

EQUITABLE EMISSIONS INVESTMENT FUND 2025 REPORT

City of Boston, Environment Department



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COVER PAGE PHOTO

Allston Brighton CDC's Hano Homes deep energy retrofit. Credit: Jane Messinger.



CITY OF BOSTON

Equitable Emissions Investment Fund 2025 Report | 2

1. WELCOME LETTER, BERDO REVIEW BOARD CHAIR

With great enthusiasm, the City of Boston's Environment Department and the BERDO Review Board present the first annual Equitable Emissions Investment Fund report. This report brings our commitment to transparency to life and highlights the positive impacts our efforts in equitable decarbonization are having across Boston.

The [Equitable Emissions Investment Fund](#) (EEIF) was established under the Building Emissions Reduction and Disclosure Ordinance (BERDO) in 2021. Since then, we have established the first cohort of the BERDO Review Board, the governing body that oversees the implementation of the ordinance. The Review Board has been working diligently to build the infrastructure and establish the processes necessary for BERDO's success, including processes for the Fund.

The Fund was designed to invest in community projects that reduce building emissions, prioritizing environmental justice communities and those disproportionately impacted by air pollution. Seeded with \$3.5 million by the city, application cycles have been running on an annual basis since 2024. In that time, the Review Board has reviewed and voted on two application cycles, and we are proud to share that \$1,500,250 is set to be awarded to [a diverse and innovative group of projects](#) that directly reduce building emissions while delivering additional co-benefits to Boston communities.

As we celebrate these milestones, I want to take a moment to thank all of our partners for their contributions to shaping BERDO and the Fund. These efforts ensure that community voices are centered in these programs, and your impact does not go unnoticed! We're honored to share that BERDO and the Fund were selected to receive the 2025 Bloomberg Philanthropies Local Leaders Climate Award in "Energy Transition & Smarter Buildings." This recognition is a testament to the fact that the work being done in Boston is leading on the global stage.

I am lucky to serve alongside a group of talented, committed Board Members who lead our work with integrity and community connection. We all benefit from the talented staff that the City of Boston has entrusted with achieving Mayor Michelle Wu's bold decarbonization goals. Looking to the future, we collectively reaffirm our commitment to putting equitable building decarbonization into practice with the Equitable Emissions Investment Fund.



In partnership,

A handwritten signature in blue ink that reads "Jessica Boatright".

Jessica Boatright
Chair, BERDO Review Board



2. BERDO OVERVIEW

I. BACKGROUND

Boston's Equitable Emissions Investment Fund was born from the [Building Emissions Reduction and Disclosure Ordinance](#) (BERDO). BERDO is a local law that aims to reduce air pollution and greenhouse gas emissions (GHG) from large buildings in Boston.¹ As one of the first Building Performance Standards (BPS) in the country, BERDO represents a transformative shift towards carbon neutrality in Boston and has earned a Local Climate Leaders Award from Bloomberg Philanthropies in 2025 for its innovation and community-centered approach.

Because buildings are a major source of pollution within the city – making up 70% of Boston's total emissions – they are a key sector to decarbonize. BERDO requires large existing buildings to progressively reduce their GHG emissions until they reach net-zero by 2050. As a key part of [Boston's Climate Action Plan](#), BERDO helps the City reach its goals for reduced emissions and

improved air quality for residents.² More importantly, both occupants and property owners can benefit from building decarbonization through lower utility bills, better air quality, and increased comfort and quality of life.



Hannah Payne (Director, Carbon Neutrality) accepting the Bloomberg Philanthropies 2025 Local Leaders Award at the COP30 Local Leaders Forum in Rio de Janeiro.
Image credit: C40

BERDO covers about 5,500 buildings, roughly 5% of the city's total building stock. Although this is a relatively small percentage, BERDO buildings compose about 40% of Boston's total emissions, making them the most impactful sector to tackle in order to meet Boston's climate mitigation goals.³

¹ The following buildings in Boston are subject to BERDO: 1) Residential buildings with 15 or more units; 2) Non-residential buildings that are 20,000 square feet or larger (excluding parking); 3) Any parcel of land with multiple buildings that sum to at least 20,000 square feet (excluding parking) or 15 residential units or more.

² The City of Boston has released its draft Climate Action Plan (CAP), outlining a preliminary list of high-impact climate action strategies and the draft Climate Justice Framework. For more information, please see: boston.gov/climate-action-plan

³ [City of Boston Finalizes Regulations to Ensure Large Buildings Achieve Carbon Neutrality by 2050, Press Release](#).

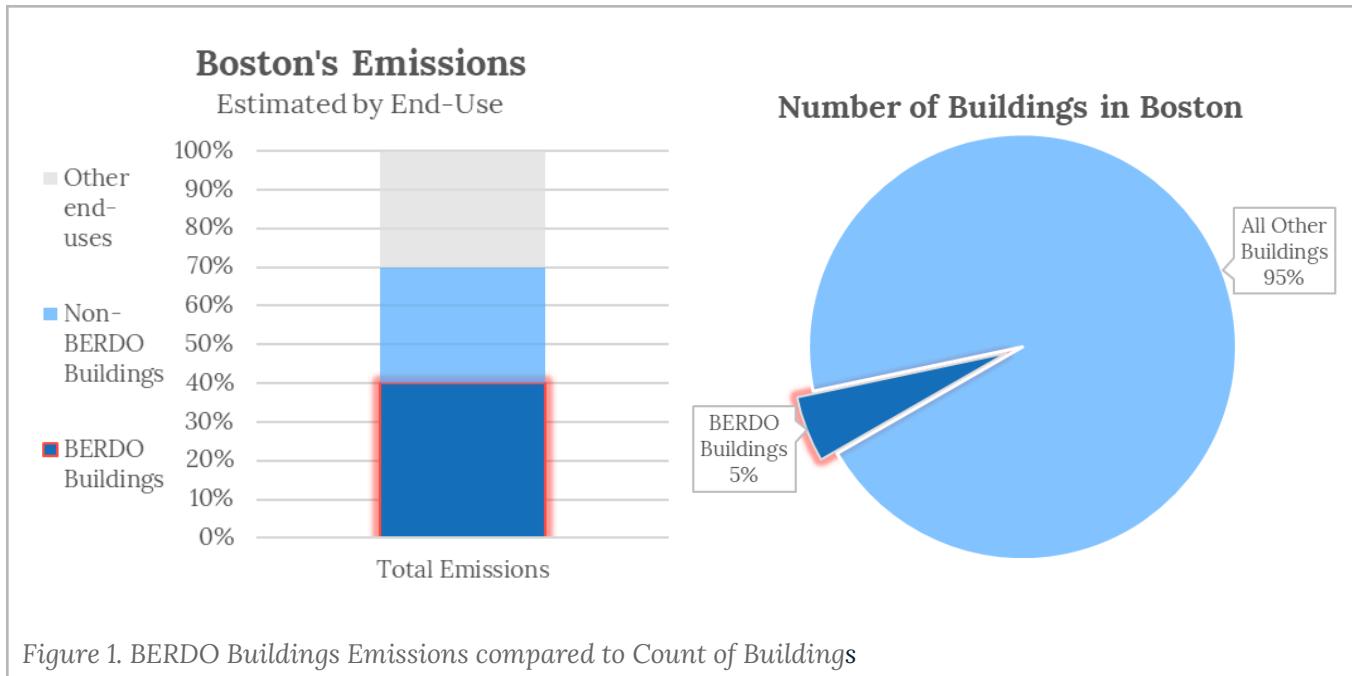


Figure 1. BERDO Buildings Emissions compared to Count of Buildings

II. BERDO REQUIREMENTS

Building owners subject to BERDO are required to measure, track, and report their building's annual energy and water usage. Starting in 2025, property owners must meet [pre-determined emission limits based on their building type](#). To meet these standards, property owners can reduce building emissions by making building improvements, such as adding insulation, upgrading windows, installing heat pumps or solar panels, or replacing gas stoves with induction cooktops (Figure 2). Building owners may also consider purchasing renewable energy or making Alternative Compliance Payments (ACPs) to maintain emissions compliance.⁴ All ACPs made by building owners are funneled into the Equitable Emissions Investment Fund.

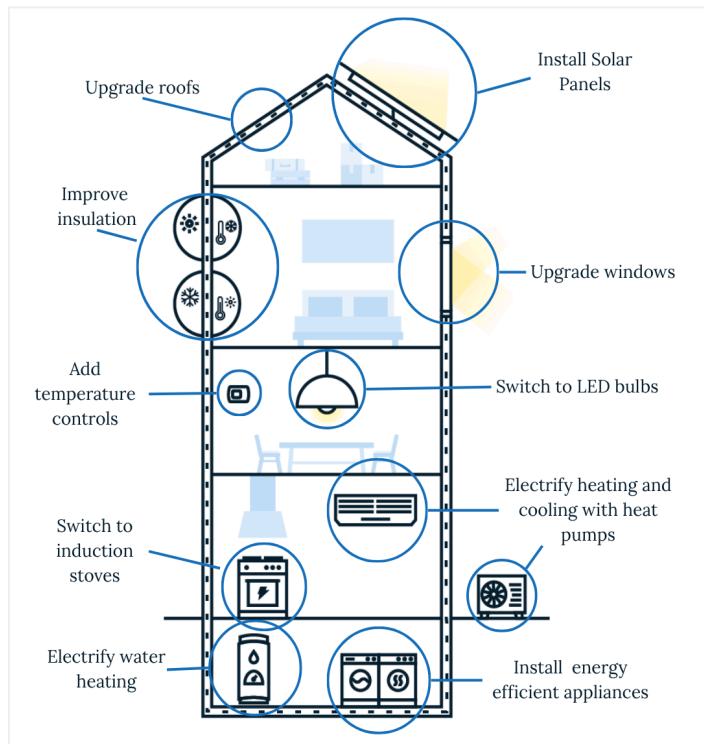


Figure 2. Examples of building decarbonization efforts in an existing building

⁴ ACPs fund future decarbonization projects in Boston's environmental justice communities via the Fund. ACPs are priced at \$234 per metric ton of CO₂e a building is above its emissions limit. ACPs are not fines.



3. BERDO REVIEW BOARD

The [BERDO Review Board](#) (Review Board) is a nine-member governing body of BERDO. The Review Board oversees the implementation of the ordinance and is tasked with evaluating applications and making recommendations for expenditures from the Fund. The Review Board is the first of its kind, differentiating BERDO from other building performance standards (BPS) in the country as the only independent board providing oversight over its implementation.

With representation from Boston City Council, community-based organizations, and other individuals, this group is designed to represent the interests of Boston residents and engage the community in the design, implementation, and evaluation of the program. In fact, the Review Board and the Fund were established in response to community input calling for a permanent community presence in the implementation of BERDO, ensuring that Boston's most vulnerable communities can benefit from building decarbonization efforts.



Figure 3. BERDO Review Board Composition



I. BERDO REVIEW BOARD MEMBERS

The Review Board currently has seven seated members and two vacant seats. Terms last three years with the possibility of serving up to three consecutive terms. Members are eligible to receive a stipend of up to \$4,800 a year for their time and expertise. Individuals who are interested in joining the Review Board may demonstrate their expertise through lived experience in addition to education and work experience.



Jessica Boatright
Chair, BERDO
Review Board



Gabriela Coletta Zapata
City Councilor
District 1



Stephen Ellis
BERDO Review
Board Member



Hessann Farooqi
BERDO Review
Board Member



Lori Ferriss A.I.A, P.E.
BERDO Review
Board Member



Gail Latimore
BERDO Review
Board Member



**Reginald "Reggie"
Stovell Jr.**
BERDO Review
Board Member

Two seats are currently unoccupied

At the time of publication, there were seven seated BERDO Board Members and two open seats.



4. EQUITABLE EMISSIONS INVESTMENT FUND

The [Equitable Emissions Investment Fund](#) is an innovative model to help cover the costs of building decarbonization projects in [Environmental Justice \(EJ\) populations](#) and communities disproportionately impacted by air pollution. To date, the fund has allocated seven (7) grants totaling over \$1,500,000 across two rounds to support equitable building decarbonization in Boston (see [Project Summaries](#) for more info).

The Fund was originally seeded with \$3.5 million from the City of Boston's operating budget and, starting in 2026, will continue to receive funding from Alternative Compliance Payments(ACPs) as building owners start to comply with BERDO emissions limits. The Fund launched in 2024 and operates on an annual funding cycle. All funding is allocated by the BERDO Review Board.



A Dorchester Bay EDC Property with solar, partially supported by the EEIF. Image credit: Josh Reynolds.

“Boston’s commitment to achieving net-zero emissions by 2050 relies on innovative solutions like the Equitable Emissions Investment Fund...These grants reflect our focus on creating a healthier, more equitable city, prioritizing investments in communities that are most affected by the impacts of climate change.” - Mayor Michelle Wu, City of Boston

I. ENVIRONMENTAL JUSTICE

The Fund is designed to prioritize building decarbonization projects that benefit Environmental Justice (EJ) populations⁵ and those disproportionately impacted by air pollution. While climate change affects everyone, it disproportionately burdens the most vulnerable and underserved communities. Historically, climate initiatives have not always yielded positive results for all residents, and in some instances, have even exacerbated persisting racial, economic, and social disparities. For example, while climate action has expanded the adoption of solar panels and

⁵ Environmental Justice population follows the definition set by the Massachusetts Executive Office of Energy and Environmental Affairs - where one or more of the following criteria are true: (i) the annual median household income is 65% or less of the statewide annual median household income, (ii) minorities make up 40% or more of the population, (iii) 25% or more of households identify as speaking English less than "very well", or (iv) minorities make up 25% or more of the population and the annual median household income of the municipality in which the neighborhood is located does not exceed 150% of the statewide AMI.

other clean technologies, access to these technologies remains uneven. Intentional design can ensure that we use climate action as a tool to repair and reduce disparities. Aligned with Boston's goals for a justice-centered approach to climate action, the Equitable Emissions Investment Fund provides grants for emission reduction projects that directly benefit EJ communities, thereby increasing comfort, improving indoor air quality and, reducing energy burdens.

"We are grateful to have received an award from the Equitable Emissions Investment Fund which will allow us to implement crucial energy saving measures and set us on a path to achieve net-zero in the coming years at Burbank Gardens."

- Suneeth John, Fenway Forward's Deputy Director and Head of Real Estate

Though the Fund must award projects that have a building carbon mitigation component, the Review Board also prioritizes projects that offer the following additional co-benefits:

- Benefits to affordable housing
- Benefits to tenants
- Benefits to labor and workforce development
- Benefits to outdoor air quality
- Benefits to indoor air quality and quality of life
- Climate resilience benefits
- Energy justice benefits
- And other benefits that the applicant would like to share

For more information on how applications are evaluated, please see [our project evaluation form](#).

In 2024 and 2025, the Fund selected a variety of building decarbonization projects – ranging from deep energy retrofits that tackle housing equity and climate resilience to subsidizing solar generation and providing electricity bill relief to low-income households. In addition to addressing equitable building decarbonization, these investments offer other tangible benefits like housing, health equity, and community engagement. More information about these projects can be found in the Project Profiles section (page 12).



II. EQUITABLE EMISSIONS INVESTMENT FUND FINANCIALS

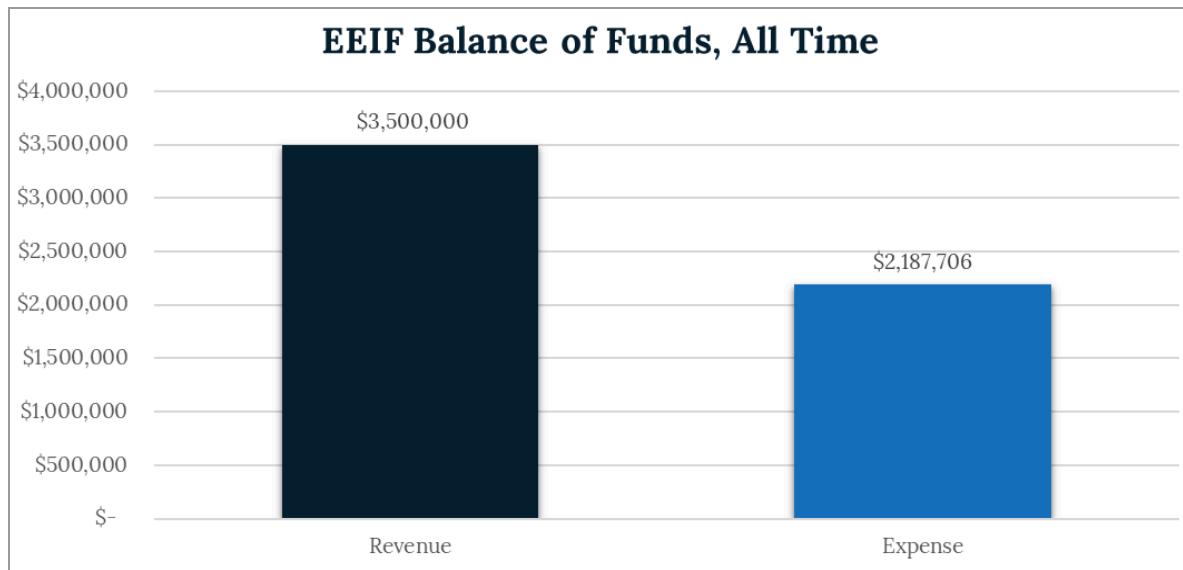


Figure 4. Total EEIF Revenue and Expenses since inception. Total revenue: \$3,500,000 and total expenses: \$2,187,206

III. FUND REVENUE

To date, the Fund has had a total of \$3,500,000 in revenue, all seeded from the City's operating budget. Starting in 2026, ACPs will be put into the Fund to further support equitable building decarbonization across Boston. About \$2.2 million from the Fund has been allocated so far, leaving a remaining balance of \$1,309,794 after accounting for 2025 award selectees and future payments.

IV. FUND EXPENDITURES

Including amounts that are already committed to be awarded, the Fund has spent \$2,187,206 since its inception. Over two-thirds of this spending goes directly to grantees. A total of \$1,500,000 in awards has been committed across the first two rounds. The next largest category of expenses is supporting the [Building Decarbonization Advisor Program](#) (BDAP). BDAP helps under-resourced building owners by pairing them up with building science experts to create zero-over-time plans. BDAP expenditures funded by federal grants are being prioritized first, therefore no money from the Fund has been used on BDAP to date.

In addition to direct programming, monies from the Fund were used to compensate community-based organizations (CBOs) that were involved in co-creating BERDO regulations, and Review Board members for their time spent reviewing and preparing for BERDO-related tasks and public meetings. A total of \$182,856 has been committed or spent from the Fund on engaging and compensating CBOs involved in the regulations development process and Review Board compensation.



Total Expenses (Committed)

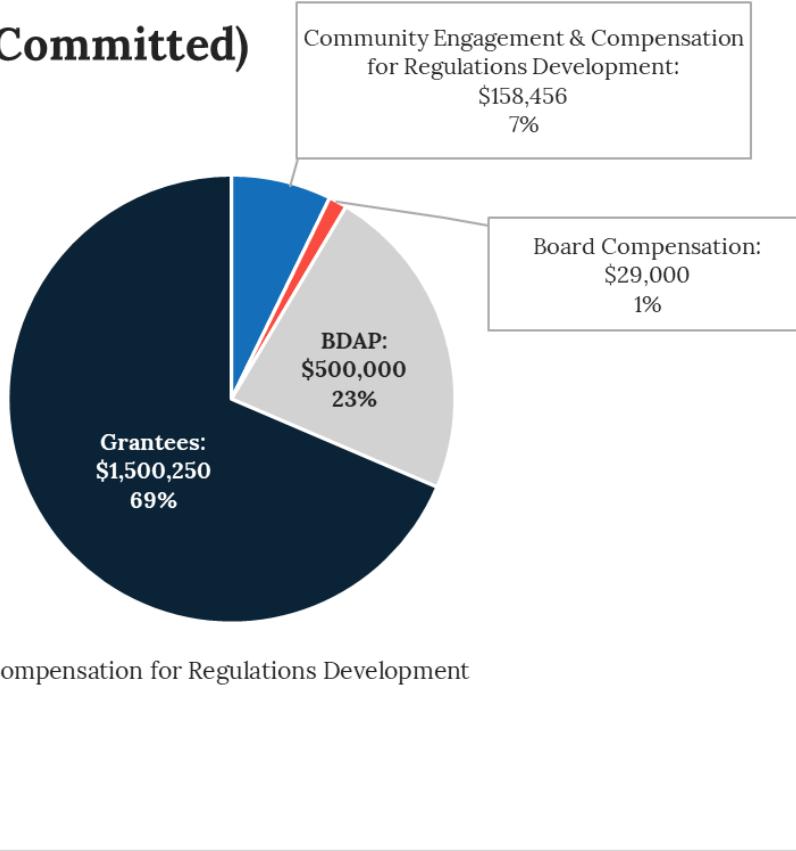


Figure 5. EEIF Expense Composition

The Fund has committed to or incurred the expenses listed above, but has not yet officially disbursed certain amounts. To date, the Fund has paid \$450,150 to 2024 award recipients, \$158,456 to CBOs for their co-creation work, and \$24,600 to Board Members. BERDO staff are currently in the process of finalizing grant agreements with 2025 selectees. As grant recipients continue to meet project milestones, the dollar amount paid will be closer to the total dollars committed.

	Committed or Encumbered	Paid
Engagement & CBO Compensation for Regulations Development	\$158,456	\$158,456
Board Compensation	\$29,000	\$24,600
BDAP	\$500,000	\$0
Grantees	\$1,500,250	\$450,150.00
Total	\$2,187,706	\$633,206.00

Table 1: Composition of EEIF expenses in \$ incurred vs. \$ paid



5. PROJECT PROFILES

The Fund has helped jumpstart decarbonization projects and a just energy transition across the City of Boston. Awards have been used to pay for HVAC system renovations, renewable generation, and electrification efforts (e.g., heat pumps, domestic hot water, and electrical capacity upgrades) in Boston's EJ communities. These projects help Boston move toward its emission reduction goals while improving indoor air quality, enhancing tenants' quality of life, boosting energy security, and supporting vital affordable housing and community assets. Many projects, such as electrification capacity and air-sealing, will enable our partners to pursue further upgrades to their buildings down the road to contribute to their overall carbon reductions.

“We deeply appreciate the City of Boston’s support in funding this critical solar panel initiative, which will not only help reduce emissions but also lower energy costs for our residents, many of whom are on the frontlines of climate change...”

- Kimberly Lyle, CEO of Dorchester Bay Economic Development Corporation

I. APPLICANTS

Over two funding cycles, the Fund received 41 applications from non-profit organizations. These organizations collectively requested over \$11 million, showcasing a significant demand for this type of funding. In 2025, BERDO staff and Review Board members set a cap on funding awards at \$250,000 per project and marketed the funding opportunity accordingly.

Year	# of Applicants	\$ Requested	# of Selectees	\$ Awarded
2024	19	6,305,536	3	750,250
2025	22	4,787,851	4	750,000
Total	41	11,093,387	7	1,500,250

Table 2. Overview of EEIF Funding Rounds

Applicants spanned a wide range of organizations, including affordable housing, youth services, and clean energy and environmental conservation groups. Of the 41 total applicants, 16 (39%) were affordable housing organizations and community development groups.



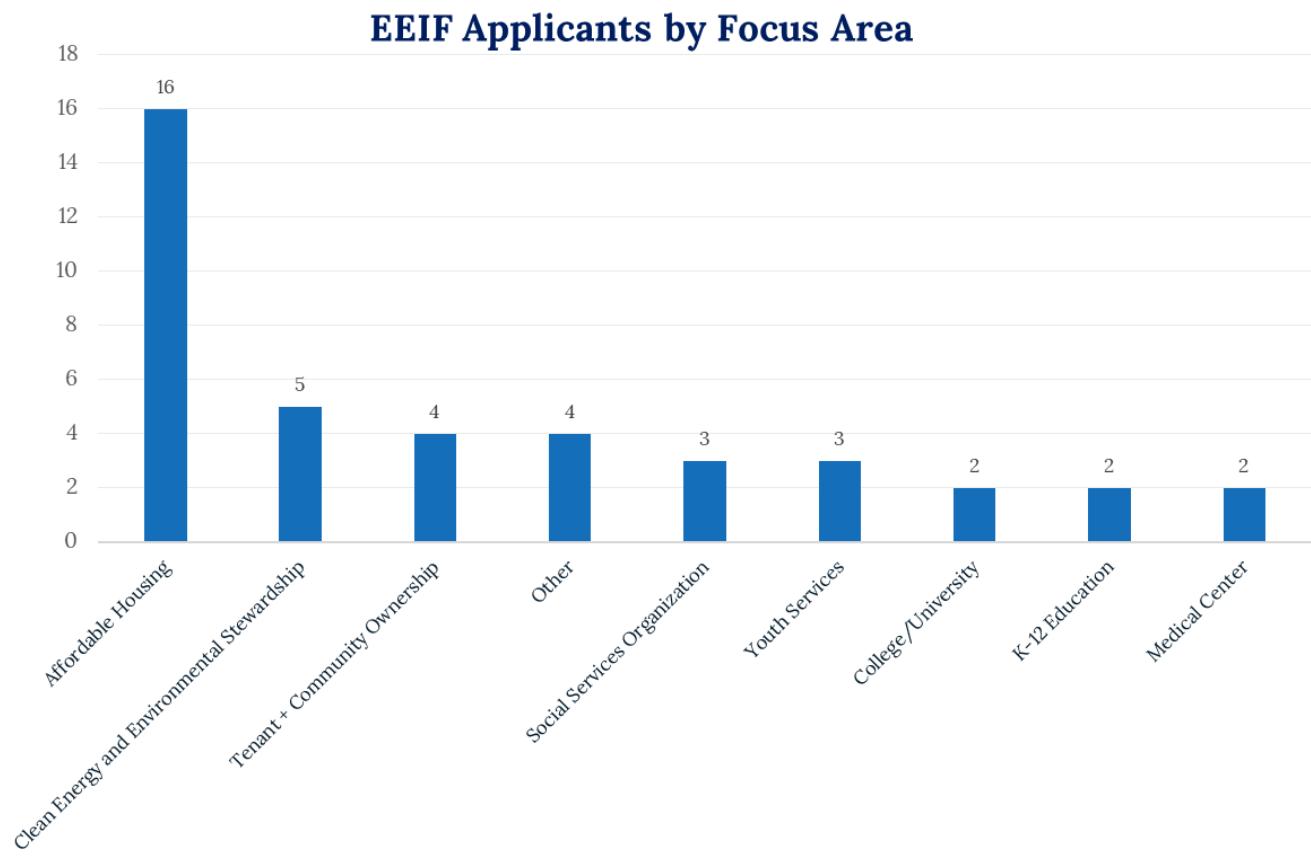


Figure 6. EEIF Applicants' Primary Focus or Organization Type. Note: applicants who applied to multiple funding rounds were counted each time they applied.

II. SELECTEES

The Fund received applications for a wide range of projects, including heat recovery and heat pump systems, building envelope upgrades, and preparations for future electrification upgrades. The uniqueness of each proposal reflects the diverse pathways available to building owners for reducing emissions. Over the past two funding rounds, the BERDO Review Board has selected seven (7) projects expected to reduce 979,714.5 KgCO₂e per year, with awards totalling more than \$1.5 million. While many applications met [EEIF's evaluation criteria](#), projects were ultimately selected based on the largest potential impact, meeting the Board's goal of supporting a diversity of project types, and the priority of advancing the carbon neutrality goals for buildings subject to BERDO.

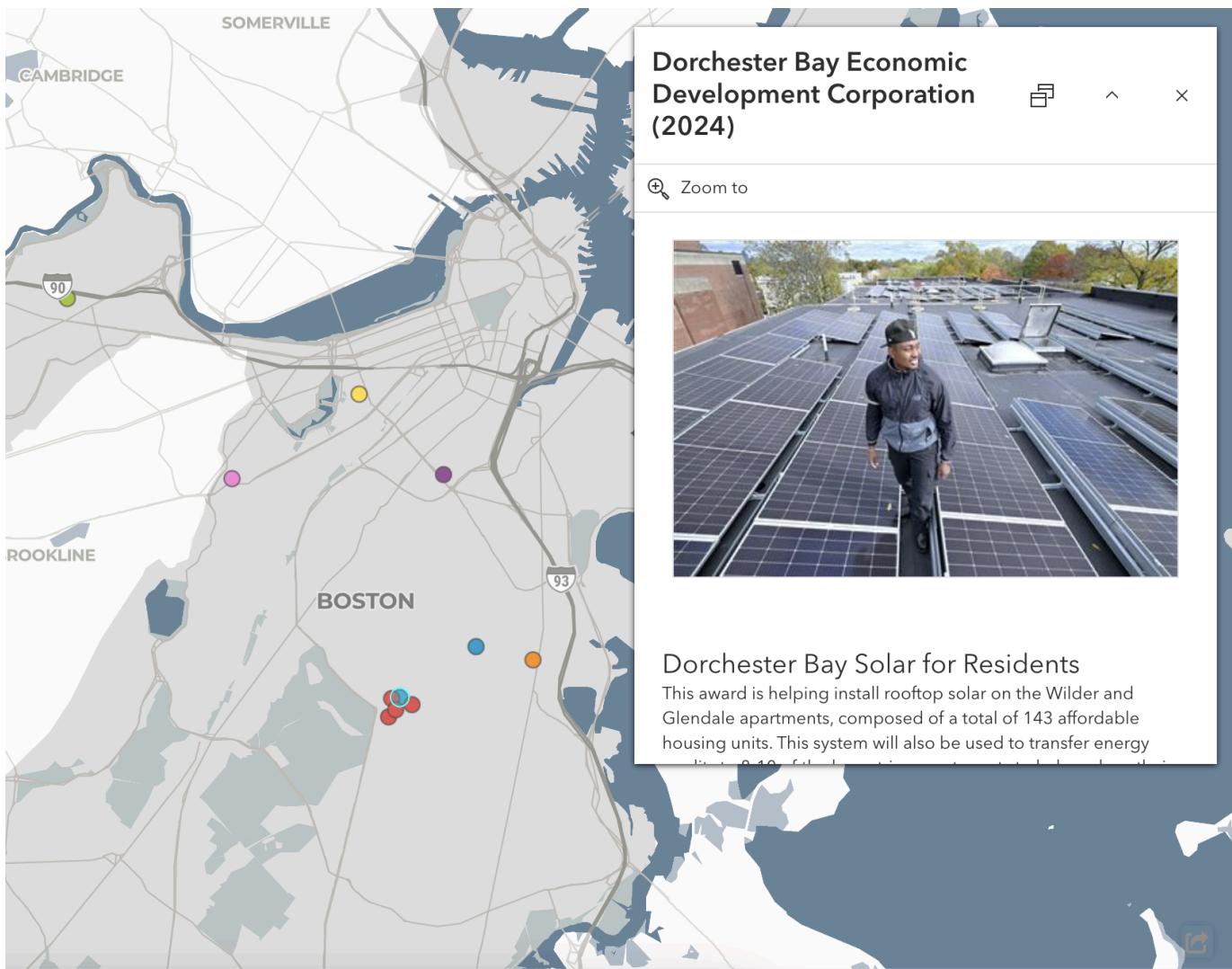


Figure 7. Map of selectees for the Equitable Emissions Investment Fund in 2024 and 2025. Please visit boston.gov/berdo-fund for an online version.

For the first two rounds of the Fund, projects span many different neighborhoods, including Allston, Fenway, Dorchester, and the South End. Some awards were allocated to “scattered-site” properties comprising multiple buildings, which are indicated by multiple dots on the project map. The BERDO team looks forward to expanding geographic coverage in future awards while maintaining a commitment to serving EJ communities.

YEAR	ORGANIZATION	PROJECT TITLE	AWARD AMOUNT	ANTICIPATED PROJECT BENEFITS
2025	Allston Brighton Community Development Corporation	Hano Homes Deep Energy Retrofit	\$250,000	<ul style="list-style-type: none"> • 320 tons of CO₂e/year • 73.4% reduction in energy usage • Increased climate resilience • Improved air quality • Increased thermal comfort for low-income residents
2025	Boston Medical Center	Power to the People: Clean Power Prescription Program	\$227,000	<ul style="list-style-type: none"> • 65,611 kgCO₂e/year • Increased climate resilience • Improved air quality • Reduced energy burden among the lowest-income patients
2025	Boys and Girls Club of Dorchester	Colonel Daniel Marr Clubhouse HVAC Renovation	\$123,000	<ul style="list-style-type: none"> • 23,702 kgCO₂e/year • Improved air quality • Increased thermal comfort for members
2025	Roxbury Tenants of Harvard	Levinson Tower: Heat Pump & Exhaust Heat Recovery System	\$150,000	<ul style="list-style-type: none"> • 102,680.5 kgCO₂e/year • Improved air quality • Increased thermal comfort for low-income residents
2024	Codman Square Neighborhood Development Corporation	Advancing Building Decarbonization at Washington Columbia I and II	\$255,000	<ul style="list-style-type: none"> • 274,676 kgCO₂e/year • Increased climate resilience • Improved air quality • Increased thermal comfort for low-income residents
2024	Dorchester Bay Economic Development Corporation	Solar for Residents	\$250,000	<ul style="list-style-type: none"> • 153,798 kgCO₂e/year • Increased climate resilience • Improved air quality • Reduced energy burden for lowest-income tenants
2024	Fenway Forward	Burbank Gardens Zero-Over-Time Decarbonization	\$245,250	<ul style="list-style-type: none"> • 39,247 kgCO₂e/year • Increased climate resilience • Improved air quality • Increased thermal comfort for low-income residents
Total			\$1,500,250	979,714.5 KgCO₂e/year

Table 3. Snapshots of EEIF Selectees for 2024 and 2025 rounds.



ORGANIZATION	PROJECT TITLE	DECARBONIZATION STRATEGY
Allston Brighton Community Development Corporation	Hano Homes Deep Energy Retrofit	<ul style="list-style-type: none"> • Deep Energy Retrofit
Boston Medical Center	Power to the People: Clean Power Prescription Program	<ul style="list-style-type: none"> • Solar Generation
Boys and Girls Club of Dorchester	Colonel Daniel Marr Clubhouse HVAC Renovation	<ul style="list-style-type: none"> • HVAC Upgrades
Roxbury Tenants of Harvard	Levinson Tower: Heat Pump & Exhaust Heat Recovery System	<ul style="list-style-type: none"> • Heat Recovery System • Heat Pumps
Codman Square Neighborhood Development Corporation	Advancing Building Decarbonization at Washington Columbia I and II	<ul style="list-style-type: none"> • Heat Recovery Systems • Air-Sealing • Lighting Sensors
Dorchester Bay Economic Development Corporation	Solar for Residents	<ul style="list-style-type: none"> • Solar Generation
Fenway Forward	Burbank Gardens Zero-Over-Time Decarbonization	<ul style="list-style-type: none"> • HVAC Upgrades • Electrify Domestic Hot Water • Future Electrification Capacity Upgrades • Lighting Upgrades

Table 4. Decarbonization strategies by each EEIF selectee.



III. PROJECT SUMMARIES

For a web-based storymap of the Project Summaries, please visit boston.gov/berdo-fund.

Allston Brighton Community Development Corporation

HANO HOMES DEEP ENERGY RETROFIT

Project Summary

Hano Homes is a 20-unit rental property with almost 50 residents. This deep energy retrofit combines a new air-tight envelope, highly efficient all-electric systems, energy recovery ventilators (ERVs), and on-site rooftop solar panels, resulting in estimated reductions of 80.7% in energy use and 74% in carbon emissions.

These energy efficiency wins, along with a strategic phasing and resident relocation plan, improved resident quality of life and limited disruption during renovation. By leveraging green financing sources, Hano Homes serves as a great pilot model for similar affordable housing decarbonization projects.



PROJECT HIGHLIGHTS

- **Application Year:** 2025
- **Award Amount:** \$250,000
- **Project:** Deep Energy Retrofit
- **Benefits:** 74% reduction in carbon emissions, increased climate resilience, improved air quality and thermal comfort for affordable housing residents.



City of Boston staff touring Hano Homes grand re-opening in Spring 2025.



Boston Medical Center

POWER TO THE PEOPLE: EXPANDING THE CLEAN POWER PRESCRIPTION PROGRAM



Project Summary

Launched in 2023, the Clean Power Prescription (CPP) program enables Boston Medical Center (BMC) to identify patients in need and reduce their utility bills using renewable energy. BMC is expanding this program by installing a new 339 kW solar array on its Menino rooftop, which will support the economic and environmental health of BMC patients by bringing the benefits of cleaner, more affordable power to eligible low-income households.

The second solar facility will double the enrollment capacity of the CPP. BMC estimates the new solar will provide over 2,200 families with a \$600 annual electric bill credit over its lifetime. This program not only reduces carbon emissions but also provides economic relief for vulnerable families, highlighting the vital intersection of energy, health, and economic justice.



Solar arrays on top of a BMC building sourced from BMC's website.

PROJECT HIGHLIGHTS

- **Application Year:** 2025
- **Award Amount:** \$250,000
- **Project:** Solar Generation & Credit Transfer to energy-burdened patients
- **Benefits:** 65,611 kgCo2e mitigated / year, reduced energy burden for lowest income patients



Boys & Girls Clubs of Dorchester

MARR HVAC RENOVATION



Youth programming and volunteers at the Marr Center. Image Credits: <https://bgcdorchester.org/>

Project Summary

The Colonel Daniel Marr Clubhouse (“Marr Clubhouse”), established in 1974, has served as BGCD’s flagship facility for over 50 years. As an anchor in the community, the Marr Clubhouse provides a safe, nurturing place that empowers young people from infancy to young adulthood by offering programs that emphasize education, personal growth, and family engagement.

Grants from the Fund will specifically support the removal of Marr Clubhouse’s outdated HVAC units and the installation of two new 25-ton AAON heat pump rooftop units. Once completed, the upgrades will improve energy efficiency and significantly reduce on-site fossil fuel usage, improve air quality in Dorchester, and help maintain consistent access to the Marr Clubhouse for its youth programming.

PROJECT HIGHLIGHTS

- **Application Year:** 2025
- **Award Amount:** \$123,000
- **Project:** HVAC Upgrade and Heat Pump Installation
- **Benefits:** 23,702 kgCO₂e / year mitigated, improved air quality and comfort for members, and increased operating resilience.



Roxbury Tenants of Harvard

LEVINSON TOWER: HEAT PUMP & EXHAUST HEAT RECOVERY SYSTEM



The Levinson Building in Mission Hill. Image Credits: roxburytenants.org/housing-portfolio/

This project will replace existing exhaust fans with a heat recovery and heat pump system. This technology captures wasted heat energy and feeds it into the central heating loop, directly displacing natural gas burning, improving local air quality, and providing increased comfort for tenants.

The proposed heat pump system utilizes heat exchanger coils and a water-source heat pump loop to recover heat from the rooftop exhaust fans, displacing natural gas burning in the current heating plant. Tenants have been engaged throughout the project design, and all work will take place on the roof with no expected impact on resident daily life.

Project Summary

Composed of roughly 1,500 residents, Mission Park is a diverse community of elderly individuals and families with an average household income of less than \$25,000 per year. The 775 apartments at Mission Park are currently heated by a central natural gas-fired boiler plant at the base of Levinson Tower, one of 22 buildings in the Mission Park community.



PROJECT HIGHLIGHTS

- **Application Year:** 2025
- **Award Amount:** \$150,000
- **Project:** Heat Pump & Heat Recovery System
- **Benefits:** 102,680.5 kgCo2e/year mitigated, improved air quality, increased thermal comfort for residents



Codman Square Neighborhood Development Corporation

ADVANCING BUILDING DECARBONIZATION AT WASHINGTON COLUMBIA I AND II



City Staff and BERDO Review Board pictured at CSNDC's press release in May 2025. Image credits: Kelsey Colpitts

CSNDC is using the award to install lighting controls, add low-flow aerators to water fixtures, install low-flow toilets, tighten the buildings' envelope with air sealing, and install a drain water heat recovery system to capture and reuse energy. These improvements will address health concerns, reduce asthma triggers, and improve overall quality of life. All units in Washington Columbia I and II are reserved for residents who earn between 30–60% of the Area Median Income (AMI).

Project Summary

Washington Columbia I and II are affordable housing developments in Dorchester. Composed of over 300 apartments across 12 buildings, these properties previously relied on gas-fired boilers for space and hot water heating, but Codman Square NDC prepared long-term decarbonization plans for these properties, known as a "Zero-Over-Time" plan.



City Staff and BERDO Review Board pictured at CSNDC's press release in May 2025. Image credits: Kelsey Colpitts

PROJECT HIGHLIGHTS

- **Application Year:** 2024
- **Award Amount:** \$255,000
- **Project:** Wastewater heat recovery & energy conservation measures
- **Benefits:** 274,676.92 kg CO₂e/year emissions mitigated, increased climate resilience, improved air quality, improved thermal comfort for tenants



Dorchester Bay Economic Development Corporation

DORCHESTER BAY SOLAR FOR RESIDENTS



Photo of solar array on one of DBEDC's properties. Image credits: Josh Reynolds

Project Summary

Wilder and Glendale Apartments are composed of 143 affordable units across 9 buildings. DBEDC has been awarded \$250,000 to support the development of solar arrays on these buildings' rooftops. With the grant from EEIF, DBEDC expects to see a payback period of two to three years, in addition to the CO₂e savings. All units are rent-restricted in perpetuity at either 50% or 60% AMI.

To ensure that residents receive financial benefits from these projects DBEDC will transfer a portion of energy credits generated to tenants, reducing their utility costs. DBEDC will reach out to residents with the lowest income levels at each building to help reduce electricity costs for eight to nine tenants. The total estimated value of this is \$3,600 per year, with the remaining value being reinvested into the property for other improvements.

PROJECT HIGHLIGHTS

- **Application Year:** 2024
- **Award Amount:** \$250,000
- **Project:** Solar Generation
- **Benefits:** 153,798 kgCo2e / year mitigated, increased climate resilience, improved air quality, reduced energy burden for lowest-income tenants



Fenway Forward

BURBANK GARDENS ZERO OVER TIME DECARBONIZATION



Photo of Ari Sugerman from Fenway Forward, in front of Burbank Gardens. Image credits: Josh Reynolds

Project Summary

Burbank Gardens, a 52-unit affordable housing building, has been awarded \$245,250 for implementing a “Zero Over Time” decarbonization plan. To start, Fenway Forward is installing: Energy Star roof exhaust fans, heat pump domestic water heaters, low-flow showerheads, R&D temperature averaging controls for system efficiency, and common area lighting

sensors. Fenway Forward is also upgrading the electrical service capacity in preparation for future electrification (e.g. heating system).

The EEIF funds will reduce carbon emissions at Burbank Gardens by almost 40,000 kg per year, while improving indoor air quality and quality of life for tenants. While there is no in-unit work or need for tenant relocation, Fenway Forward has hosted meetings to engage and inform residents of any work in the building related to this project. Fenway Forward plans to reinvest all utility savings from the project into additional tenant benefits.

PROJECT HIGHLIGHTS

- **Application Year:** 2024
- **Award Amount:** \$245,250
- **Project:** Electrify Water Heating, HVAC + Lighting Upgrades, Future Electrification
- **Benefits:** 39,247 kgCo2e/year emissions mitigated, increased climate resilience, improved air quality, increased thermal comfort for tenants



6. LOOKING FORWARD

The BERDO Review Board and the City of Boston Environment Department are proud of the Equitable Emissions Fund's accomplishments in its first two years. We are honored to have received the Bloomberg Philanthropies' [2025 Local Leaders Award](#) at the COP30 Local Leaders Forum for BERDO and the Equitable Emissions Fund's role in Boston's decarbonization strategy. This award is proof that community-based solutions work. By addressing these issues at the local level, we can build a greener and healthier city for everyone. As we navigate the evolving climate crisis, the City of Boston will continue to scale up our decarbonization efforts. The Fund is a key part of these initiatives to support communities that have been disproportionately impacted by air pollution and the climate crisis.

Moving forward, the Equitable Emissions Investment Fund will begin funneling Alternative Compliance Payments from BERDO emissions compliance into the Fund to support future building decarbonization efforts. We anticipate the next application cycle will open in Spring 2026. More information regarding when to apply can be found at [boston.gov/berdo-fund](#).

Thank you for your interest in Boston's Equitable Emissions Investment Fund and BERDO. We look forward to Boston's clean energy future, and appreciate your partnership in this vital work.

"The success of the Fund is a testament to the dedication and collaboration of countless stakeholders—from community leaders and advocacy groups to the BERDO Review Board and City staff...their collective work ensures that Boston's decarbonization efforts are both impactful and equitable, prioritizing the needs of Environmental Justice populations while making significant strides toward our net-zero goals."

— Hannah Payne, Director of Carbon Neutrality

I. ADDITIONAL QUESTIONS

For additional information, questions, or feedback on this report please contact: BerdoReviewBoard@boston.gov, or 617-635-1732.

Check for the latest updates on the Fund, BERDO, and other building decarbonization initiatives on our website at [boston.gov/berdo](#). You may also sign up for the BERDO Newsletter via [boston.gov/berdo#newsletter](#).

