

BERDO REVIEW BOARD MEETING

November 10, 2025



BERDO REVIEW BOARD



Jessica Boatright
Board Chair



Gabriela Coletta Zapata
City Councilor



Stephen Ellis
Board Member



Hessann Farooqi
Board Member



Lori Ferriss
Board Member



Gail Latimore
Board Member



Reginald Stovell Jr.
Board Member

City of Boston Staff



**Hannah
Payne**

*Director,
Carbon Neutrality*



**Diana
Vasquez**

*BERDO Review Board
Manager*



**Simenesh
Semine**

*Community
Engagement Manager*



**Claudia
Diezmartinez, Ph.D.**

*Policy and Equity
Advisor*



**Zengel
"Ziggy" Chin**

*BERDO Review Board
Assistant*

Agenda

Today's Meeting




Public Meeting

1. *Discussion and Vote on BERDO Procedures*
2. *Update on BERDO Community Engagement*
3. *Approval of Meeting minutes*
4. *Administrative Updates*
5. *Adjournment*

A nighttime photograph of a city street, likely in Boston, featuring a prominent building with a dome and a street lamp with multiple globes. The scene is illuminated by warm streetlights and cool blue ambient light, with a semi-transparent dark blue overlay across the middle. The text 'BERDO Procedures' is overlaid in large white font, and 'Discussion and Vote' is in a smaller white font below it. In the bottom right corner, there is a white letter 'B' with a red horizontal bar underneath it.

BERDO Procedures

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.

Extension of 2025 Flex Measure Application Deadlines Delegation of Approval of Some Building Portfolios

Discussion and Vote

Proposals

Following discussion from last public meeting



- **We propose that the Review Board votes to [extend the application deadline](#) for 2025 Building Portfolios, Individual Compliance Schedules, and Short-Term Hardship Compliance Plans to [September 1, 2026](#).**
 - ◆ Many building owners will realize they needed flexibility measures to come into compliance for 2025 in the Spring - Summer of 2026.
 - ◆ Flexibility measures are a good fit to help several buildings back come into compliance, take time for long-term planning, and avoid vicious cycles of non-compliance.

- **We propose that the Review Board votes to [delegate the approval of Pathway 0 and Pathway 1 Building Portfolios to the Environment Department](#).**
 - ◆ Per the regulations:
 - All Pathway 0 Building Portfolios must be approved if application is complete.
 - All Pathway 1 Building Portfolios approvals must be based on whether the applicant meets the eligibility criteria.
 - ◆ In both cases, applicants are **not** required to present their case to the Review Board.
 - ◆ Pathway 1 Building Portfolios have accounted for more than 60% of the applications approved by the Review Board.
 - ◆ Environment Department would present summary of approved Building Portfolios to the Review Board.

Board Q&A



Board Motion & Vote

*Extension of 2025 Flex Measure Application Deadlines
Delegation of Approval of Some Building Portfolios*

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 urban density.

Solar Exemption Process

Discussion

Solar Eligibility Under BERDO

ON-SITE SOLAR LOCATED “BEHIND THE METER”

- **Location:** The solar array is physically installed **on the property** and **directly connected to the building's electric system**. The most common example is rooftop solar.
- **Billing Structure:** Eversource bill shows **net electricity usage in kWh**.
- **Eligibility:** Eligible, with or without MA Class I REC retirement.

SOLAR NET-METERING CREDITS

- **Location:** The solar array is physically installed **outside of the property** or it is located on-site but is **not directly connected to the building's electric system**.
- **Billing Structure:** Since the building does not physically use the solar energy, Eversource bill shows **on-bill credits in USD** for the share of solar power that the building purchased.
- **Eligibility:**
 - ◆ Eligible **with** MA Class I REC retirement.
 - ◆ Eligible **without** MA Class I REC retirement **if:**
 - The solar array is located in Boston.
 - The solar array is located in the Eversource Eastern MA territory (outside of Boston), the solar array began operation prior to 2024, and the building began receiving net-metering credits from the solar system prior to 2024.

Solar Exemption Proposed Procedures

WHO CAN APPLY FOR AN EXEMPTION?

You may apply for a solar exemption if:

- The building is currently receiving or will receive solar net-metering credits from a solar system located in the Eversource Eastern MA territory; **AND**
- **Due to extenuating circumstances:**
 - The solar system started or will start operations after December 31, 2023; **AND/OR**
 - The building started or will start receiving solar net-metering credits after December 31, 2023.

APPLICATION AND REVIEW PROCESS

- Applications will be accepted on a rolling basis via a Google Form.
- The Environment Department will review applications for completeness.
- After an application is deemed complete, the application will be scheduled to be heard by the BERDO Review Board at a public meeting at the earliest convenience.
- Per the BERDO Regulations, all applications are subject to approval by the BERDO Review Board.
- Per the BERDO Regulations, the Review Board may vote to approve or reject the exemption in its sole discretion.
 - *Environment Department will provide staff comments and recommendations.*

DRAFT APPLICATION FORM (SECTION 1)

SECTION 1. BUILDING INFORMATION

Please enter the BERDO ID or Portfolio ID for which you are requesting this exemption: *

Your answer

Name of building owner requesting this exemption: *

Your answer

Building owner email: *

Your answer

Building owner phone number: *

Your answer

If different from the building owner, please provide the contact information for the entity submitting this application.

This will be the person the City of Boston will contact for next steps and questions regarding the application.

Contact name:

Your answer

Contact email:

Your answer

Contact phone number:

Your answer

DRAFT APPLICATION FORM (SECTION 2)

SECTION 2. SOLAR ARRAY INFORMATION

Please enter the address of the solar array. *

Please format as Street Address, City, ZIP Code

Your answer _____

Has the solar array started operations? *

Yes

No

Please enter the solar array's Commercial Operation Date (COD) *

If the solar array has not begun operations, please enter the estimated COD.

Date

mm/dd/yyyy

When did the BERDO building(s) associated with this application start receiving solar net-metering credits? *

If the solar net-metering credits are not being received yet, please enter the estimated date in which you expect to begin receiving the credits

Date

mm/dd/yyyy

Please attach supporting documentation providing evidence of the solar array's location, the realized or expected COD, and the realized or expected date in which you started receiving the solar net-metering credits. *

This may include a contract or a letter of attestation from your solar provider.

Upload up to 5 supported files. Max 10 MB per file.

Please select the case(s) that best describe your solar net-metering contract: *

- I own the solar array from which I receive solar net-metering credits
- I am subscribed to a community solar program
- I signed solar Power Purchase Agreement (PPA) or a virtual net-metering agreement
- I signed a contract for leased rooftop solar
- Other: _____

Please enter the contact information for the solar provider who owns and/or operates the solar array.

Company name: *

Your answer _____

Company contact name: *

Your answer _____

Company contact email: *

Your answer _____

Company contact phone number: *

Your answer _____

DRAFT APPLICATION FORM (SECTION 3 & 4)

SECTION 3. DESCRIPTION OF EXTENUATING CIRCUMSTANCES

Please select the case(s) that best describe the reasons for which you are requesting this exemption: *

- The solar system started or will start operations after December 31, 2023 due to extenuating circumstances;
- The building started or will start receiving solar net-metering credits after December 31, 2023 due to extenuating circumstances.

Please provide a narrative description of the extenuating circumstances for which you are requesting this exemption. *

Your answer

Please attach supporting documentation providing evidence of the extenuating circumstances explained above. *

Upload up to 5 supported files. Max 10 MB per file.

[Add file](#)

SECTION 4. ADDITIONAL INFORMATION (OPTIONAL)

Please provide any additional information you would like the BERDO Review Board to consider with your application.

Your answer

Please attach any additional supporting documentation you would like the BERDO Review Board to consider with your application.

Upload up to 5 supported files. Max 10 MB per file.

[Add file](#)

Next Steps

- Based on feedback received today from the Review Board, the Environment Department will revise the application form and publish it.
- Procedures and the application form will be shared through the BERDO Newsletter and added to the BERDO Compliance Guide.

Board Q&A

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.

Streamlined Short-Term Hardship Compliance Plan (HCP)

Discussion

Barriers we are seeking to address

Recap from last meeting

- Complex and lengthy application process, even for short-term HCP.
- 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)

Draft Streamlined Short-Term HCP Package Proposal

Draft proposals for discussion

PREDETERMINED ELIGIBILITY CRITERIA

This streamlined Short-Term Hardship Compliance Plan (HCP) application will be available to under-resourced and equity priority building owners who meet the following eligibility criteria:

- Building or Building Portfolio is subject to an emissions standard starting in 2025.
- Building or Building Portfolio is in compliance with 2026 reporting and third-party verification requirements.
- The Building or Building Portfolio does not have an Individual Compliance Schedule or the owner is requesting to replace their Individual Compliance Schedule with the short-term Hardship Compliance Plan.
- The owner successfully demonstrates that they have an eligible hardship by adequately completing the application form and providing any the applicable supporting documentation listed in the application form.
- Must meet one of the following ownership or Building Use types:
 - Deed Restricted Affordable Housing
 - Residential Condominium or Cooperative Buildings whose individual units have an assessed value of less than \$1 million or with at least 50% of residents at or below 80% AMI
 - Rental building with Section 8 tenants or with at least 50% of residents at or below 80% AMI
 - Owned by a small business with less than \$5,000,000 in gross revenue.
 - Owned by non-profit with less than \$5,000,000 in gross revenue (including houses of worships)
- Must meet the following financial circumstance:
 - Demonstrate that ACPs would significantly impact operations or ability to invest in compliance efforts.
 - *For discussion: Should we set a floor for eligibility? E.g. Alternative Compliance Payments (ACPs) are more than \$50,000 and/or more than 2% of operating expenses?*
- (Optional) May meet additional technical circumstances:
 - Fuel oil heating system
 - Electric resistance heating system
 - Has been rejected for electric service upgrades from Eversource

Draft Streamlined Short-Term HCP Package Proposal

Draft proposals for discussion

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
- **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.

After the short-term HCP expires, emissions standards will revert to their applicable default unless the owner acquires another flexibility measure.

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.

Draft Streamlined Short-Term HCP Package Proposal

Draft proposals for discussion

PREDETERMINED SPECIAL CONDITIONS

1. Within 12 months of approval, engage with Mass Save and provide evidence of Mass Save engagement. Examples include:
 - Comprehensive Building Assessment (CBA)
 - Home Energy Assessment or equivalent
 - Incentives for immediate energy conservation measures (ECMs)
 - Rebates for heat pumps or other equipment
 - Custom incentive packages
2. Within 12 months of approval, develop a Zero-Over-Time (ZOT) Plan, a Mass Save Comprehensive Building Assessment, or an equivalent assessment that includes at a minimum the following:
 - Results from an energy audit.
 - An inventory of equipment.
 - A sequence of compliance efforts needed to achieve compliance with BERDO emissions standards from 2028 onwards, including specific ECMs.
 - Projected energy and emissions reductions resulting from the recommended ECMs.
 - Evaluation of BERDO Flexibility Measures and compliance options.
3. Implement at least one ECM during within duration of the HCP (by the end of 2027 or 2028).
4. The owner must submit an annual report regarding progress on the completion of special conditions and the implementation of the ZOT plan during the duration of the HCP. Annual reports shall be due on February 1, 2027 and February 1, 2028.
5. Attend at least one annual virtual consultation with BERDO Staff to report on progress and evaluate next steps during the duration of the HCP.

DRAFT APPLICATION FORM (SECTION 1)

SECTION 1. BUILDING INFORMATION

Please enter the BERDO ID or Portfolio ID for which you are requesting a streamlined short-term HCP *

Your answer _____

Name of building owner requesting this streamlined short-term HCP *

Your answer _____

Building owner email: *

Your answer _____

Building owner phone number: *

Your answer _____

If different from the building owner, please provide the contact information for the entity submitting this application.

This will be the person the City of Boston will contact for next steps and questions regarding the application.

Contact name:

Your answer _____

Contact email:

Your answer _____

Contact phone number:

Your answer _____

DRAFT APPLICATION FORM (SECTION 2)

SECTION 2. ELIGIBILITY CRITERIA

Please select the type of Building(s) for which are requesting a streamlined short-term HCP: *

- Deed Restricted Affordable Housing
- Residential Condo or Cooperative whose individual units have an assessed value of less than \$1 million
- Residential Condo or Cooperative with at least 50% of residents at or below 80% AMI
- Residential Building with Section 8 tenants or with at least 50% of residents at or below 80% AMI (not Condo or Co-Op)
- Building is owned by a small business with less than \$5,000,000 in gross revenue
- Building is owned by a non-profit with less than \$5,000,000 in gross revenue (including houses of worship)

Please enter your annual operating expenses: *

Your answer _____

Please enter your annual revenue: *

Your answer _____

Please attach supporting documentation showing your annual budget. *

You may attach documentation from the last applicable fiscal year. Supporting documentation from previous years is optional.

Upload up to 5 supported files. Max 10 MB per file.

[Add file](#)

Please check the eligible hardship(s) that are applicable to your Building or Building Portfolio based on the information provided through this application: *

- Alternative Compliance Payments will significantly interfere with the ability to or significantly increase the cost to provide services that are critical to community health and safety, including life saving services, affordable housing
- Alternative Compliance Payments will create an undue burden by resulting in costs that would be significantly higher due to the circumstances or characteristics of the building owner, the Building or the Building Portfolio.
- Alternative Compliance Payments will interrupt the financial ability to operate this Building or Building Portfolio.

Please select the case that best describes your case: *

- Alternative Compliance Payments exceed \$50,000 and 2% of operating expenses.
- Alternative Compliance Payments are below \$50,000 and 2% of operating expenses, but would still create the eligible hardship(s) selected above.

If your Alternative Compliance Payments do not exceed \$50,000 and 2% of your operating expenses, please explain why this payment would create the eligible hardship(s) selected above.

Your answer _____

Please attest to the following: *

- I understand that the Environment Department will calculate the expenses associated with any Renewable Energy Certificates (RECs) and
- Alternative Compliance Payments (ACPs) needed to bring my Building or Building Portfolio into compliance. I understand that this information will be shared to the BERDO Review Board.

DRAFT APPLICATION FORM (SECTION 2, CONTINUED)

Please check any of the following circumstances that are present in your building: *

- My building has a fuel oil heating system
- My building has an electric resistance heating system
- My building has been denied or is experiencing significant delays for electric service upgrades from Eversource
- My building has been denied or is experiencing significant delays for government permits required for building decarbonization work.
- None of the above
- Other: _____

If your building has been rejected or is experiencing significant delays for electric service upgrades or other relevant permitting, please attach supporting documentation.

This may include an attestation letter, emails, or other communications clearly sent by Eversource and/or other relevant government agencies.

Upload up to 5 supported files. Max 10 MB per file.

[📎 Add file](#)

DRAFT APPLICATION FORM (SECTION 3)

SECTION 3. EVALUATION OF BERDO COMPLIANCE MECHANISMS AND OPPORTUNITIES

Have you considered applying for a Building Portfolio? Please select the option that best describes your case: *

- I have an approved Building Portfolio
- I have applied for a Building Portfolio that is pending approval
- I have not applied for a Building Portfolio, but I am eligible to apply.
- I am not eligible to apply for a Building Portfolio (e.g., I only own one BERDO Building)
- Other: _____

Have you considered applying for an Individual Compliance Schedule (ICS)? Please select the option that best describes your case: *

- I have an approved ICS
- I have applied for an ICS that is pending approval
- I have not applied for an ICS, but I am eligible to apply.
- I am not eligible to apply for an ICS (e.g., I do not have historical energy use data for my building)
- Other: _____

For owner-paid accounts, please enter the electricity rate that is applicable to the building or for each building in a Building Portfolio (\$/kWh): *

This will be used to assess the feasibility of using Boston's Community Choice Electricity (BCCE) as a compliance mechanism.

Your answer _____

Have you engaged with Mass Save or other qualified service providers to understand and pursue building decarbonization opportunities in your building or Building Portfolio? Please check all that apply: *

- Owner has completed a Mass Save audit in the last 3 years.
- Owner has completed an energy audit through a third-party in the last 3 years (not Mass Save).
- Owner is waiting on a determination from Mass Save regarding eligibility for services or incentives.
- Contracts with qualified service providers are in place to assess or implement decarbonization work.
- None of the above
- Other: _____

If you have engaged with Mass Save or other qualified service providers, please attach supporting documentation.

This may include an attestation letter and/or report from Mass Save or other service providers, emails, contracts, bids, or other communications

Upload up to 5 supported files. Max 10 MB per file.

[Add file](#)

DRAFT APPLICATION FORM (SECTION 3, CONTINUED)

Have you implemented any on-site building decarbonization efforts? *
Please check all that apply:

- 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 windows
- Upgraded domestic hot water (DHW) systems
- Efficiency upgrades for fossil fuel heating system
- Switched heating and cooling system for heat pumps
- Roof replacement
- Improved insulation
- Installed solar panels on-site
- Efficiency upgrades for high-intensity industrial/process loads
- None of the above
- Other: _____

Please provide any additional information on the building decarbonization efforts selected above that you would like the BERDO Review Board to consider.

Your answer _____

Please provide any supporting documentation on the building decarbonization efforts selected above:

This may include photos, invoices, reports, attestation letters, emails, contracts, bids, or other communications with contractors and service providers.

Your answer _____

DRAFT APPLICATION FORM (SECTION 4 & 5)

SECTION 4. TYPE OF RELIEF

Please attest to the following: *

- I understand that I am requesting relief in the form of an Alternative Emissions Standard that will be determined by the Environment Department.
- I understand that the Alternative Emissions Standard determined by the Environment Department will be applicable for the 2025, 2026 and 2027 emissions compliance years.
- I understand that the Alternative Emissions Standard will be determined by calculating the average of the Building or Building Portfolio's emissions intensity for 2023, 2024, and 2025. If data is not available for 2023 or 2024, the building or Building Portfolio's emissions intensity from 2025 will be used.

SECTION 5. COMMITMENT TO SPECIAL CONDITIONS

By submitting an application for a streamlined Short-Term HCP, the building owner commits to fulfilling the following special conditions:

- 1. Within 12 months of approval, engage with Mass Save and provide evidence of Mass Save engagement.** Examples include a Comprehensive Building Assessment (CBA), a Home Energy Assessment or equivalent, incentives for immediate energy conservation measures (ECMs, rebates for heat pumps or other equipment, and custom incentive packages
- 2. Within 12 months of approval, develop a Zero-Over-Time (ZOT) Plan, a Mass Save Comprehensive Building Assessment, or an equivalent assessment that includes at a minimum the following:**
 - Results from an energy audit.
 - An inventory of equipment. A sequence of compliance efforts needed to achieve compliance with BERDO emissions standards from 2028 onwards, including specific ECMs.
 - Projected energy and emissions reductions resulting from the recommended ECMs.
 - Evaluation of BERDO Flexibility Measures and compliance options.
- 3. Implement at least one ECM during within duration of the HCP (by the end of 2027).**
- 4. The owner must submit an annual report regarding progress on the completion of special conditions and the implementation of the ZOT plan during the duration of the HCP.** Annual reports shall be due on February 1, 2027 and February 1, 2028.
- 5. Attend at least one annual virtual consultation with BERDO Staff to report on progress and evaluate next steps during the duration of the HCP.**

Please attest to the following: *

- I understand that by submitting this application, I am committing to fulfill the special conditions listed above upon approval of the streamlined Short-Term HCP.

DRAFT APPLICATION FORM (SECTION 6)

SECTION 6. ENVIRONMENTAL JUSTICE AND ADDITIONAL INFORMATION.

Please provide a brief narrative of how your Building or Building Portfolio serves the Boston community. *

This may include providing affordable housing, services that are critical to community health and safety, life saving services, and/or benefits for low-income residents, environmental justice neighborhoods, and other underserved populations.

Your answer

Please provide any additional information you would like the BERDO Review Board to consider with your application:

Your answer

Please attach any additional supporting documentation you would like the BERDO Review Board to consider with your application.

Upload up to 5 supported files. Max 10 MB per file.

 Add file

Board Q&A

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

Narrative Question in Pathway 2 and 3 Applications

Discussion



Updated Language on Portfolio Applications

Narrative Question (for applications that trigger the need to make an emissions standard compliance plan)

Based on Feedback from the Board, we've updated the language to:

Near-Term and Recent Projects

- **Anticipated Projects:** Any planned building energy audits, weatherization efforts, retrofits, on-site renewable energy installations, capital improvements, or other emissions reduction initiatives. *Where feasible, please provide details at the building level.*
- **Recent Projects:** Any energy efficiency or decarbonization projects recently completed within the Building Portfolio.

Integrated Practices

- **Ongoing Assessments and Best Practices:** Any energy efficiency or decarbonization practices integrated into routine operations, such as maintenance work, appliance or heating system upgrades, or major building modifications. *Please specify the building(s) where these practices are in place, if applicable.*

Compliance Planning

- **Emissions Standard Compliance Strategy:** Any preliminary strategies for developing your Emissions Standard Compliance Plan.
- **Tenant Engagement:** If applicable, any early plans to inform and engage tenants in the development of the Emissions Standard Compliance Plan. *Include current engagement practices and any future plans for involving residents in larger decarbonization efforts.*

Environmental Justice

- **Environmental Justice Considerations:** After reviewing your Environmental Justice maps, please share initial thoughts on how the maps may be incorporated into future capital planning and/or sequencing of projects.

Preliminary Compliance Plan Narrative

Please provide a narrative of any existing plans to achieve compliance across the proposed Building Portfolio. Your narrative should include the following sections:

Near-Term and Recent Projects

- **Anticipated Projects:** Any planned building energy audits, weatherization efforts, retrofits, on-site renewable energy installations, capital improvements, or other emissions reduction initiatives. *Where feasible, please provide details at the building level.*
- **Recent Projects:** Any energy efficiency or decarbonization projects recently completed within the Building Portfolio.

Integrated Practices

- **Ongoing Assessments and Best Practices:** Any energy efficiency or decarbonization practices integrated into routine operations, such as maintenance work, appliance or heating system upgrades, or major building modifications. *Please specify the building(s) where these practices are in place, if applicable.*

Compliance Planning

- **Emissions Standard Compliance Strategy:** Any preliminary strategies for developing your Emissions Standard Compliance Plan.
- **Tenant Engagement:** If applicable, any early plans to inform and engage tenants in the development of the Emissions Standard Compliance Plan. *Include current engagement practices and any future plans for involving residents in larger decarbonization efforts.*

Environmental Justice

- **Environmental Justice Considerations:** After reviewing your Environmental Justice maps, please share initial thoughts on how the maps may be incorporated into future capital planning and/or sequencing of projects.

Board Q&A



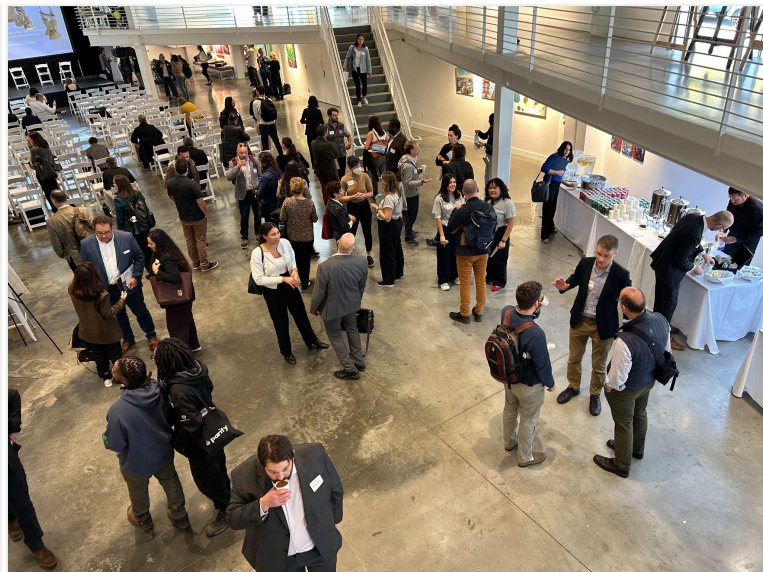
A nighttime photograph of a city street, likely in Berkeley, California. The scene is illuminated by warm streetlights and festive white string lights draped over trees and buildings. In the background, a prominent building with a dome is visible. The foreground shows a busy pedestrian walkway with people walking and a man taking a selfie. The overall atmosphere is festive and urban.

BERDO Community Engagement

Update and Discussion

BERDO FEST

at a glance



BERDO Fest

Overview

Goal: Central hub for building owners and property managers to meet and build connections with experts and professionals across the building decarbonization ecosystem.

- 400 Eventbrite registrations (sold out!)
- 250 participants

Survey Results:

- ❖ *Excitement on engaging with BERDO Staff*
- ❖ *Better location for panels*
- ❖ *More case studies from other cities*

“Very informative and helped me as a condo trustee take back to others what a path forward might be”

“I am hopeful that my city and state will follow the provided guidance and data-driven successes to ensure a healthier future for everyone”

“This is causing significant stress and discussion for teams on affordable housing projects that have already planned and are ready to do interventions or who are planning now.”

BERDO Fest

Panel Discussions

BERDO Spotlight: Recognizing Early Leadership in Boston

- Yve Torrie (Facilitator), A Better City
- Heather Henriksen, on behalf of the Consortium for Climate Solutions
- Ben Myers, BXP
- Kevin McLaughlin, Trinity Church
- Cristina McPike, WinnCompanies

How To Build Your Decarbonization Dream Team

- Ilene Mason (Facilitator), RPM Inc.
- Caitlin Robillard, ABCDC
- Kristen Simmons, Mayor's Office of Housing
- Imrak Turan, Arup
- Nicole Luiz, GreenerU

Leading and Funding Your Decarbonization Journey: Mass Save Resources

- Jessica Reardon (Facilitator), Eversource
- Greg Sine, Eversource
- Quiana Lee-Gaines, Eversource
- Sarah Hamilton, Eversource

Navigating Building Decarbonization in Multifamily and Condo Buildings

- Luke Surowiec (Facilitator), ICF
- Adam Szlachetka, Steven Winter Associates, Inc.
- Matthew Gaines, Marcus, Errico, Emmer & Brooks, P.C
- Suneeth John, Fenway Forward
- Quiana Lee-Gaines, Eversource



BERDO Fest

Spotlights

SPOTLIGHT Weatherization



THE DISTILLERY NORTH

Annual Energy Use Reduction:
60%

Retrofit Type:
Adaptive Reuse & Passive House

Project Summary:
The former Felton Rum Distillery, dating from 1840, was given a new life as artist studios and residential units when Fred Gordon undertook an ambitious, sustainable redevelopment project.

The retrofit included adding approximately 60 units in what would be the first multi-family Passive House included optimizing solar orientation; installing heat recovery ventilators, and more. At the time energy efficient multi-family building in Boston LEED Platinum certified.

Buildings like The Distillery North prove that efficient reduce carbon and energy costs are possible while prioritizing comfort, durability, and the ability to cool efficiently. The building sits on 1.74 acres and encompasses around 170,000 square feet.



Building Second Street
Building
Project Timeline

CITY of BOSTON

SPOTLIGHT Energy Efficiency



BXP

Annual Energy Use Reduction:



SPOTLIGHT Climate Justice



HANO HOMES DEEP ENERGY RETROFIT

Annual Energy Use Reduction:
81%

Retrofit Type:
Deep Energy Retrofit

Project Summary:
Hano Homes is a 20-unit rental property that is home to almost 50 residents. The major components of the decarbonization strategy are a combination of the new air-tight envelope, highly efficient all-electric systems, energy recovery ventilators (ERVs), and on-site rooftop solar panels. This will result in an estimated 80.7% energy use reduction and 74% carbon emissions reduction.

These energy efficiency wins, along with the phasing and resident relocation strategy, improved resident quality of life and limited disruption during renovation. The leveraging of green financing sources makes Hano Homes a great pilot for similar affordable housing decarbonization projects. This work is just part of ABCDC's commitment to decarbonize its entire affordable housing portfolio by 2040.



CITY of BOSTON

BOSTON.GOV/BERDO-FEST

SPOTLIGHT Renewable Energy



CONSORTIUM FOR CLIMATE SOLUTIONS

Renewable Energy Generated:



SPOTLIGHT Innovative Approaches to Building Decarbonization



TRINITY CHURCH

Retrofit Type:
Geothermal and Retro-Commissioning

Building Owner:
Trinity Church
Building Type: National Historic Landmark, Episcopal Church
Project Timeline: Ongoing



Project Summary:
Trinity Church, built in 1877 and designated a National Historic Landmark, is one of Boston's most treasured architectural icons. A multi-phase restoration was undertaken to preserve its historic character while enhancing functionality, accessibility, and energy performance.

Key improvements included: preservation of architectural integrity, expanded and upgraded gathering spaces, and improved energy efficiency and building systems. Phase 1 featured the installation of six geothermal wells—the first ever in Boston's historic Back Bay neighborhood!

Retro-commissioning of the Parish House and Church mechanical systems identified equipment not operating as designed. Corrective actions included repairs, replacements, and a full upgrade of the Direct Digital Control system to improve communication for maintenance teams. This project encompassed approximately 60,000 square feet.



CITY of BOSTON

BOSTON.GOV/BERDO-FEST

SPOTLIGHT Deep Energy Retrofit



EVA WHITE APARTMENTS

Annual Energy Use Reduction:
67% 440 Tremont St.
49% 450 Tremont St.

Retrofit Type:
Deep Energy Retrofit

Project Summary:
The Eva White Apartment complex consists of 102 units between two seven-story buildings.

Castle Square Tenants Org and WinnCompanies started by assessing the buildings' existing conditions and capital needs, accounting for variables like deferred maintenance in both the residential units and at the building systems level. Tenants were also engaged early with meetings to explain renovation and retrofit details and to collect feedback. The thorough planning and performance-driven design led to a comprehensive overhaul of the building envelope and mechanical improvements, including new wall and roof insulation; peerless triple-glazed windows; and new high-efficiency heating, cooling, ventilation, and domestic hot water systems.

The renovation will also provide upgraded in-unit appliances, lighting, and cooktops to reduce internal equipment loads. The project is still ongoing but is a great example of why it is important to celebrate the interim progress along the way of a decarbonization journey.



Building Owner: Castle Square Tenants Organization and WinnCompanies

Building Type: Affordable, multi-family

Project Timeline: December 2024 with an estimated completion in 2026.



CITY of BOSTON

WinnCompanies would like to thank Reizen Design Associates, Peterson Engineering, Osh Engineering, Building Envelope Associates, Keith Construction Inc., Sunrise Erectors, and their funders.

BERDO Fest

Exhibitors

1. AHA Consulting Engineers
2. Amado Energy Solutions
3. Arup
4. Built Environment Plus (BE+)
5. Celsius Energy
6. City of Boston: BERDO Emissions
7. City of Boston: BERDO Reporting
8. City of Boston: Small buildings team
9. Consigli Construction
10. Copper
11. Ecosave Inc
12. ENGIE Resources
13. European Architectural Supply
14. Fulton
15. Gradient
16. GreenerU, Inc.
17. Green Banyan Consulting
18. Gridify, Inc.
19. Mass Save (Eversource and National Grid)
20. MassCEC BETA Project (*Slipstream, RMI, Rise Engineering, SMMA and TSK Energy Solutions*)
21. NRGTree
22. Parity
23. PowerOptions
24. Resonant Energy
25. RunWise
26. Solomon Consulting Group
27. Steven Winter Associates
28. The Green Engineer, Inc.
29. Thornton Tomasetti
30. Ventacity Systems, Inc
31. Vicinity Energy
32. VvS Architects & Consultants

BERDO Workshop Series



LOCATIONS + ATTENDANCE

- Allston + Brighton [20]
- Downtown + Chinatown + North End + Beacon Hill + West End [11]
- South Boston + Seaport [6]
- Roxbury + Dorchester + South End [11]
- Fenway + Back Bay [6]

★ 51 total RSVPs

★ When asked on the RSVP form if they had reported to BERDO before:

- Yes → 26
- No → 12
- Unsure → 4
- Other → 2

WORKSHOP STRUCTURE

- **Goal:** Support building owners and property managers navigate reporting and emissions compliance through tailored in-person assistance and building consultations
 - ◆ *Ensure eligible building owners benefit from BERDO's Free Reporting and Verification Services*
 - ◆ *Connect to BERDO Staff*
- **Workshop Tracks:** Participants would be assigned a track depending on where they were in the BERDO process
 - ◆ *Track 1: Little to no engagement with the BERDO Team or the reporting process*
 - ◆ *Track 2: You have not claimed your building, claimed building but not completed reporting, started reporting but not completed third party verification*
 - ◆ *Track 3: Completed reporting and would like to understand emissions + learn options for emissions compliance*
 - ◆ *Track 4: Understand emissions compliance and want information on flexibility measures*

BERDO Workshop Series



STAFF REFLECTIONS

- Allowed staff to hear stories from those subject to BERDO they otherwise wouldn't have and reach an audience that is not as proactively engaged - the importance of in person engagement for trust and connection building
 - ◆ *Confirmed or challenged assumptions BERDO staff had about the reporting and verification process*
 - ◆ *Interesting to see attitudes and BERDO familiarity across neighborhoods (Southie vs. Allston/Brighton)*
- Even with low attendance numbers it's impactful for BERDO Staff, building owners, and the ordinance to reach every last person
- Meeting BERDO Staff made people feel more confident, less frustrated, and realize the importance and long term goal of the ordinance
- Great opportunity for new staff to learn from team members about the ordinance, great training for other workstreams

Challenges

- Reaching people who haven't engaged with BERDO (most people heard about the workshops via the Newsletter or the email list)
- Finding ways to make the series more efficient for staff if the future - required a lot of staff time and capacity to plan and host
- Partnering with related programs (maybe Boston Energy Saver) in the future

BERDO Workshop Series



LESSONS LEARNED BY TRACK

Track 1

- Disconnect between buildings owners, their property managers, and third party reporters
- People who were new to BERDO expressed the most frustration and resentment with reporting requirements
- Need to connect people to people who can help them undertake their emissions reduction projects
- “I have been throwing out your mailers”

Track 2

- People expressed frustration with length, confusion, and expense of the Reporting process (pointed them to Free Reporting Services)
- Industrial/manufacturing needs additional guidance on BERDO reporting

Track 3

- More difficult for buildings on fuel oil to comply with BERDO
- Most building owners stated they would seek flexibility measures: Blended Emissions Standards, Building Portfolios, Hardship Compliance Plans

Track 4

- Confusion around first emissions compliance year
- People unaware of office hours, BERDO emissions calculator, and virtual building consultations
- Specific logistical difficulties with solar and heat pump installations
- Need for more support for condos that do not meet BDAP criteria (especially self managed)

The background of the slide is a dark blue aerial wireframe map of a city, showing building footprints, streets, and parks in a light blue color. A semi-transparent dark blue horizontal band is overlaid across the middle of the image.

Board Q&A

BERDO Community Engagement





Approval of Meeting Minutes

Board votes on approving previous meeting's minutes

Administrative Updates

Staff presents administrative updates

2026 Meeting Schedule

Second and fourth Mondays



MEETING 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 12*
April 27	October 26
May 11	November 9
May 25*	November 23
June 8	December 7
June 29	

Holiday Meetings

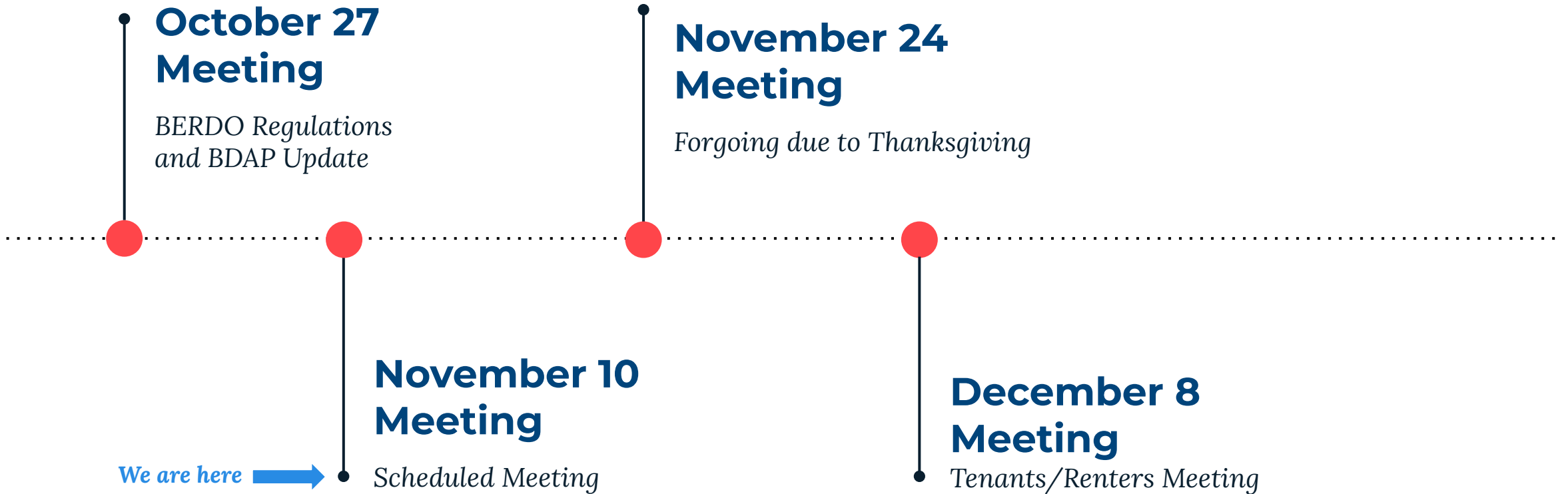
- **May 25:** Memorial Day
- **October 12:** Indigenous Peoples' Day


Proposal

Move the meetings to the following Tuesdays

- May 26
- October 13

Review Board Upcoming Timeline



A nighttime photograph of a city street, likely in New Orleans, featuring a streetcar and people walking. The scene is illuminated by streetlights and building lights, with a dark blue overlay. The text 'Board Questions' is prominently displayed in white, bold font, and 'Admin Updates' is written below it in a smaller, italicized font. A logo with a white 'B' on a black background is in the bottom right corner.

Board Questions

Admin Updates



Adjourn

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

