

BERDO REVIEW BOARD MEETING & PUBLIC HEARING



August 26, 2024

Mayor Michelle Wu

BERDO Review Board



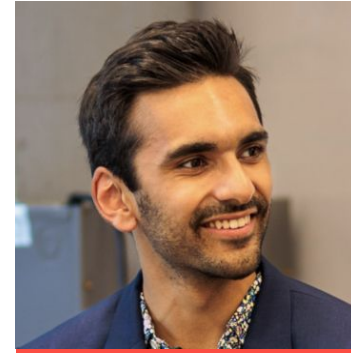
Rashida Boyd
Board Member



**Gabriela Coletta
Zapata**
City Councilor



Stephen Ellis
Board Member



Hessann Farooqi
Board Member



Lovette Jacobs
Board Member



Gail Latimore
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Jack Nelson
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City of Boston Staff



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*Director,
Carbon Neutrality*



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*BERDO Review
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**Zengel
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*BERDO Review Board
Assistant*



**Dr. Claudia
Diezmartinez**

*Policy and Equity
Advisor*

Agenda

Today's Meeting



Public Hearing

1. *Discussion and Vote on Equitable Emissions Investment Fund 2024 Application Cycle Finalists*

Public Meeting

2. *Approval of Meeting Minutes*
3. *Presentation of Updated Guidance on Building Portfolio and Individual Compliance Schedule Application Deadline*
4. *Administrative Updates*
5. *Meeting Adjournment*

Public Hearing

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

Discussion and Vote on the Fund Finalists

2024 Application Cycle

Application Review

2024 Application Cycle



Review Steps:

1. We received 19 applications total this year.
2. The BERDO team is did an initial review with the City's Legal and Grants teams for eligibility of the projects.
3. The BERDO team shared application deemed eligible with accompanying cover pages with each Review Board member.
 - *Each Board member received an individual project evaluation criteria*
 - [Link to Project Evaluation Form](#)

Draft Evaluation Form

Criteria	Highly Advantageous	Advantageous	Not Advantageous	Not Present	Need more information
Emissions reductions	<i>Building emissions reductions are clearly defined, expected timeline and scale are clearly outlined, and are realistic.</i>	<i>Building Emissions reductions are mentioned, but timeline and scale are unclear or results are moderate emissions reductions.</i>	<i>Building emissions reductions are limited.</i>	<i>Not eligible for funding.</i>	<i>Need more information regarding building emissions reductions.</i>
Benefits to affordable housing	<i>Affordable housing benefits are clearly defined, expected timeline and scale are clearly outlined, and are realistic.</i>	<i>Affordable housing benefits are mentioned, but timeline and scale are unclear or are not a main focus.</i>	<i>Affordable housing benefits are limited.</i>	<i>Affordable housing benefits are not mentioned.</i>	<i>Need more information regarding benefits to affordable housing.</i>
Benefits to tenants	<i>Tenant protections are clearly defined, expected timeline and scale are clearly outlined, and are realistic.</i>	<i>Tenant protections are mentioned, but timeline and scale are unclear or are not a main focus.</i>	<i>Tenant protections are limited.</i>	<i>Tenant protections are not mentioned.</i>	<i>Need more information regarding benefits to tenants.</i>
Benefits to labor and workforce development	<i>Labor benefits and workforce development benefits are clearly defined, expected timeline and scale are clearly outlined, and are realistic.</i>	<i>Labor benefits and workforce development benefits are mentioned, but timeline and scale are unclear or not a main focus.</i>	<i>Labor benefits and workforce development are limited.</i>	<i>Labor benefits and workforce development are not mentioned.</i>	<i>Need more information regarding benefits to labor and workforce development.</i>
Benefits to outdoor air quality	<i>Outdoor air quality benefits are clearly defined, expected timeline and scale are clearly outlined, and are realistic.</i>	<i>Outdoor air quality benefits are mentioned, but timeline and scale are unclear or not a main focus.</i>	<i>Outdoor air quality benefits are limited.</i>	<i>Outdoor air quality benefits are not mentioned.</i>	<i>Need more information regarding benefits to outdoor quality.</i>
Benefits to indoor air quality and quality of life	<i>Benefits to indoor air quality and quality of life are clearly defined, expected timeline and scale are clearly outlined, and are realistic.</i>	<i>Benefits to indoor air quality and quality of life are mentioned, but timeline and scale are unclear or not a main focus.</i>	<i>Benefits to indoor air quality and quality of life are limited.</i>	<i>Benefits to indoor air quality and quality of life are not mentioned.</i>	<i>Need more information regarding benefits to indoor air quality and quality of life.</i>
Climate resilience benefits	<i>Climate resilience benefits are clearly defined, expected timeline and scale are clearly outlined, and are realistic.</i>	<i>Climate resilience benefits are mentioned, but timeline and scale are unclear or not a main focus.</i>	<i>Climate resilience benefits are limited.</i>	<i>Climate resilience benefits are not mentioned.</i>	<i>Need more information regarding climate resilience benefits.</i>
Energy justice benefits	<i>Energy justice benefits are clearly defined, expected timeline and scale are clearly outlined, and are realistic.</i>	<i>Energy justice benefits are mentioned, but timeline and scale are unclear or not a main focus.</i>	<i>Energy justice benefits are limited.</i>	<i>Energy justice benefits are not mentioned.</i>	<i>Need more information regarding energy justice benefits.</i>
Other benefits	<i>Other benefits included in the proposal are clearly defined, expected timeline and scale are clearly outlined, and are realistic.</i>	<i>Other benefits are included in the proposal, but timeline and scale are unclear or not a main focus.</i>	<i>Other benefits included in the proposal are limited.</i>	<i>Other benefits are not mentioned.</i>	<i>Need more information regarding other benefits.</i>

Equitable Emissions Investment Fund Finalists

2024 Application Cycle



Procedure for today:

1. The City will summarize results of the completed evaluation sheets.
2. Review Board members will have the chance to share their thoughts about each of the top-rated applications.
3. The Chair will open a public comment period.
4. The Review Board will anonymously rank the applications.
5. The Review Board will vote on a group of five finalists to invite to the September 9 hearing to present on their proposed projects.

Summary of Evaluation Sheets

2024 Application Cycle



Applications that were scored as a **TOP 3** more than once:

- 1. Dorchester Bay Economic Development Center**
 - *Included on 3 evaluation sheets*
- 2. Fenway Community Development Corporation**
 - *Included on 2 evaluation sheets*
- 3. Green Energy Consumers Alliance**
 - *Included on 2 evaluation sheets*
- 4. The Community Builders**
 - *Included on 2 evaluation sheets*

Dorchester Bay Economic Development Center



Summary: Affordable housing nonprofit seeking **\$250,000** to pay the upfront costs of **installing solar on 9 multifamily buildings** within the Wilder Apartments and Glendale Apartment developments. 15% of savings will be given directly to residents who pay their own electricity at Glendale Apartments (DBEDC pays for electricity costs at Wilder Apartments). Money from the Fund would reduce the payback period to 2-3 years.

NEIGHBORHOODS SERVED	PROJECT DATES	AMOUNT REQUESTED
Dorchester	Start Date: October 15, 2024 End Date: March 15, 2024	\$250,000.00

Fenway Community Development Corporation



Summary: Affordable housing nonprofit seeking **\$245,230.87** to conduct the following **energy efficiency and weatherization upgrades** in their least efficient building: (i) installation of heat pump domestic hot water heaters; (ii) installation of Energy Star roof exhaust fans with constant air regulator dampers; (iii) installation of low flow showerheads; (iv) installation of R&D temperature averaging controls to improve control system efficiency for both the heating and domestic hot water; (v) installation of common area lighting occupancy sensors, installation of LED lighting in apartments where not already installed; and (vi) upgrades to the electrical service capacity at the site.

NEIGHBORHOODS SERVED	PROJECT DATES	AMOUNT REQUESTED
Fenway-Kenmore	Start date: September 15, 2024 End date: June 1, 2026	\$245,230.87

Green Energy Consumers Alliance



Summary: Climate nonprofit seeking **\$250,000** to supplement EquiSol program. EquiSol brings **rooftop solar to low- and moderate-income residents** in Boston and surrounding cities. Specifically, they are seeking to fund the “Blue Line Solar Access Program.” They have identified 8 properties in East Boston owned by East Boston CDC and 1 in Dorchester owned by Boston Neighborhood Community Land Trust (BNCLT) and 1 in Mattapan owned by a Low to Moderate-Income owner.

NEIGHBORHOODS SERVED	PROJECT DATES	AMOUNT REQUESTED
East Boston (8 properties) Dorchester (1 property) Mattapan (1 property)	Start: September 2023 End: End of 2024	\$250,000

The Community Builders

Summary: Nonprofit CDC seeking **\$250,000** to support the installation of a **solar array on top of two buildings** – 132-140 Seaver Street and 280-296 Seaver Street at the New Franklin Park (NFP) Apartments affordable housing community in the neighborhood of Dorchester. The proposed solar array is predicted to achieve a projected 30% energy usage reduction from baseline through the installation of PV solar panels, which is projected to produce 163,770 kWh of energy in year one. The Community Builders will act as sponsor and developer of the proposed rehabilitation project.

NEIGHBORHOODS SERVED	PROJECT DATES	AMOUNT REQUESTED
Dorchester	Start Date: August 2024 End Date: December 2025	\$250,000

Summary of Evaluation Sheets

2024 Application Cycle



Applications that were scored as a **TOP 3** at least once:

1. Roxbury Tenants of Harvard
2. Morville House Apartments
3. Allston-Brighton Community Development Corporation
4. Built Buildings Lab
5. Neighborhood of Affordable Housing (NOAH)
6. Codman Square Neighborhood Development Corporation



Roxbury Tenants of Harvard

Summary: Affordable housing nonprofit in Mission Hill neighborhood seeking **\$187,000** to **complete a study** by GreenerU to investigate, analyze, and generate a basis of design to decarbonize and electrify heating, cooling, ventilation, and domestic hot water systems, EV charging infrastructure, renewable energy generation, and envelope upgrades within the Mission Park campus, located at 835 Huntington Ave. Mission Park campus consists of 147 townhouse units and 628 apartment units.

NEIGHBORHOODS SERVED	PROJECT DATES	AMOUNT REQUESTED
Roxbury	Start Date: Within 60 days of signing grant agreement End Date: Six months from project start date.	\$187,000

Morville House Apartments



Summary: The funds being applied for will be utilized to support **energy efficiency and weatherization** upgrades, as well as **solar**, to a building owned by Episcopal City Mission (Morville House Apartments LLC). Senior housing building seeking **\$250,000** to address issues related to heat loss, air sealing, indoor air quality, and increased electric usage with the implementation of air-source heat pumps. Building is Morville House, 100 Norway St in Fenway. The primary use is to house low/very low-income elder residents. Additionally, the building is used for neighborhood events, voting, etc.

NEIGHBORHOODS SERVED	PROJECT DATES	AMOUNT REQUESTED
Back Bay/Fenway-Kenmore	Start Date: June 14, 2024 End Date: November 1, 2025	\$250,000

Allston-Brighton Community Development Corporation



Summary: Affordable housing seeking **\$250,000** to **repair their roof** and increase the number of units that are habitable in Warren Hall (33-unit affordable housing) which is located on a historic block of Brighton Center at 329-343 Washington St, Brighton. The roof replacement is the first phase of a Deep Energy Retrofit that is in the planning stage.

NEIGHBORHOODS SERVED	PROJECT DATES	AMOUNT REQUESTED
Brighton	Start Date: July 17, 2024 End Date: Late August, 2024	\$250,000

Built Buildings Lab



Summary: Building emissions reduction (forming) nonprofit seeking **\$285,000** to develop a **district-to-building level Decarbonization Roadmap** for a 25-year horizon in partnership with Greater Grove Hall Main Streets (GGHMS). I.e. implementing Grove Hall’s “Green Zone”. This would (i) determine the carbon abatement potential for 29 BERDO buildings, (ii) determine district’s overall carbon abatement potential, (iii) use scenario planning to identify tradeoffs and benefits of district-level versus building-level solutions; and (iv) engage community in the discovery process and identify gaps.

NEIGHBORHOODS SERVED	PROJECT DATES	AMOUNT REQUESTED
Dorchester	Start Date: September 2024 End Date: December 1, 2025	\$285,000

Neighborhood of Affordable Housing (NOAH)



Summary: Nonprofit CDC seeking **\$750,000** to fully **electrify**, decommission fossil fuel infrastructure, **weatherize** project sites, and upgrade ventilation needs in 5-7 affordable housing buildings in East Boston in addition to their ‘base scope.’

NEIGHBORHOODS SERVED	PROJECT DATES	AMOUNT REQUESTED
East Boston	Start Date: End of 2024 End Date: End of 2025	\$750,000

Codman Square Neighborhood Development Corporation



Summary: Affordable housing nonprofit seeking **\$309,894.16** to install the following **energy efficiency and weatherization measures** in 2 affordable housing buildings: (i) lighting sensors for exterior lighting; (ii) low-flow aerators; (iii) low-flow toilets; (iv) in-unit air sealing; and (iv) installing drain water heat recovery.

NEIGHBORHOODS SERVED	PROJECT DATES	AMOUNT REQUESTED
Dorchester	Start Date: October 5, 2024 End Date: Mid-December 2024	\$309,894. 16



Public Comment Period

Members of the public may provide public comment

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Review Board Ranking

The Fund Finalists



The background of the slide is a dark blue aerial wireframe map of a city, showing the outlines of buildings, streets, and parks. The lines are white and light blue, creating a technical, architectural feel.

Motion and Vote

2024 Fund Finalists



Public Meeting

Approval of Meeting Minutes

Board votes on approving previous meeting's minutes

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Presentation of Updated Guidance

Building Portfolios and Individual Compliance Schedules





Deadline Extension for Applications

Building Portfolio and Individual Compliance Schedules

Updated Guidance:

- Applications for Building Portfolios and Individual Compliance Schedule must be submitted by **January 6, 2025** to use the corresponding Building Portfolio and/or Individual Compliance Schedule in 2025.
- Read the full guidance [here](#)

Deadline for Flexibility Measure Applications	
October 1, 2024	Short-term Hardship Compliance Plan application deadline.
January 6, 2025*	Building Portfolio application deadline
	Individual Compliance Schedule application deadline
April 1, 2025	Long-term Hardship Compliance Plan application deadline for 2026.

*This deadline is for the 2025 emissions compliance year only.

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Board Q&A

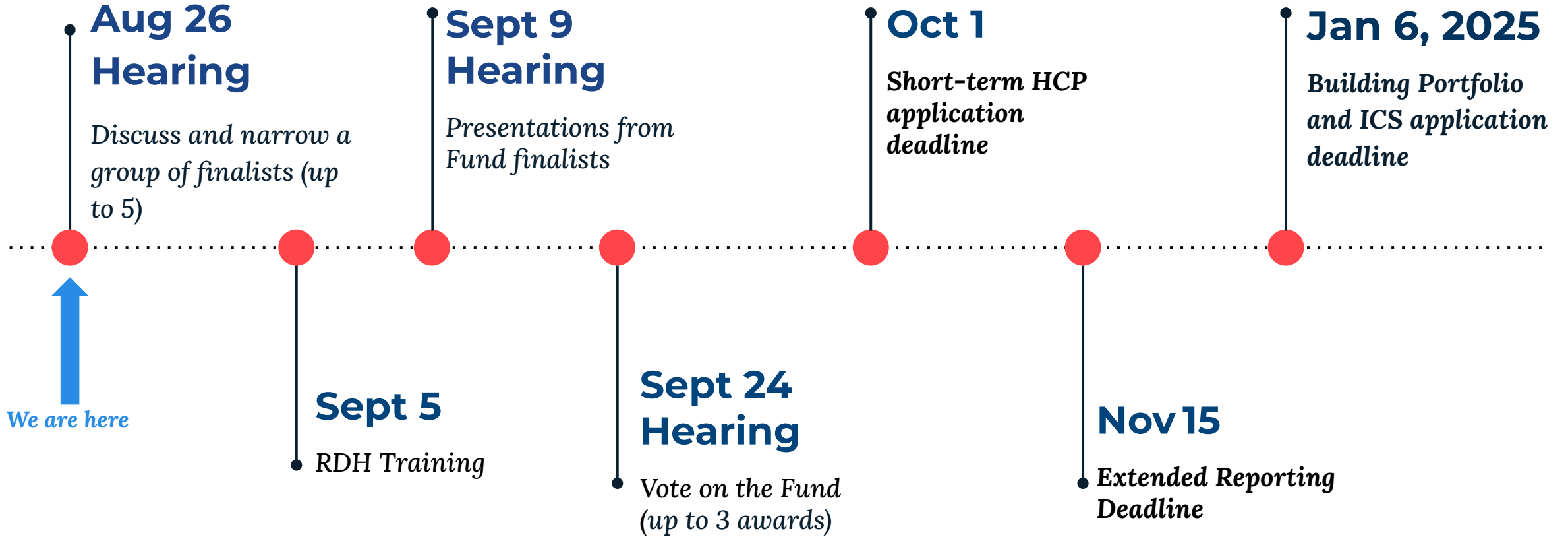
Board Members may discuss and ask staff questions

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Administrative Updates

Staff presents administrative updates

Review Board Upcoming Timeline



Adjourn

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

