

BERDO REVIEW BOARD MEETING

November 9, 2026

Mayor Michelle Wu

BERDO REVIEW BOARD



Jessica Boatright
Board Chair



Samira Ahmadi
Board Member



Stephen Ellis
Board Member



Camilo Esquivia- Zapata
Board Member



Hessann Farooqi
Board Member



Lori Ferriss
Board Member



Gail Latimore
Board Member



Councilor Brian Worrell
City Councilor, D4

CITY OF BOSTON STAFF



Diana Vasquez

Senior Policy Manager



Claudia Diezmartinez, Ph.D.

Deputy Director, Policy and Programs



Zengel “Ziggy” Chin

Policy & Programs Assistant

AGENDA

Public Meeting

1. Vote on Building Portfolio (Pathway 1)
2. Approval of Meeting minutes
3. Administrative Updates
4. Adjournment



Flexibility Measure Application

Discussion and Vote



2Life Communities

Building Portfolio Application

Building Portfolio Application

2Life Communities

Background Information

- Submitted on Oct 6, 2026 to apply to 2026 emissions compliance
- Submitted through Pathway 1
- 5 BERDO IDs in the neighborhood of Brighton.
- Applicant meets all eligibility criteria and application was deemed complete.

Standard Conditions

- Timely compliance with reporting and third-party verification requirements.
- Timely compliance with the requirements in Section XI.b, including, when applicable, the submission of a satisfactory Emissions standard compliance plan.
- The Review Board or its designee may inspect any Building that is part of an approved Building Portfolio, at reasonable times and with reasonable notice, in order to assess compliance with the terms and conditions of said Building Portfolio.

2Life Communities Proposed Portfolio

Owner: 2Life Communities

Building Use Types:

- Food Sales & Services, Healthcare, Multifamily Housing, and Office.

Number of BERDO IDs: 5

1. **100108:** 28 Wallingford Road, Brighton MA 02135
2. **107312:** 130 Chestnut Hill Ave, Boston MA 02135
3. **100109:** 40 Wallingford Road, Brighton, MA 02135
4. **100110:** 30 Wallingford Road, Brighton MA 02135
5. **103926:** 132 Chestnut Hill Ave. Brighton, MA 02135

Calculated Blended Emission Standards

Calculated Blended Emissions Standards (kgCO2e/SF/Yr)						
Default Emissions Standard(s)	**2025-2029**	**2030-2034**	**2035-2039**	**2040-2044**	**2045-2049**	**2050-**
Multifamily Housing (n=5)	4.1	2.4	1.8	1.1	0.6	0
Portfolio Blended Emissions Standards	**4.1**	**2.4**	**1.8**	**1.1**	**0.6**	**0**



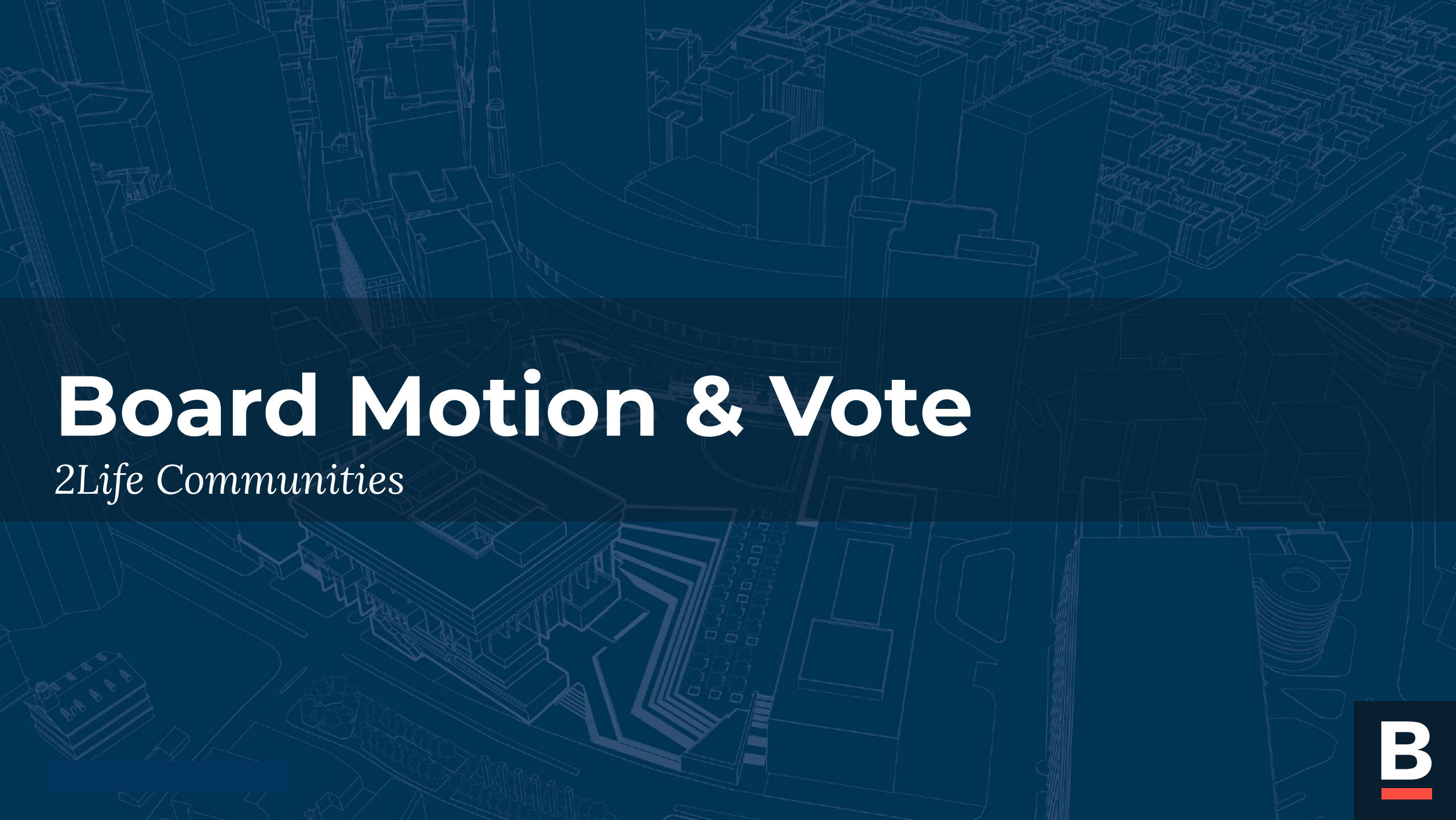
Staff Comments

Environment Department shares staff comments



Board Q&A

Board Members may discuss and ask staff questions



Board Motion & Vote

2Life Communities



Approval of Meeting Minutes

Board votes on approving previous meeting's minutes



Administrative Updates

Staff presents administrative updates

MA Class I REC Connector Purchases & ACP Invoices

MA CLASS I RECS

- Green Energy Consumers Alliance received **13 transactions** from MA Class I REC Connector Program.
- Transactions range from **21 to 2,626 RECs.**
- All transactions sum up to **6,121 MWh** of high-quality renewable energy in New England. This is equivalent to powering over **600 homes**.
- All transactions are equivalent to **$272,002** invested in the renewable energy market.
- Deadline to purchase was **October 31, 2026**.

ACPS

- We have received **7 invoice** requests.
- Transactions so far range from around **$1,300 to $80,000.**
- All transactions sum up to **$127,038** in ACPs that will be added to the Equitable Emissions Investment Fund.

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 7
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.

