

BERDO REVIEW BOARD MEETING & PUBLIC HEARING



October 13, 2026

Mayor Michelle Wu

BERDO REVIEW BOARD



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Board Chair



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Board Member



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*Director,
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*Senior Policy
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**Claudia
Diezmartinez,
Ph.D.**

*Deputy Director,
Policy and
Programs*



**Zengel
“Ziggy” Chin**

*Policy & Programs
Assistant*

AGENDA



Public Hearing

1. Hardship Compliance Plan Hearing (Streamlined)

Public Meeting

2. Vote on Flexibility Measure Applications (ICS Application)
3. Discussion on the Building Decarbonization Advisor Program
4. Approval of Meeting Minutes
5. Administrative Updates
6. Adjournment



Hardship Compliance Plan Hearings

Eagle Rock Advisors LLC

Applicant Eligibility

Eagle Rock at Brighton

BERDO ID: 100333

Location: 9 Bronsdon St. Brighton, MA 02135

Summary: Multifamily complex comprising of 8 buildings and 103 units

STREAMLINED ELIGIBILITY REQUIREMENTS MET

- ✓ Subject to BERDO emissions standards starting in 2025.
- ✓ Fully compliant with reporting and third-party verification requirements.
- ✓ Does not have an active Individual Compliance Schedule
- ✓ Demonstrates that Alternative Compliance Payments (ACPs) would significantly impact operations or ability to invest in decarbonization efforts.

BUILDING TYPE

Eligible building type(s) selected:

- **50% or more of units are rented at or below 120% AMI**
- **50% or more of residents earn 120% AMI or less**



Efforts Taken & Compliance Options Evaluated

DECARBONIZATION EFFORTS TAKEN

- Installed LED bulbs
- Installed in-unit Energy STAR appliances
- Weather stripping and sealing along windows and doors (via Mass Save)
- Added blinds, shading or other window treatments
- Roof replacement (completed in 2016)
- Improved insulation (via Mass Save)

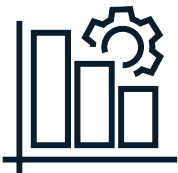
FLEXIBILITY MEASURES EVALUATED

- **Building Portfolio:** Applying for a single building, not eligible for a Building Portfolio.
- **Individual Compliance Schedule:** Only have utility data available for 2021, which would not be beneficial for the applicant.

OTHER EFFORTS

- **BCCE:** Applicant paid \$0.1451/kWh total for electricity in 2025, which is less expensive than BCCE Green 100 (\$0.16231/kWh)
- **Mass Save:** Eagle Rock has completed a Mass Save audit within the last two years.
- **Electrical Investments:** In 2023, the property underwent an \$860k electrical inspection and upgrade via Brighton Mass Power, expanding panel amperage for additional equipment while laying groundwork for future heating electrification.
- **BDAP:** Eagle Rock is participant of cohort 3 of BDAP. Received a Zero-Over-Time report from JB&B in May.

Eligible Hardship



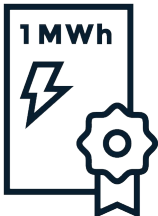
SELECTED HARDSHIP(S)

- Alternative Compliance Payments will significantly interfere with the ability to or significantly increase the cost to provide 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.



FY 2026 BUDGET

Annual Gross Revenue	\$4,286,098.8
Annual Expenses	Operating: \$1,828,430.11 Non-Operating: \$2,245,009.39 Total: \$4,073,439.50
Net	\$212,659.30



TOTAL PROJECTED EMISSIONS COMPLIANCE COST FOR HCP PERIOD

- 2025 - 2027 RECs: \$24,800
- 2025 - 2027 ACPs (after maximizing RECs): \$0
- **2025 - 2027 Total (ACPs + RECs): \$24,800**

Estimated Annual Emissions Compliance Cost



Calendar Year	Price Of RECs Through City's Ma Class I REC Connector Program	ACPs After Maximizing RECs, Dollar Amount	Total (RECs + ACPs)
2025	\$9,150	\$0	\$9,150
2026	\$7,600	\$0	\$7,600
2027	\$8,050	\$0	\$8,050
Total	\$24,800	\$0	\$24,800

Proposed Relief



ALTERNATIVE EMISSIONS STANDARD

Requested Relief: Alternative Emissions (kgCO ₂ e/sq. ft./year)			
	2025	2026	2027
Default Schedule	4.1	4.1	4.1
Streamlined HCP Alternative Standard	4.6	4.6	4.6

Alternative Emissions Standard based on previous reported data from the years 2023 - 2025:

Calendar Year	Total Emissions (kgCO ₂ e)	Emissions Intensity (kgCO ₂ e/sq. ft.)
2023	516,829.8	4.6
2024	538,218.1	4.7
2025	511,030.2	4.5

Staff Comments



Eagle Rock Advisors LLC's building is located at 9 Bronsdon St in Brighton. The building provides affordable housing - the applicant selected the following to describe the property:

- Rental buildings with 50% or more Section 8 tenants or with 50% or more units renting at 120% AMI or below
- Rental buildings with 50% or more units with rents at or below the maximum affordable rates for 120 % AMI

Under the default BERDO emissions standard for multifamily buildings of 4.1 kgCO₂e/sq. ft./year, the property would face an estimated \$24,800 in emissions compliance costs between 2025 and 2027 (an aggregate of \$24,800 in RECs and \$0 in ACPs for the 3 years). Using these funds on RECs or ACPs would impact the owner's ability to maintain critical affordable housing services and divert funds from other potential long-term decarbonization actions.

The building is fully up to date with its BERDO reporting requirements and has already demonstrated a proactive commitment to sustainability. It's been paired with JBB Engineering Firm as part of cohort 3 of BDAP. Over recent years, management has implemented several energy conservation measures, including LED bulbs, ENERGY STAR appliances, window weatherization, improved insulation, and roof replacements. Additionally, Eagle Rock completed a Mass Save audit within the last two years and has an \$860k investment in electrical system inspection, remediation, and upgrades for the property through Brighton Mass Power in 2023.

To allow the property time to plan for long-term decarbonization without using critical funds in the near-term, the applicant requests an alternative emissions limit of 4.6 kgCO₂e/sq. ft./year for 2025, 2026, and 2027. This reflects the property's historical three-year emissions average, in direct accordance with the Streamlined Short-Term HCP application guidelines.

Streamlined HCP Special Conditions

THE PRE-APPROVED SPECIAL CONDITIONS FOR STREAMLINED SHORT-TERM HCPS

- Within 12 months of approval, engage with Mass Save and provide evidence of Mass Save engagement
- Apply for a Building Portfolio if applicable and beneficial
- Within 12 months of approval, develop a Decarbonization Plan. Examples include a Zero-Over-Time (ZOT) Plan, a Mass Save Comprehensive Building Assessment, or an equivalent assessment
- Implement at least one Emissions Reduction Action by the end of 2027
- Submit brief annual progress reports to the Environment Department
- Attend annual consultations with BERDO staff

Staff Recommendations



Staff recommends approving with standard conditions and special conditions as outlined in the pre-approved Streamlined Short-Term HCP package.

The background of the slide is a dark blue aerial view of a city, overlaid with a white line-art map showing building footprints and street layouts. The map is centered and covers the entire background.

Board Q&A

Board Members may discuss and ask staff questions



The background of the slide is a dark blue aerial view of a city grid, rendered in white line art. The lines represent building footprints and streets, 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.

Public Comment Period

Members of the public may provide public comment

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Board Motion & Vote

Eagle Rock Advisors LLC



Flexibility Measure Application

Discussion and Vote

The background of the slide is a dark blue aerial view of a city grid, rendered in white line art. The lines represent building footprints and streets, creating a complex, geometric pattern. The perspective is from a high angle, looking down on the city.

Methunion Manor Cooperative Corp

Individual Compliance Schedule Application



ICS Application

Methunion Manor

Background Information

- Baseline year of 2018
- 1 building in the neighborhood of South End
 - BERDO ID: 104410
- 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 XII](#), including, when applicable, the submission of a satisfactory Emissions standard compliance plan.



Methunion Manor Proposed ICS

Owner: Methunion Manor Cooperative Corporation

Building Use Types: Multifamily Housing

Number of buildings: 1

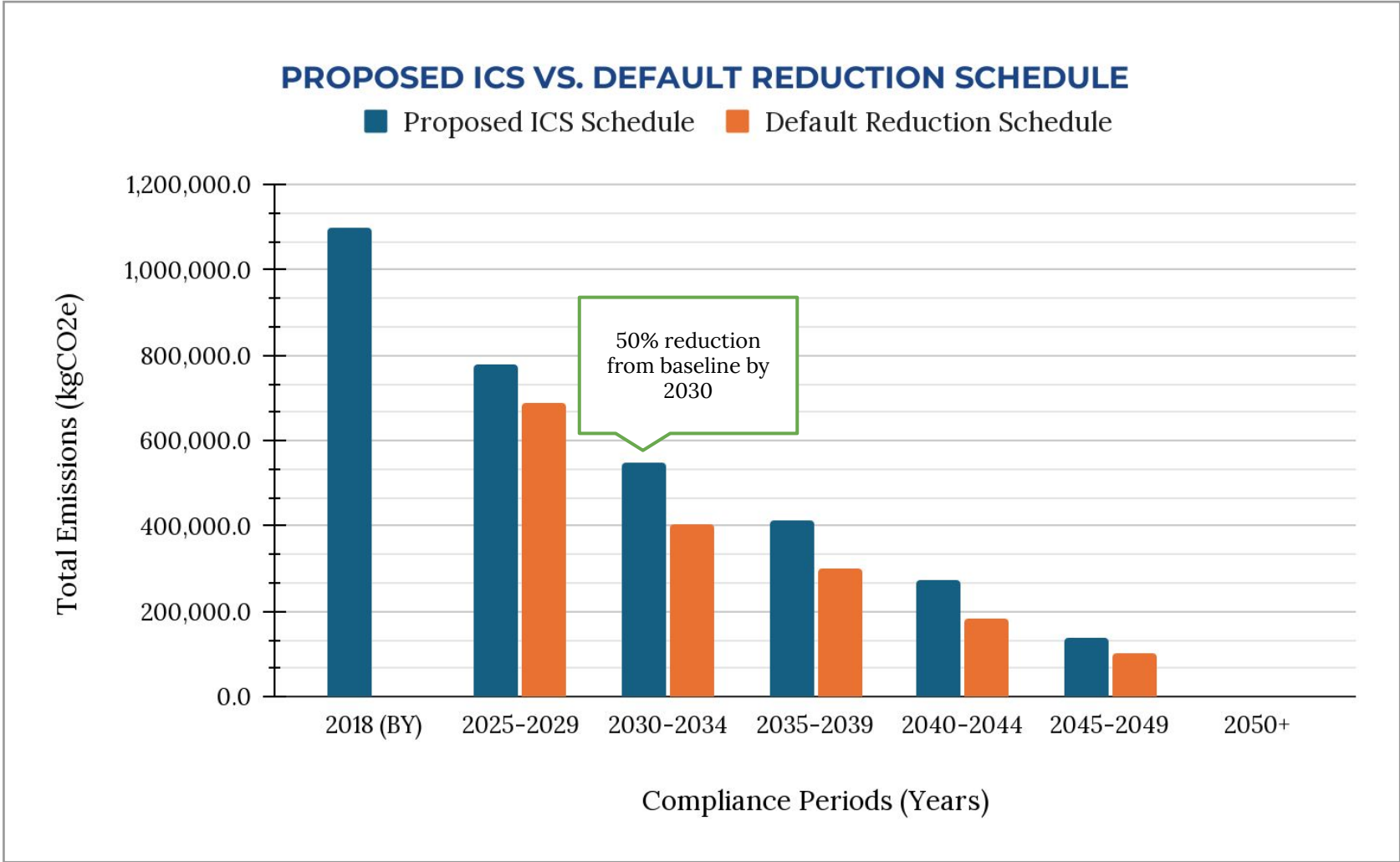
Address of building: 465 Columbus Ave Boston, Massachusetts 02116

Calculated Absolute Emission Limit

Calculated Absolute Emissions Limit (kgCO2e)							
	Baseline Year (2018)	2025-2029	2030-2034	2035-2039	2040-2044	2045-2049	2050-
Default Reduction Schedule	N/A	689,886	403,836	302,877	185,091	100,959	0
Proposed Alternative Reduction Schedule	1,100,900	779,804	550,450	412,837	275,225	137,612	0

Proposed ICS Reduction Schedule

Methunion Manor Cooperative Corp



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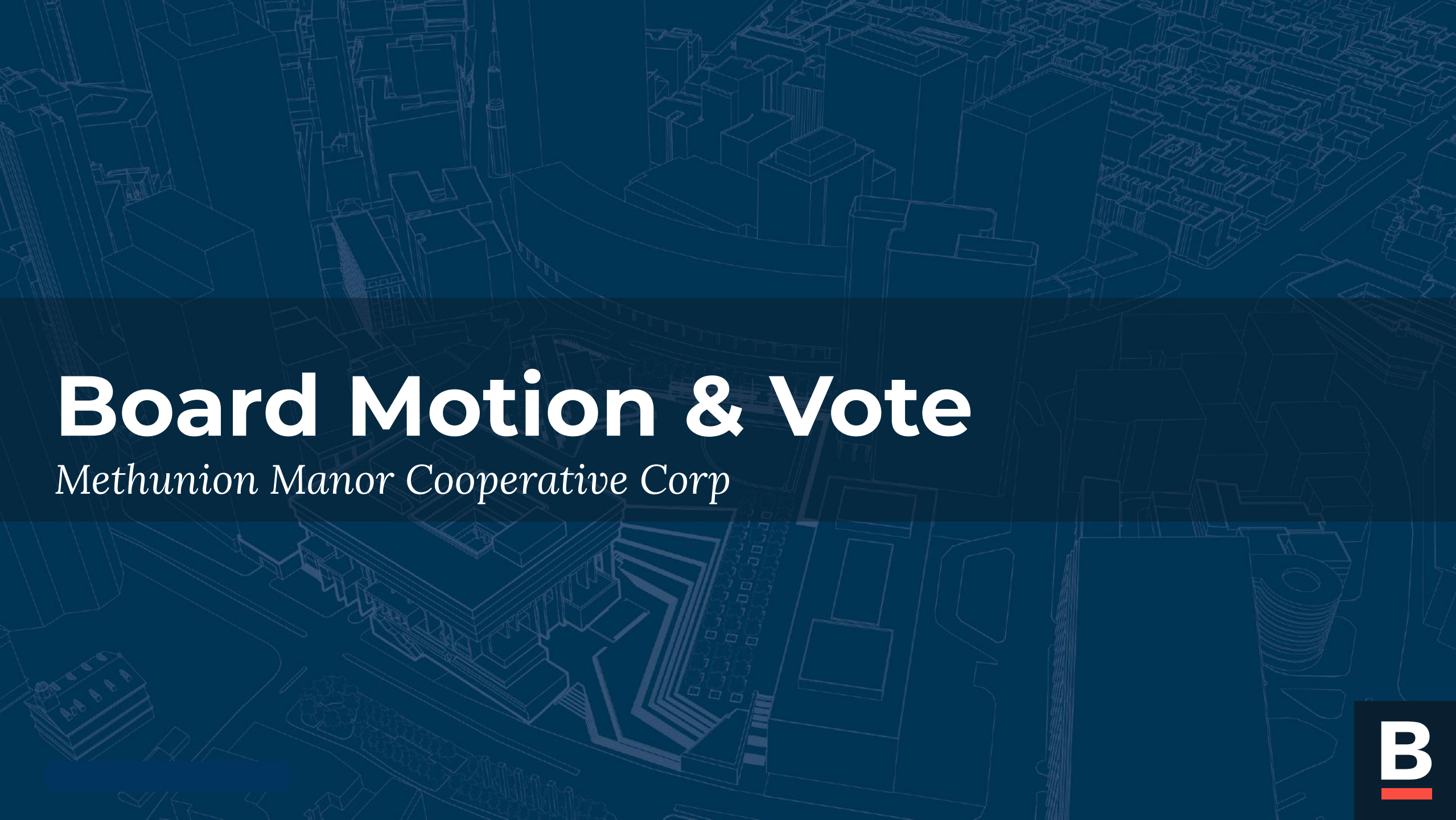
Staff Comments

Methunion Manor Cooperative Corp

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Board Motion & Vote

Methunion Manor Cooperative Corp

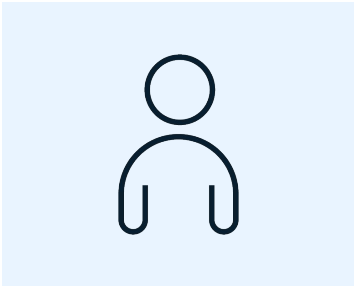




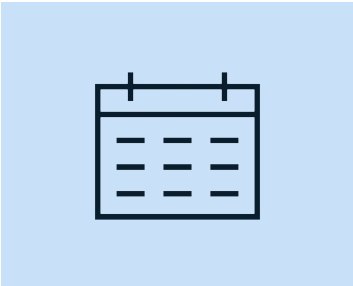
Building Decarbonization Advisor Program

Discussion

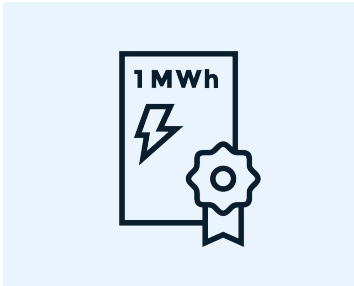
How We're Helping Building Owners



**BERDO
HELP DESK**



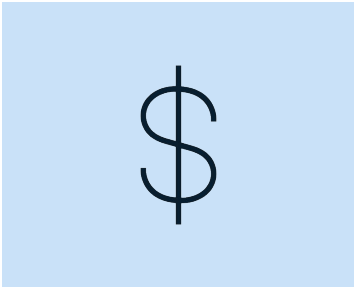
**ONE-ON-ONE
CONSULTATIONS
WITH CITY STAFF**



**MA CLASS I REC
CONNECTOR
PROGRAM**



**BUILDING
DECARBONIZATION
ADVISOR PROGRAM**



**ELEVATED
BUILDING
CONSULTS TO
TAKE ACTION**



**CONDO
TOOLKIT**



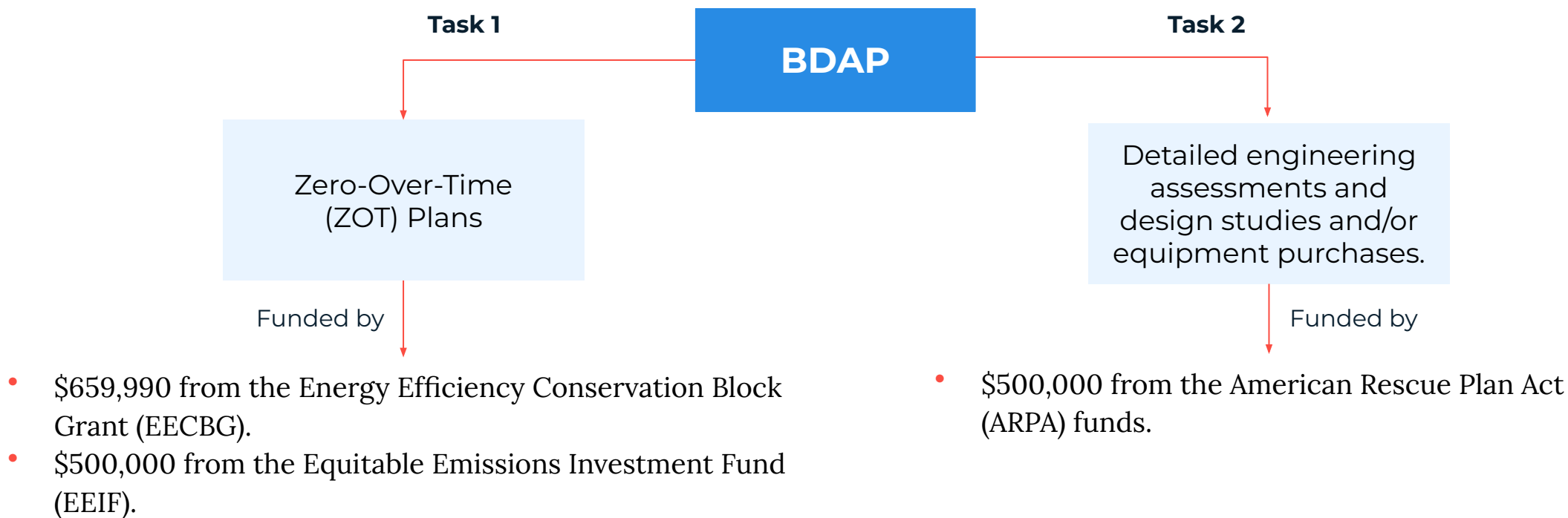
**IN-PERSON
WORKSHOPS**



**ENGAGEMENT
WITH OWNERS AND
STAKEHOLDER
GROUPS**

What is the Building Decarbonization Advisor Program (BDAP)?

BDAP is a technical support program that connects building owners with building science experts hired by the City of Boston to help them plan for long-term BERDO compliance and/or achieve near-term energy use and emissions reductions.

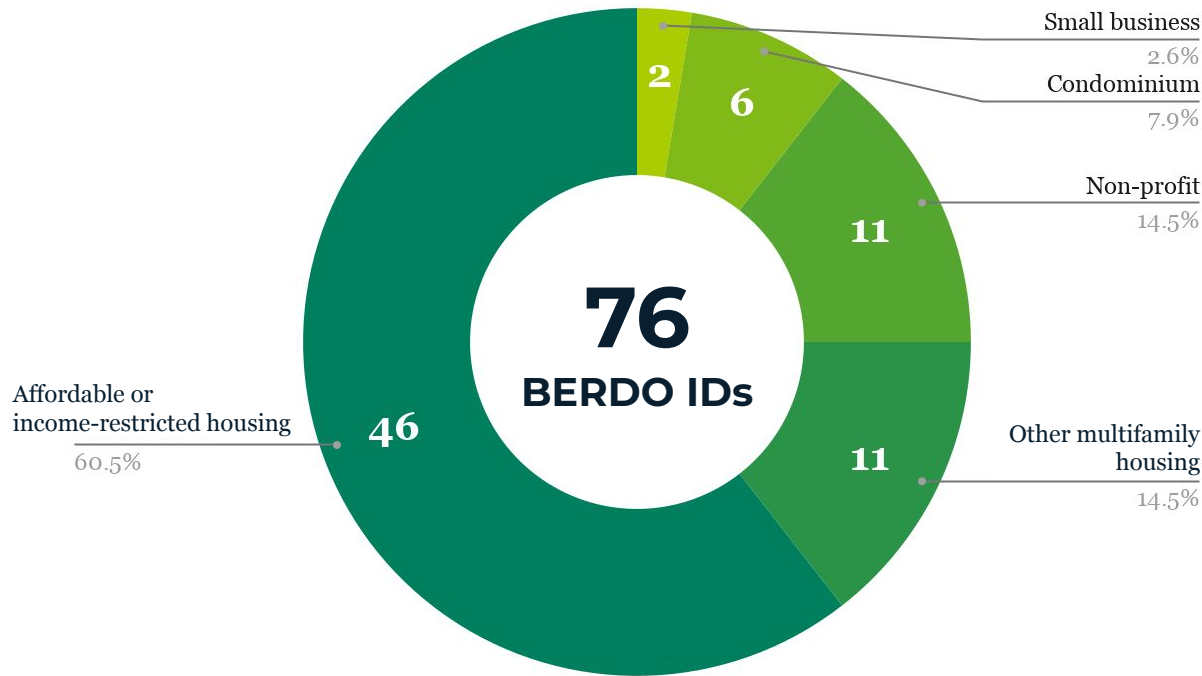


Who has benefited from BDAP?

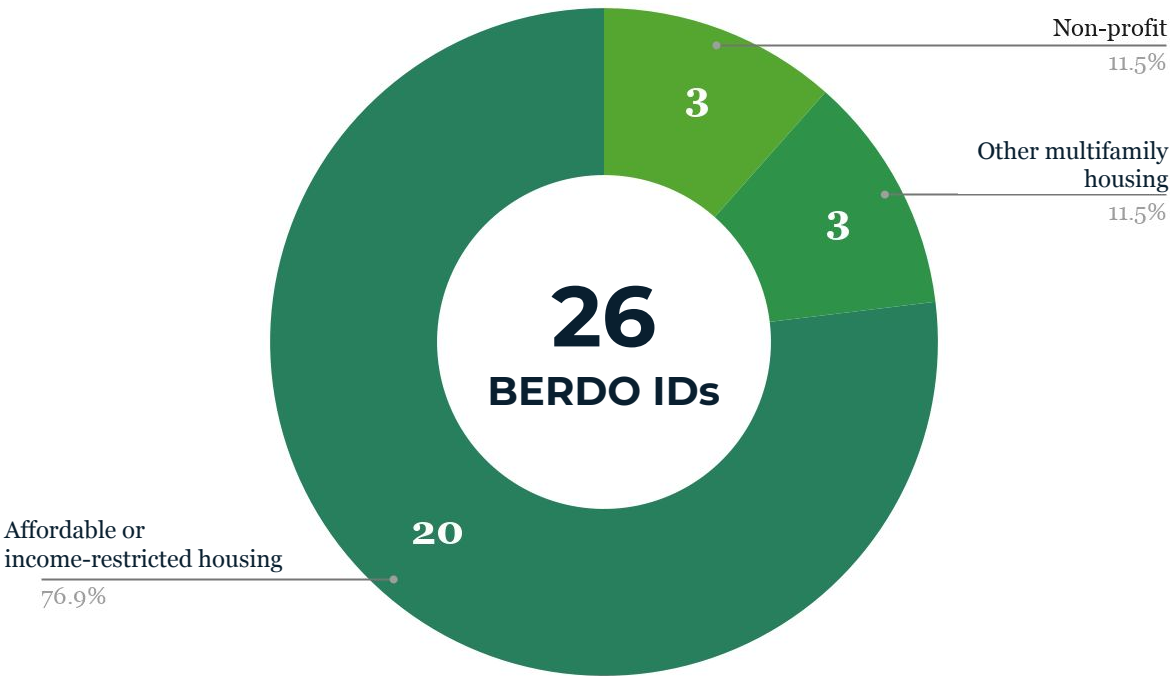
Cohort 1 - Cohort 4



Task 1



Task 2

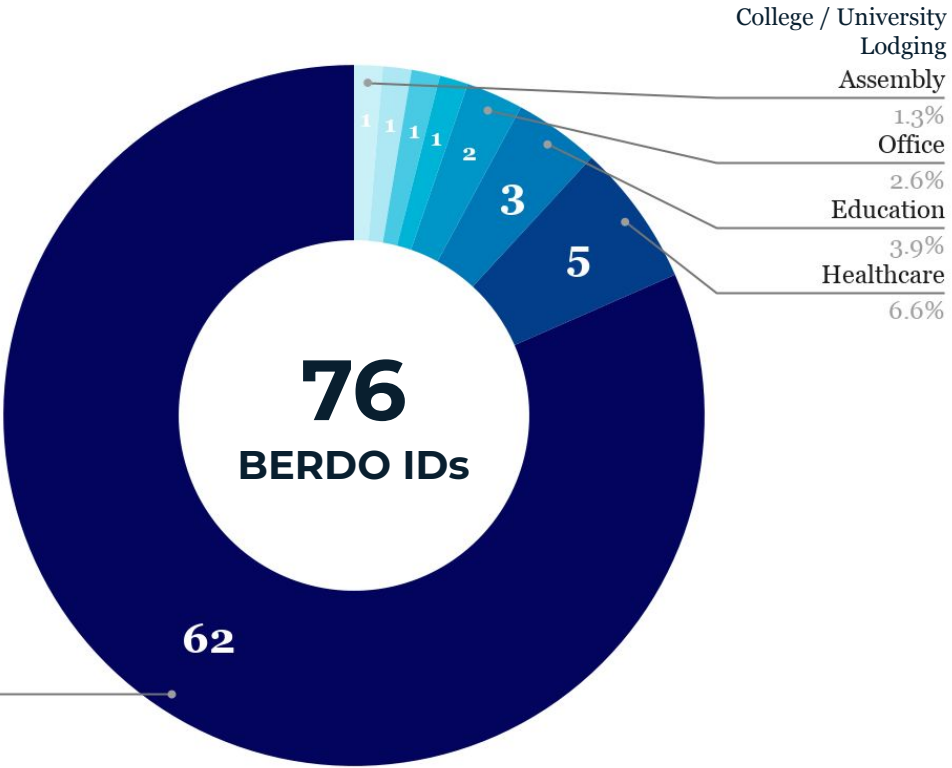


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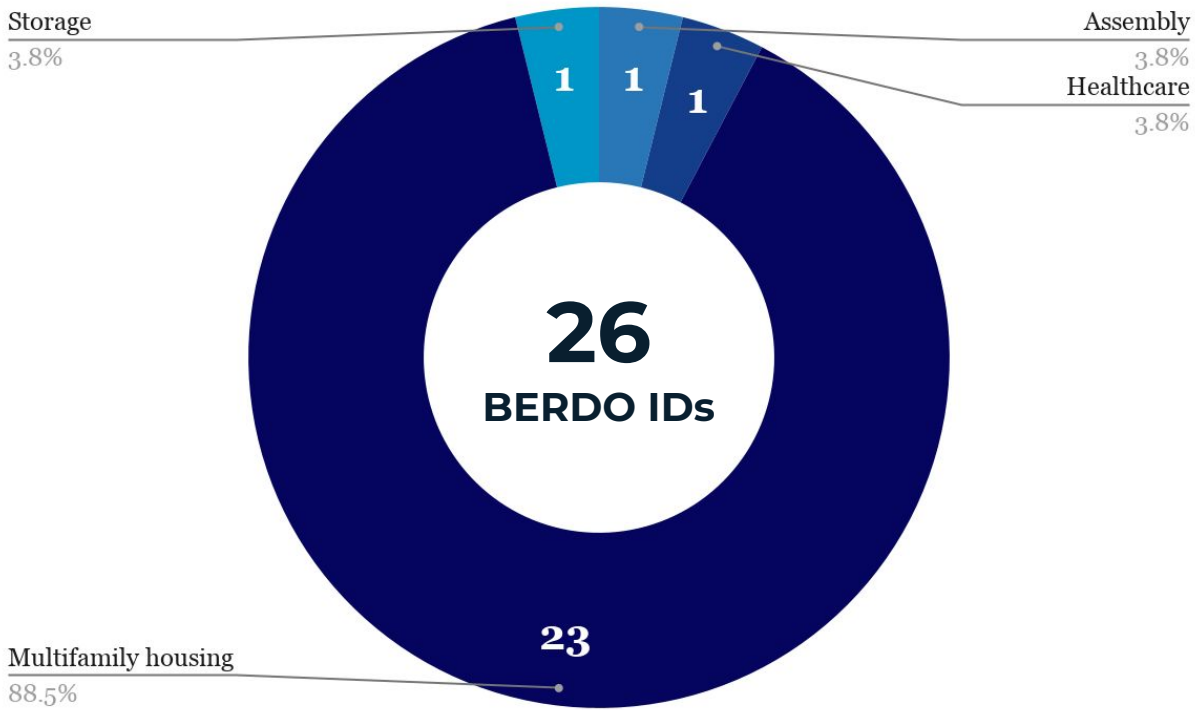
Cohort 1 - Cohort 4



Task 1



Task 2

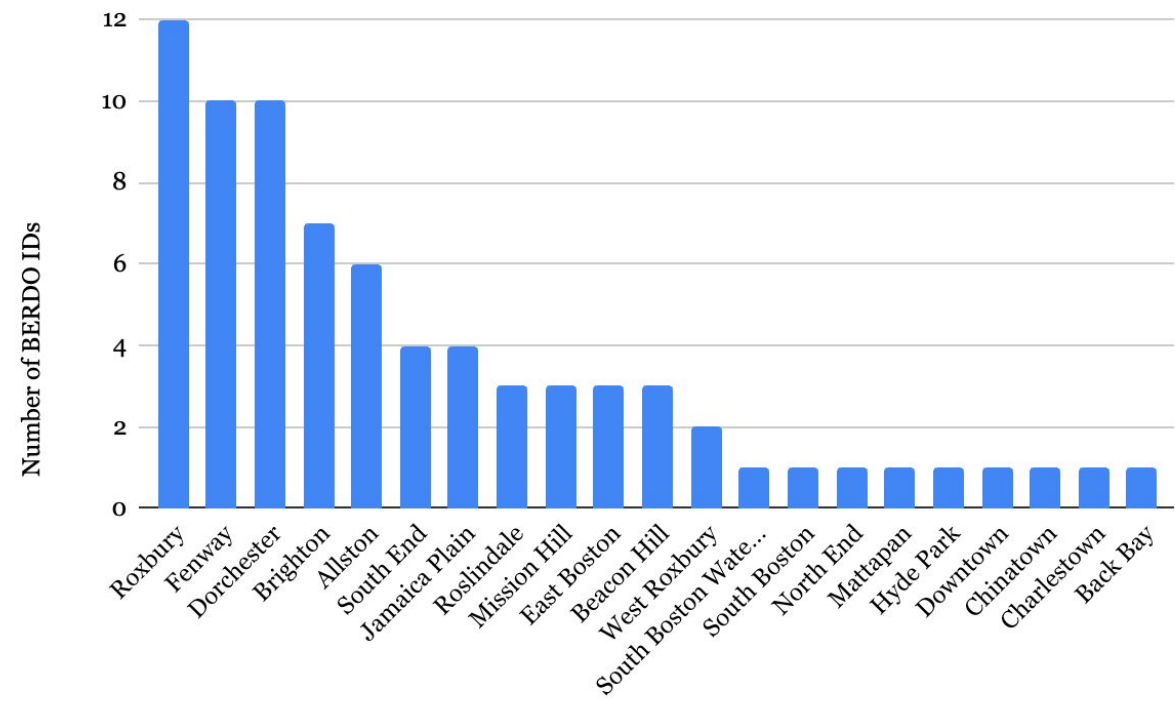


Who has benefited from BDAP?

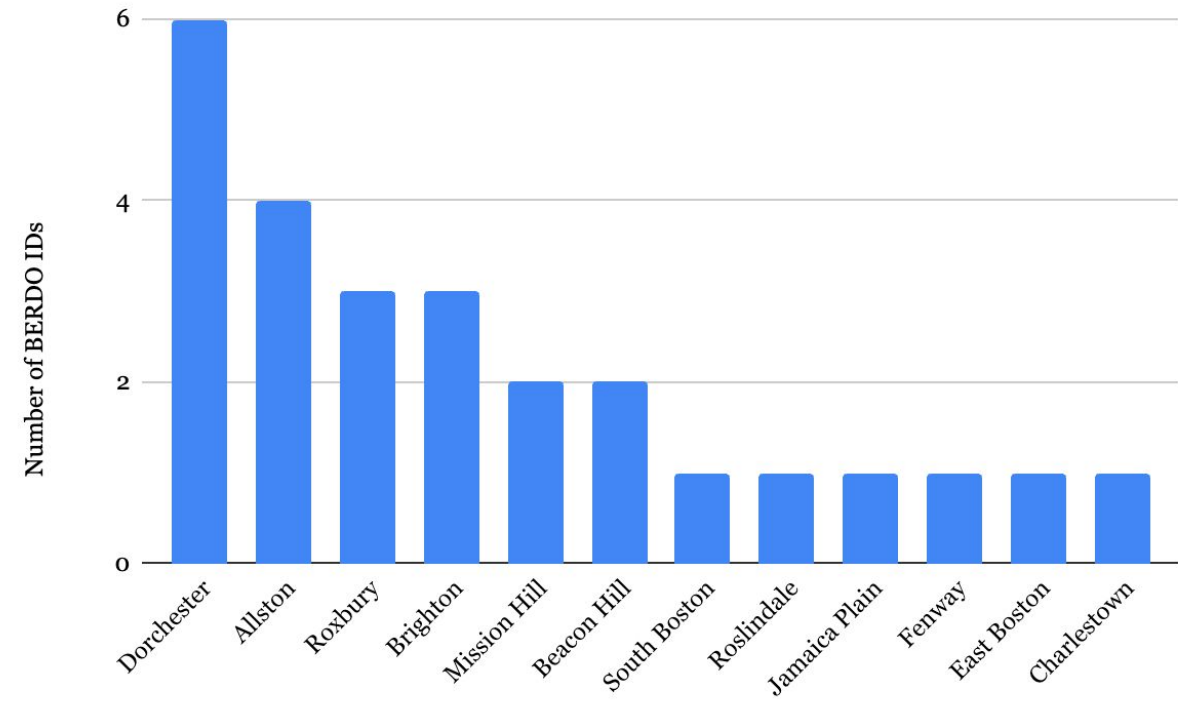
Cohort 1 - Cohort 4



Task 1



Task 2



Building Owners and Property Managers in BDAP



Cohort 1 - Cohort 4, Includes Task 1 and Task 2

- 237 Cummins LLC (1)
- 2Life Communities (2)
- 57 Charter St Condo Association (1)
- 9 Bronsdon Street LLC (1)
- Allston Brighton Community Development Corporation (ABCDC) (6)
- Archdiocese of Boston (1)
- B'nai B'rith Housing New England (1)
- Beacon Communities (1)
- Boston Bowl (1)
- Boston Housing Authority (1)
- Boston Rescue Mission (1)
- Bridge Boston Charter School (1)
- Catholic Memorial School (1)
- Central Boston Elder Services (1)
- Codman Square Neighborhood Development Corporation (CSNDC) (1)
- Commonwealth Land Trust, Inc. (2)
- Cruz Companies (4)
- Dorchester Bay Economic Development Corporation (3)
- Fensgate Cooperative Corp (1)
- Fenway Forward (1)
- Fields Corner Community Development Corporation (2)
- First Realty Management (5)
- Geraghty Associates (1)
- German Centre (1)
- HallKeen Management (3)
- Huntington Hill East Condo Trust (1)
- Jamaica Plain Neighborhood Development Corporation (JPNDC) (2)
- Madison Park Development Corporation (4)
- Maloney Properties (2)
- NeighborHealth Corporation (2)
- New England Conservancy of Music (1)
- Octagon Properties (3)
- Peabody Properties (4)
- Preservation of Affordable Housing (POAH) (2)
- Rogerson Communities (3)
- St James Estates Condo Trust (1)
- Stay Pineapple (1)
- The Boston Home, Inc. (1)
- The Greater Boston Food Bank (1)
- The Hofeller Company (2)
- Wingate Companies (6)
- WinnCompanies (1)
- YMCA of Greater Boston (1)

Program Expenditures to Date



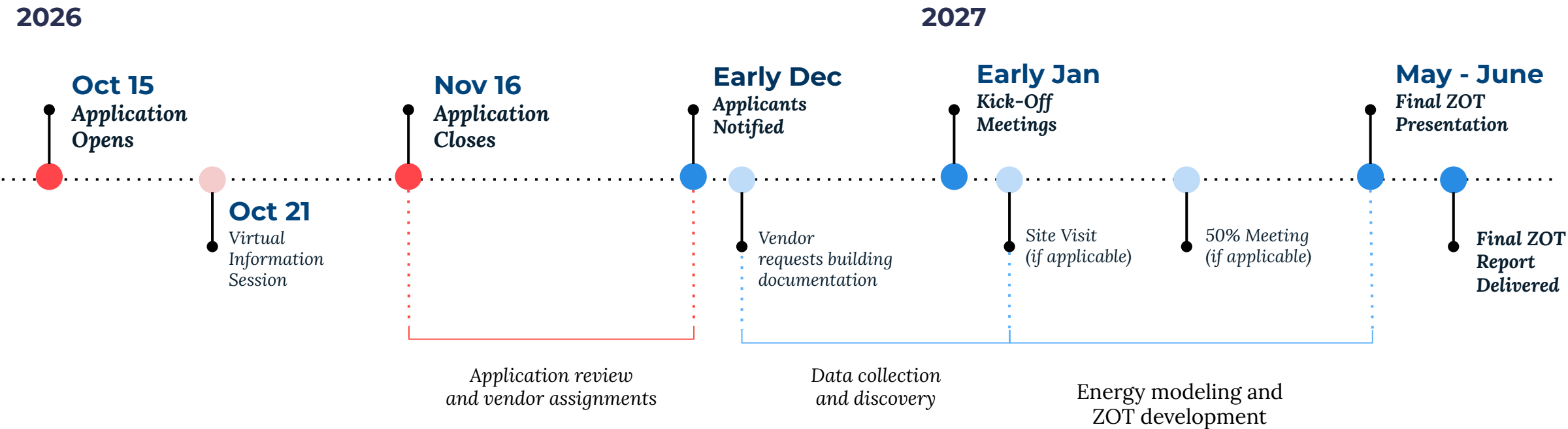
Cohort	Task 1		Task 2
	EECBG	EEIF	ARPA
Cohort 1 (Jan - Jul 2025)	\$270,600.00	\$0.00	\$93,953.00
Cohort 2 (May - Dec 2025)	\$177,100.00	\$0.00	\$167,030.00
Cohort 3 (Jan - Jul 2026)	\$180,425.36	\$0.00	\$83,848.00
Cohort 4 (Jun - Nov 2026)	\$31,864.64	\$86,335.36	\$ 155,169.00
Total	\$659,990.00	\$86,335.36	\$500,000.00
Remaining Funds After Cohort 4	\$0.00	\$413,664.64	\$0.00

What's Next?

- Applications for Cohort 5 will open from October 15 - November 16, 2026.
- Cohort 5 will only offer Task 1 services funded through the EEIF.
- Revised eligibility criteria to match equity priority building typologies set by the BERDO Review Board.
- New application form, website, and outreach efforts to clarify what BDAP offers and how participants are selected.
- Standardized minimum content requirements for Zero-Over-Time Plans across vendors.
- Setting clear requirements for participants.

Cohort 5 Timeline

Timeline subject to change. Length of Cohorts can vary across building owners.



Revised Eligibility Criteria

Also available on boston.gov/bdap



- Building is subject to BERDO and included in the latest [Covered Buildings List](#).
- Building is in compliance with latest reporting and third-party verification requirements.
- Building does not already have a Zero-Over-Time Plan or equivalent building decarbonization roadmap.
- Building meets any of the following:
 - Deed Restricted Affordable Housing.
 - Residential Condominium or Cooperative buildings that have a median assessed value of \$877,111 or less per unit.
 - Residential Condominium or Cooperative building with at least 50% of residents with an income at or below 120% AMI (You can check IDP Area Median Incomes [here](#)).
 - Rental buildings with 50% or more Section 8 tenants or with 50% or more residents with incomes at 120% AMI or below (You can check IDP Area Median Incomes [here](#)).
 - Rental buildings with 50% or more units with rents at or below the maximum affordable rates for 120% AMI (You can check 120% AMI rental caps [here](#) - IDP limits will be used).
 - Owned by a small business with fewer than 50 employees or less than \$5,000,000 in annual gross revenue.
 - Owned by a non-profit with fewer than 50 employees or less than \$5,000,000 in annual gross revenue.
 - Other small businesses and non-profits that provide critical services to environmental justice communities.

Prioritization Criteria

Also available on boston.gov/bdap



- Buildings that are projected to exceed their emissions standards in the 2025-2029 or 2030-2034 compliance periods.
- Buildings with any the following technical circumstances:
 - *Building has a fuel oil heating system.*
 - *Building has an electric resistance heating system*
 - *Building has barriers to receiving services from Mass Save (e.g. the presence of knob and tube wiring, mold, or vermiculite)*
- Building owners who have not already participated in BDAP.

Participation Requirements

Also available on boston.gov/bdap



1. Sharing requested energy data and building information with the City of Boston and your assigned building science firm.
2. Responsiveness to City of Boston and assigned vendor via email, phone call, virtual meetings, and site visits during the duration of the program.
3. Commitment from senior leadership and key stakeholders to attending final presentation of the Zero-Over-Time Plan and undertaking good faith efforts towards implementing building decarbonization efforts laid out in the Zero-Over-Time Plan.
4. Agreeing to share Zero-Over-Time Plan on the BDAP website and other City of Boston channels.
5. Responsiveness to follow-up surveys and check-in meetings after program completion.

Register for BDAP Info Session

Registration is required

Join us for an upcoming Zoom Info Session to learn more about BDAP and have your questions answered. At this Info Session, you will learn about:

- What is BDAP?
- What is a Zero-Over-Time Plan?
- Who can apply for BDAP?
- How does the City select BDAP participants?
- What are the requirements to participate on BDAP?

[Register now](#)

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Board Q&A

Board Members may discuss and ask staff questions

A nighttime photograph of a city street, likely in Chicago, featuring festive white string lights draped over trees and buildings. In the background, a church with a prominent dome is visible against the dark sky. The street is filled with people, and a street lamp with multiple globes is in the foreground. The overall atmosphere is festive and urban.

Approval of Meeting Minutes

Board votes on approving previous meeting's minutes



Administrative Updates

Staff presents administrative updates

Condo and Coop Workshop

Workbook for Condos & Coops

WHAT

At this workshop, registrants will receive

- A plain-language overview of BERDO requirements
- Hands-on practice with the Condo and Co-op Workbook using their actual information
- Hear from peers about how other condo associations are navigating BERDO compliance
- Dedicated one-on-one time with City of Boston staff and get personalized guidance

WHEN

- November 5 | 5:30-7pm

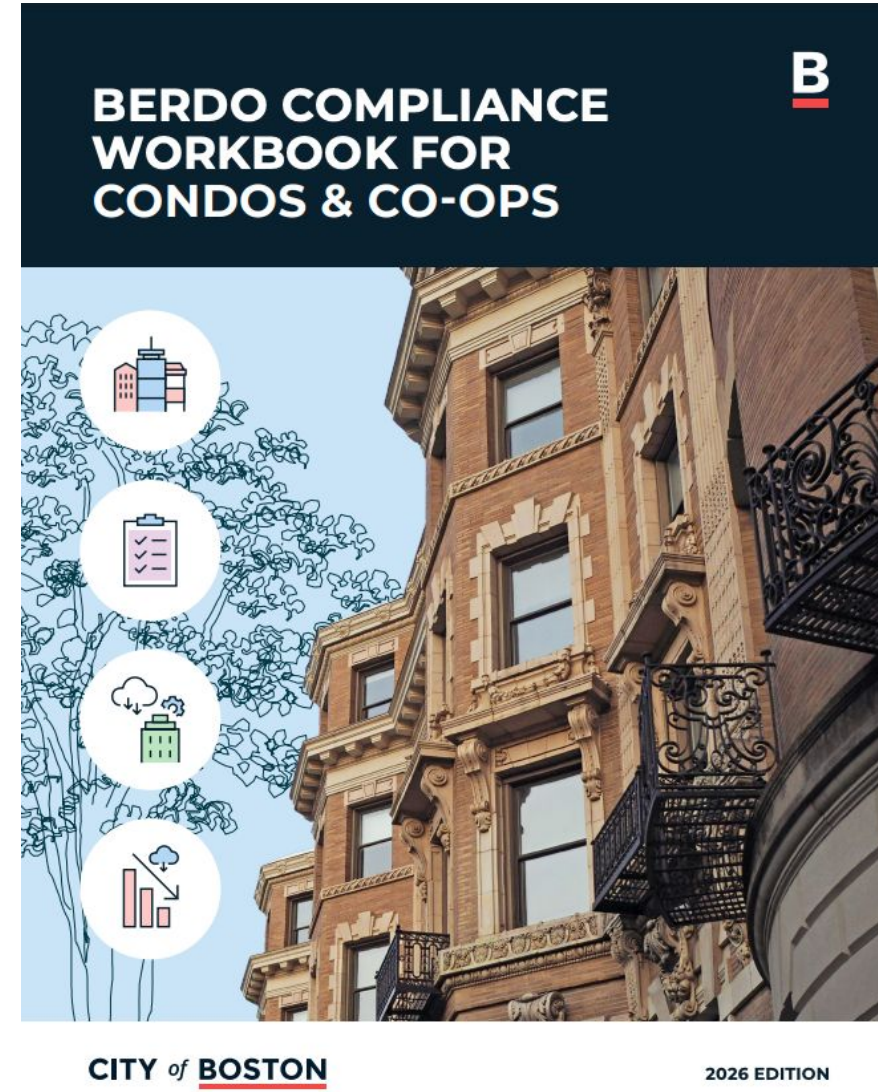
WHERE

Civic Pavilion at 1 City Hall Square Boston, MA 02201

WHO SHOULD ATTEND

Condo trustees, co-op members, and property managers in BERDO-covered buildings. No technical expertise required.

REGISTER HERE



2026 Review Board Meeting Schedule

Second and fourth Mondays of each month starting at 4:30pm



Zoom: Meetings are virtual via Zoom: [register in advance here](#)

HEARING 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 13*
April 27	October 26
May 11*	November 9
May 26*	November 23
June 8*	December 14
June 22	

**On a Tuesday due to a Holiday. *Meeting was cancelled or forgone.*



Board Questions

Administrative Updates

ADJOURN

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

