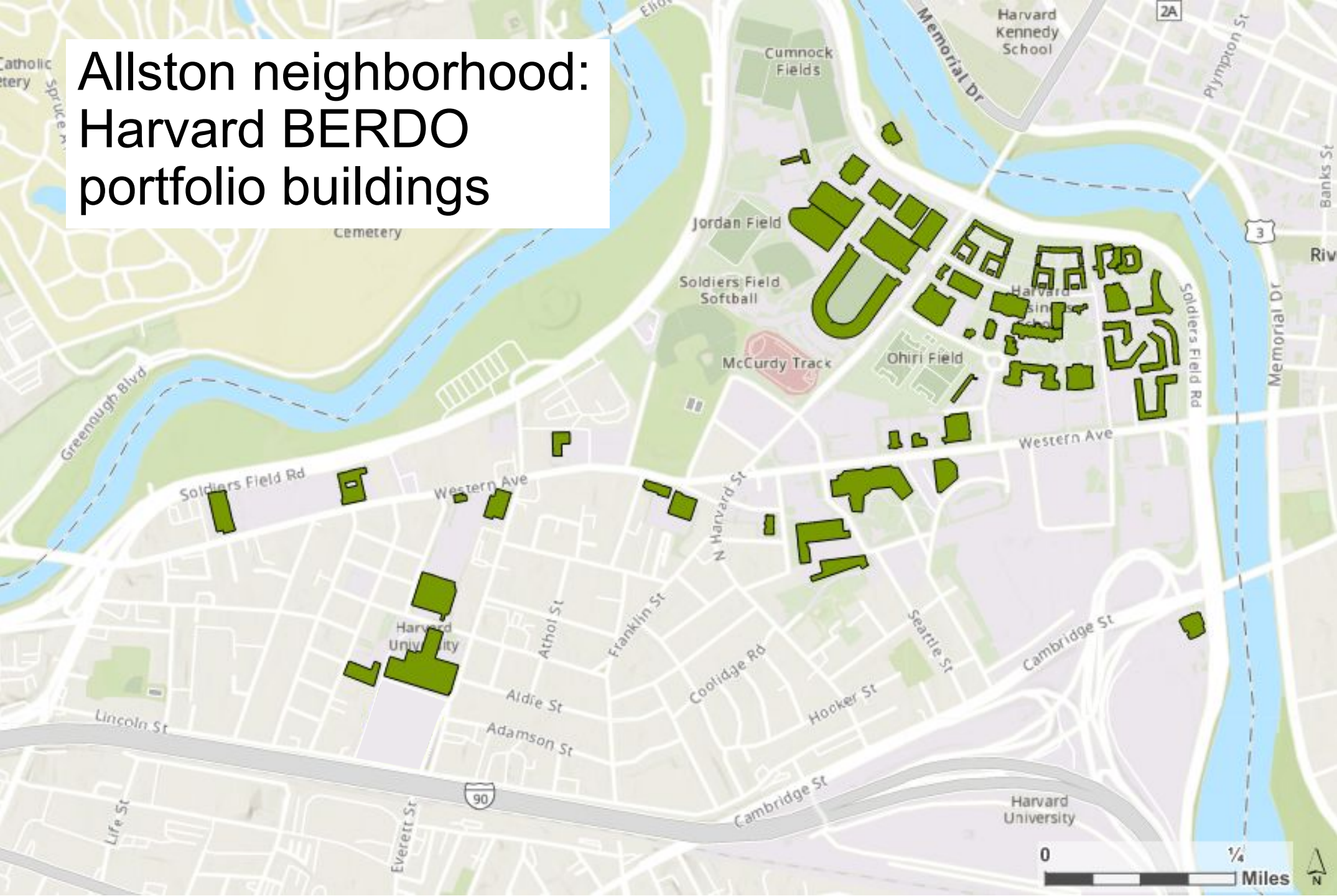


Allston neighborhood: Harvard-owned buildings



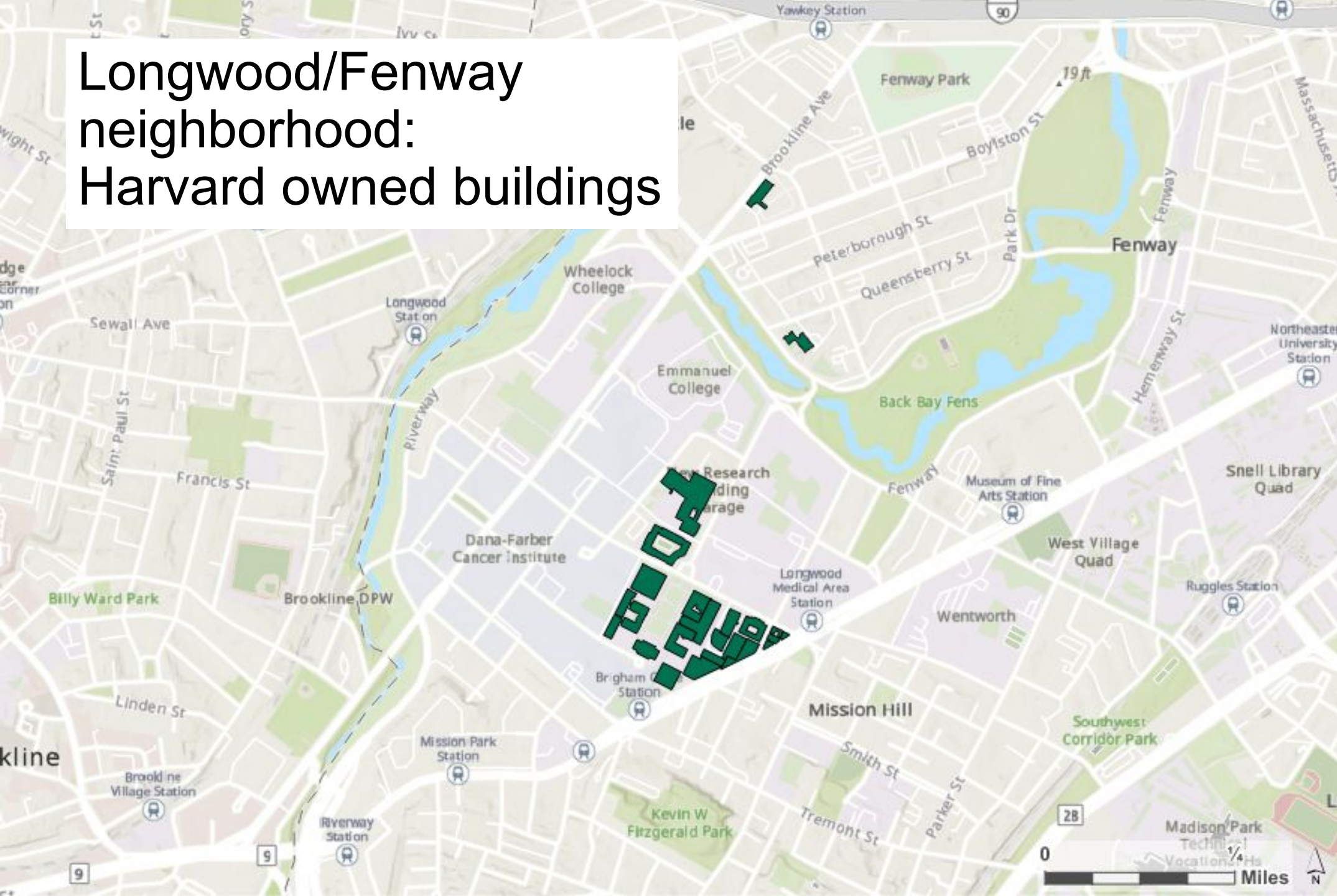
- Legend
- Harvard owned building
 - Harvard building under construction

Allston neighborhood: Harvard BERDO portfolio buildings



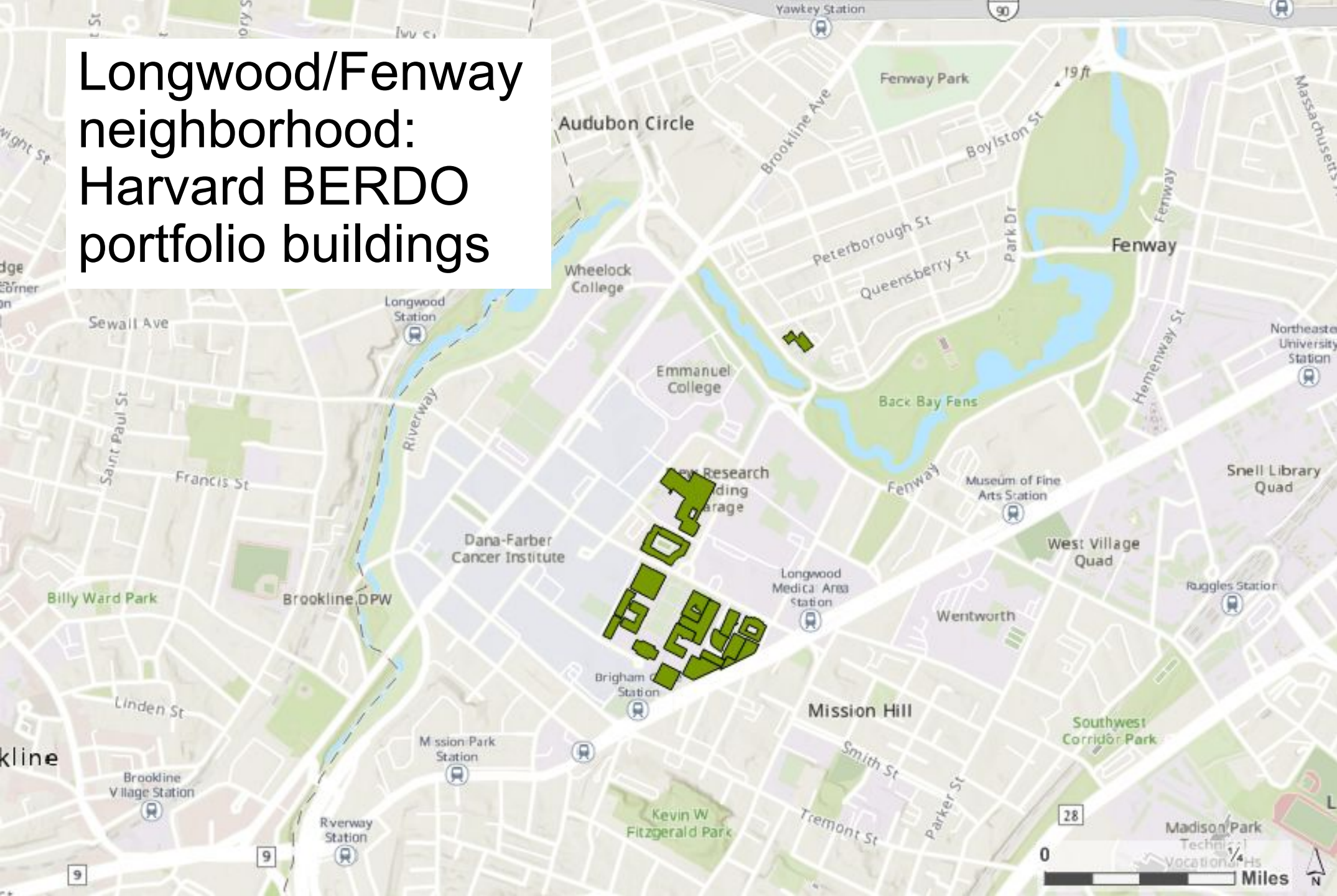
Legend
■ Harvard building
in proposed
BERDO portfolio.

Longwood/Fenway neighborhood: Harvard owned buildings



Legend
■ Harvard owned building

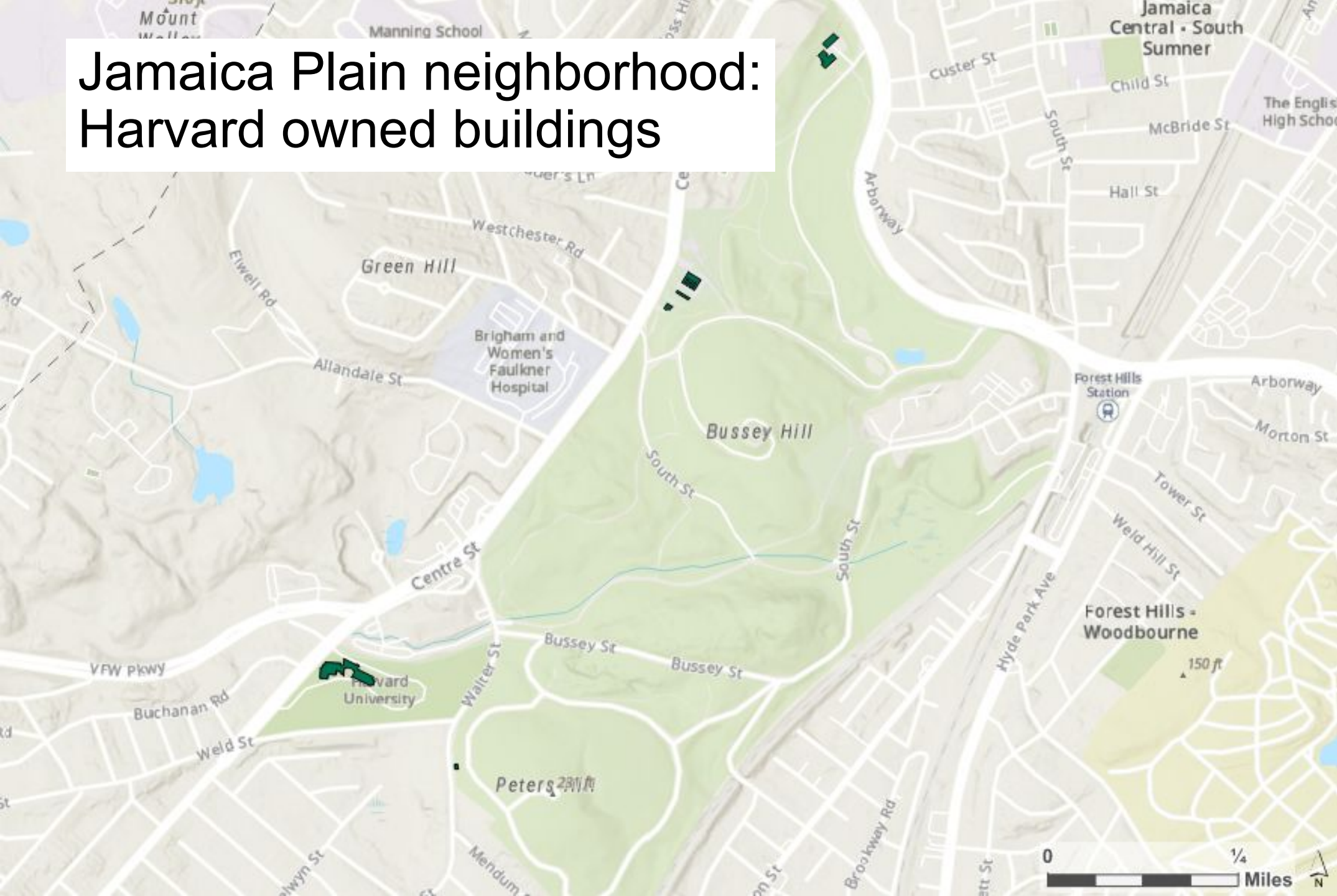
Longwood/Fenway neighborhood: Harvard BERDO portfolio buildings



Legend

- Harvard building in proposed BERDO portfolio.

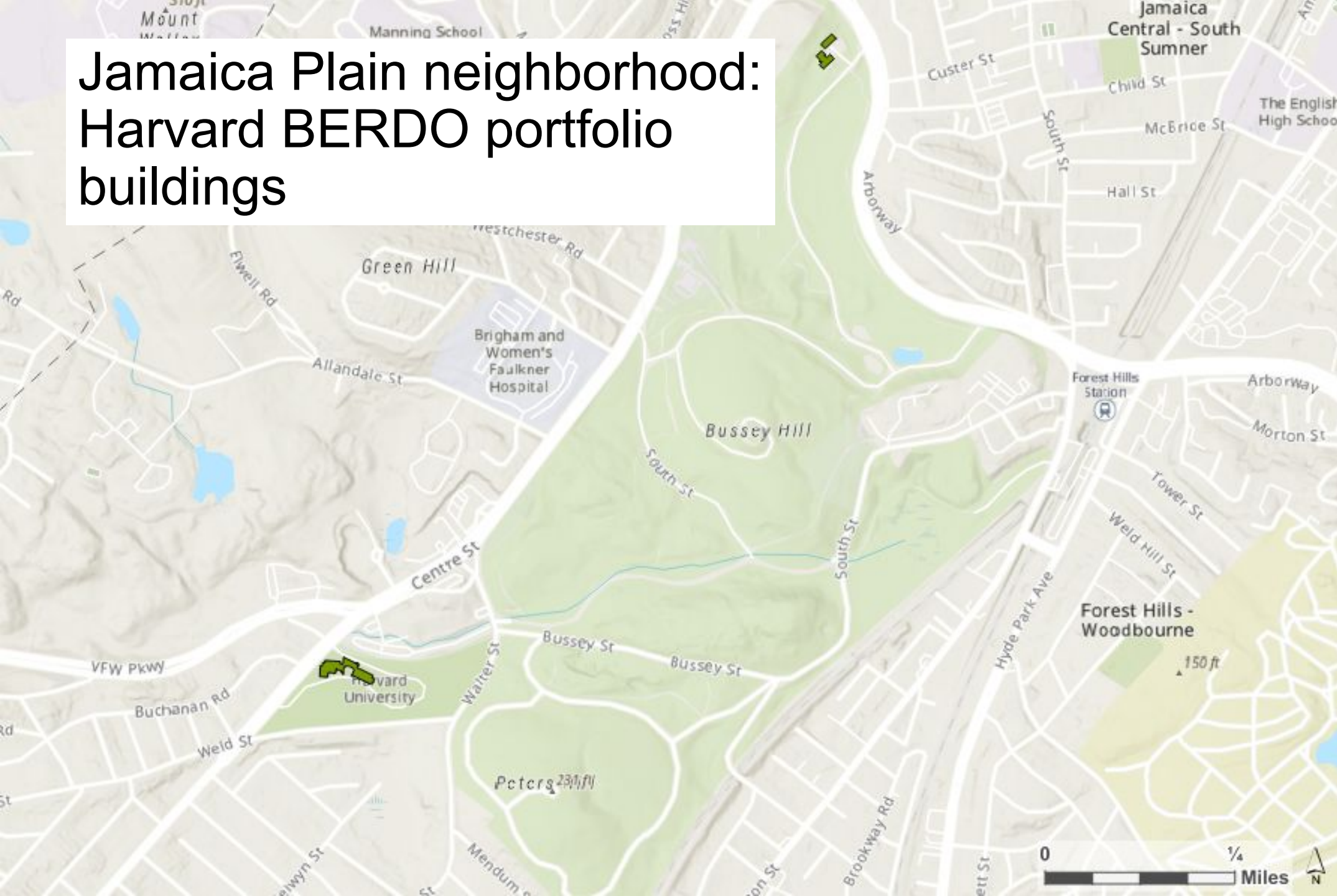
Jamaica Plain neighborhood: Harvard owned buildings




Legend

- Harvard owned building

Jamaica Plain neighborhood: Harvard BERDO portfolio buildings



Legend

-  Harvard building in proposed BERDO portfolio.



Solar Panels at the Arnold Arboretum

How We Are Making Progress Now

David Rubenstein Treehouse Conference Center

Opening Fall 2025

Pursuing Harvard's Sustainable
Building Standards

Living Building Challenge Core and
Petal certifications and Harvard
Healthier Building Academy Goals

100 South Campus Drive Affiliated Housing

Under construction
Opening Fall 2026

Pursuing Harvard's Sustainable
Building Standards

Living Building Challenge Core
and Harvard Healthier Building
Academy Goals

Plus: Passive House (PHIUS)
certification



David E. and Stacey L. Goel Center for Creativity & Performance

New home of the American Repertory Theater



Under construction
Opening Fall 2026

Pursuing Harvard's Sustainable
Building Standards

Living Building Challenge Core
certification and Harvard
Healthier Building Academy
Goals



Existing Building Renovations at Harvard Business School

Under construction

Pursuing Harvard's Sustainable Building Standards

LEED and Living Building Challenge
Core certifications and Harvard Healthier Building Academy Goals

Existing Building Renovations at Harvard Medical School

Under construction

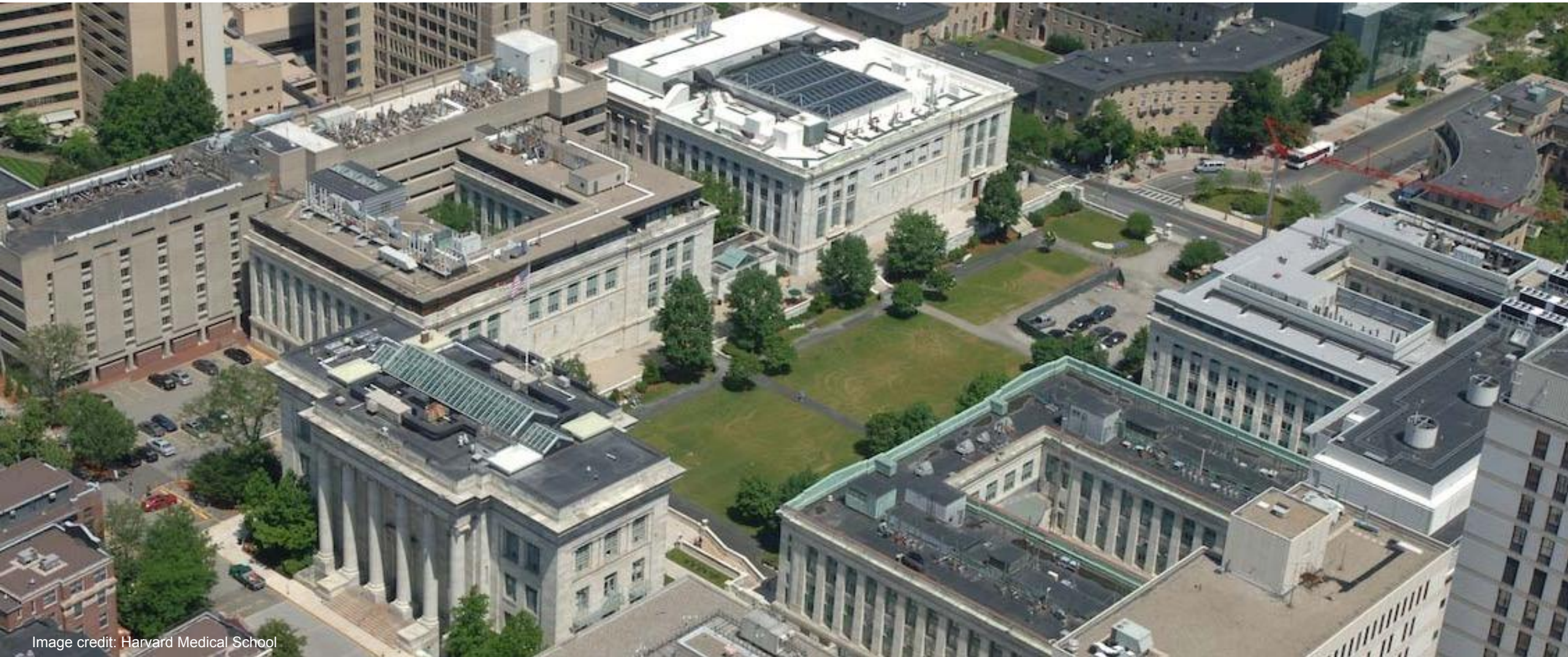


Image credit: Harvard Medical School

District Energy Facility in Allston

Completed in 2019



Electric Shuttles & Vehicles



Two-pronged decarbonization strategy for buildings:

**Seizing
opportunities in
current projects**

**Studying &
longer-term
planning for
decarbonization**

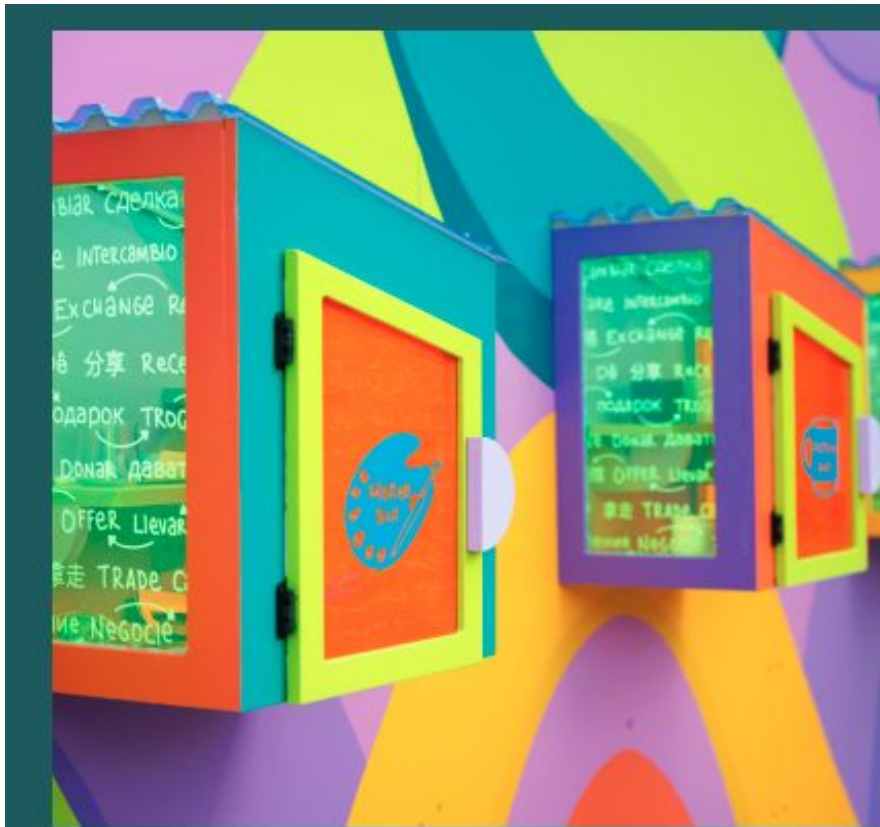
Advancing the City of Boston's climate, sustainability and community goals



The Green Ribbon Commission accelerates Boston's progress toward a climate safe, carbon free, equitable future.

Harvard chaired the GRC Higher Education Working Group for the 1st decade of the GRC & remains an active participant

Community Engagement



Harvard University's Community Benefits in Allston-Brighton

Annual Report

7.1.2024 – 6.30.2025



Harvard Ed Portal Programs



Arts & Culture

Supporting a vibrant Allston-Brighton through visual and performing arts, capacity building opportunities for local artists, and youth development through creative arts.



Health & Wellness

Providing Allston-Brighton residents with a variety of programs designed to promote a healthy body and mind.



Workforce & Economic Development

Supporting and providing career advancement programs and scholarships to Allston-Brighton residents. Connecting local businesses with programs designed to promote success in a 21st-century economy.



Digital Literacy & Learning

Empowering Allston-Brighton residents to build digital skills and engage in online learning through access to HarvardX scholarships and a supportive community of local learners.



Youth Programming

Advancing Harvard's commitment to education through programs designed to support out-of-class-time learning and develop enthusiastic learners.



Public School Partnerships

Bringing Harvard programs and resources to educators, parents, and students within Boston Public Schools in Allston-Brighton.



Languages spoken by Ed Portal staff: English | Spanish | Portuguese | Mandarin | Cantonese



By the Numbers | July 2024 – June 2025

3,163

Ed Portal members

6.3K+

participants in Ed Portal programming

390

events hosted by the Ed Portal

453

participants across health & wellness programs

1.9K+

participants reached through workforce & economic development programs

1.9K+

Boston Public Schools students reached through educational programming

2K+

estimated participants across arts & culture programming

57

adult and youth scholarships for Allston-Brighton residents

2025 Institutional Master Plan Process

13 formal public meetings

Voluntary participation in City of Boston Language Access Plan

Robust community engagement process in-person & online

Monthly community coffee hours in Allston

Recurring Themes

ARTS & CULTURE

Increased programs and public realm connections
Dedicated Arts Quarter

CIVIC & COMMUNITY

Ed Portal membership expansion & clarity
Jackson Mann Community Center

EDUCATION

Public School Partnerships
BPS Athletics access
Childcare support

HOUSING

Enabling affordable housing growth
Housing funds
Land donation

OPEN SPACE & PUBLIC REALM

Maintaining Boston Parks & facilities
Supporting public realm capital projects

SMALL BUSINESS & ECONOMIC DEVELOPMENT

Local business leader participation

Community Benefits Approach

ED PORTAL



HOUSING



GRANTMAKING & ACCESS TO HARVARD PROGRAMS + FACILITIES



OPEN SPACE & PUBLIC REALM



LINKAGE FEES

Neighborhood Housing Trust
Neighborhood Jobs Trust

Resources for Additional Information

Sustainability:

sustainable.harvard.edu

Harvard in the Community:

community.harvard.edu

Thank you

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Staff Comments

Environment Department shares staff comments

The background of the slide is a dark blue aerial wireframe map of the Harvard University campus. The map shows the outlines of various buildings, courtyards, and streets, creating a complex geometric pattern. The lines are white and light blue, providing a detailed view of the university's layout.

Board Q&A

Harvard University



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 grid-like pattern of the urban landscape.

Public Comment Period

Members of the public may provide public comment

The background of the slide is a dark blue aerial wireframe map of the Harvard University campus. The map shows the outlines of various buildings, courtyards, and streets, creating a complex geometric pattern. The lines are white and light blue, providing a detailed view of the university's layout.

Board Motion & Vote

Harvard University



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Equitable Emissions Investment Fund

2025 Application Cycle



Application Review



2025 Application Cycle

Process Review

- We received **22 applications** total this year
- The BERDO team is did an initial review with the City's Legal and Grants teams for eligibility of the projects.
- The BERDO team shared application deemed eligible with accompanying cover pages with each Review Board member
 - *Each Board member received an individual project evaluation criteria*
- On **September 8** the Review Board voted on **6 finalists** to present
- On **September 29** six finalist presented on their proposed projects

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>

Six Finalists

- 1. Urban Edge Housing Corporation: 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: 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: 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: 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: 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: 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.*

Proposed Equitable Emissions Investment Fund Awards



2025 Application Cycle

ORGANIZATION	PROJECT NAME	ORIGINAL AMOUNT REQUESTED	GRANT RECOMMENDATION
Allston Brighton Community Development Corporation	<i>Hano Homes Deep Energy Retrofit</i>	\$250,000	\$250,000
Boston Medical Center	<i>Power to the People: Expanding Boston Medical Center's Clean Power Prescription Program</i>	\$250,000	\$227,000
Roxbury Tenants of Harvard	<i>Levinson Tower: Heat Pump & Exhaust Heat Recovery System</i>	\$150,000	\$150,000
Boys and Girls Club of Dorchester	<i>Marr HVAC Renovation</i>	\$136,151.11	\$123,000
		Total: \$786,151.11	Total: \$750,000

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Board Q&A

Equitable Emissions Investment Fund



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Public Comment Period

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Board Motion and Vote

Equitable Emissions Investment Fund





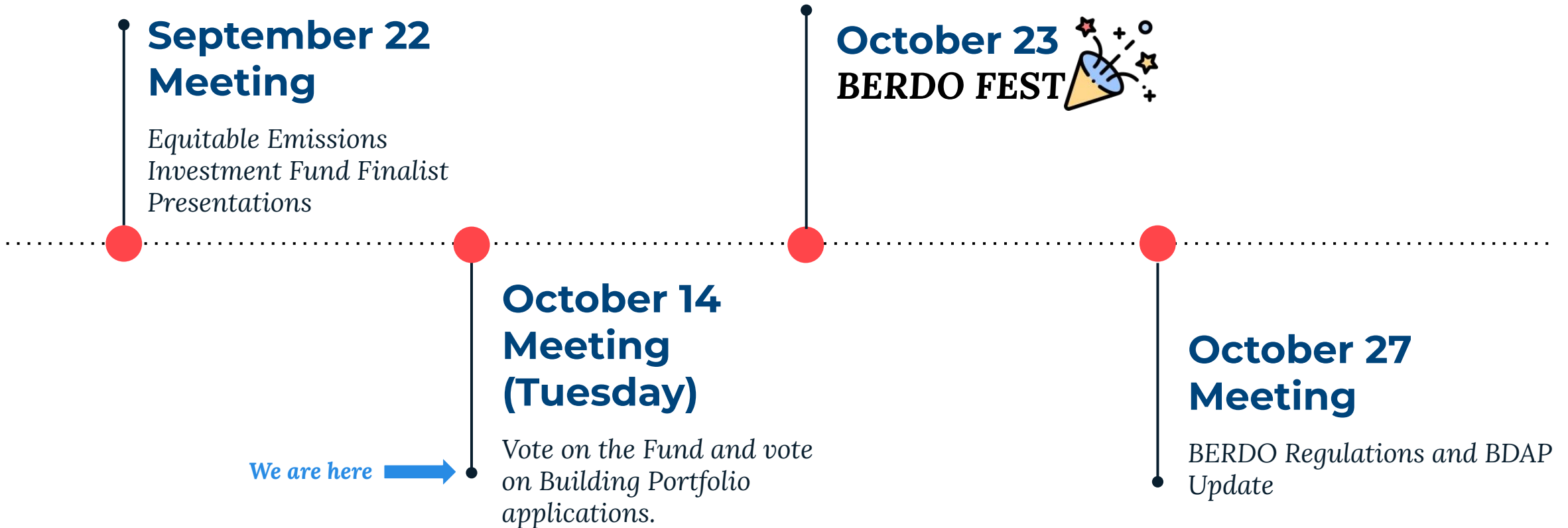
Approval of Meeting Minutes

Board votes on approving previous meeting's minutes

Administrative Updates

Staff presents administrative updates

Review Board Upcoming Timeline



Board Questions

Admin Updates



Adjourn

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

