

# BERDO REVIEW BOARD MEETING & PUBLIC HEARING



*August 12, 2024*

*Mayor Michelle Wu*

# BERDO Review Board



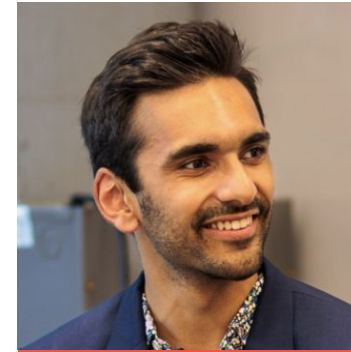
**Rashida Boyd**  
*Board Member*



**Gabriela Coletta  
Zapata**  
*City Councilor*



**Stephen Ellis**  
*Board Member*



**Hessann Farooqi**  
*Board Member*



**Lovette Jacobs**  
*Board Member*



**Gail Latimore**  
*Board Member*



**Jack Nelson**  
*Board Member*

# City of Boston Staff



**Hannah  
Payne**

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*Director,  
Carbon Neutrality*



**Diana  
Vasquez**

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*BERDO Review  
Board Manager*



**Zengel  
"Ziggy" Chin**

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*BERDO Review Board  
Assistant*

# Agenda

*Today's Meeting*



- 1. Approval of Meeting Minutes**
- 2. Building Portfolio Application**
- 3. Request to authorize Environment Department to Discuss Adjustments with Applicants Ahead of a Hearing**
- 4. Administrative Updates**
- 5. Meeting Adjournment**

# Public Meeting



# Approval of Meeting Minutes

*Board votes on approving previous meeting's minutes*

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 outlines, creating a complex, geometric pattern of rectangular and curved shapes. The overall aesthetic is modern and architectural.

# Building Portfolio Application

*Fenway CDC*



# Building Portfolio

## Reminder: What is a Building Portfolio?

- **Building Portfolios** are a flexibility mechanism that allows Owners of multiple Buildings to comply with a single portfolio-level Emissions standard.

## Pathway 1 Requirements

- A Building Portfolio application pathway for buildings that are individually subject to BERDO and **do not** trigger environmental justice requirements.
- No hearing is required for approval.

## Options for Voting

- Approve with standard conditions
- **OR** the board can continue discussing before they feel comfortable voting on a motion

## [Explore other Flexibility Measures](#)



# Fenway CDC Building Portfolio Application

## Background Information

- Submitted through Pathway 1.
- 5 buildings in the neighborhoods of Back Bay, South End, and Fenway.
- All building are affordable multifamily housing, all in Environmental Justice Populations.
- 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.



# Fenway CDC Proposed Portfolio

**Owner:** Fenway Community Development Corporation

**Building Use Types:** Multifamily Housing

**Number of buildings:** 5

**Addresses of buildings:**

- 31 Burbank St Boston, MA 02115
- 599 Columbus Ave Boston, MA, 02118
- 607-627 Columbus Ave Boston, MA 02118
- 110 Peterborough St Boston, MA 02215
- 64-70 Burbank St Boston, MA 02115

## Calculated Blended Emission Standards

Calculated blended Emissions standards (kgCO2e/SF/yr)						
	2025-2029	2030-2034	2035-2039	2040-2044	2045-2049	2050-
Default Emissions Standards	4.1	2.4	1.8	1.1	0.6	0
Portfolio Emissions Standards (All multifamily housing)	4.1	2.4	1.8	1.1	0.6	0

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# Board Q&A

*Fenway CDC*



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# Board Motion & Vote

*Fenway CDC*



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# **Request to authorize Environment Department to Discuss Adjustments with Applicants Ahead of a Hearing**

*Proposal*

# Proposed Request

## Ordinance Language

The Ordinance enables the Review Board to delegate responsibilities to the Environment Department at their discretion.

## Proposal

- Request to authorize Environment Department to **discuss adjustments with applicants of flexibility measures ahead of a public hearing**, including items such as proposed relief, supporting evidence, and proposed special conditions of approval.
- The Review Board retains discretion over the approval or denial of all flexibility measures, and may still have discussions with applications at a public hearing and request adjustments to their applications, including adjustments to items such as proposed relief, supporting evidence, and proposed special conditions.

# Example

The Environment Department may discuss a Hardship Compliance Plan application and ask the applicant to revise their application based on key guiding principles for proposed relief and proposed special conditions, including but not limited to:

## PRINCIPLES FOR PROPOSED RELIEF

- *Relief should prioritize enabling compliance work in buildings.*
- *If on-site compliance work is not possible, relief may focus on alternative actions that result in emissions reductions and other benefits.*
- *For any relief, there should be a way to measure compliance and emission reductions.*

## PRINCIPLES FOR PROPOSED SPECIAL CONDITIONS

- *Conditions are set in addition to the relief authorized by a HCP.*
- *Special conditions can be used to:*
  - *Complement requested relief*
  - *Ensure that relief is implemented in a way that advances environmental justice and the goals of BERDO*
- *Special conditions should require commitments and demonstrate follow through on the commitments made in relief.*

# Proposed Procedure

## Application Review Process



1. Applicant submits application
2. Environment Department reviews application for completeness
  - [Flexibility Measures Application Timelines](#)
3. Environment Department may reach out to applicant about potential modifications, such as alternative relief, special conditions, etc.
4. If the application is complete, application is shared with Review Board and added to a public agenda



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# Board Q&A

*Board Members may discuss and ask staff questions*

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# Public Comment Period

*Members of the public may provide public comment*

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# Motion & Vote

*Proposal*

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# Administrative Updates

*Staff presents administrative updates*

# Application Process for the Fund

Process and next steps



We have received 19 applications for the Fund



## Next Steps:

1. The BERDO team is currently undertaking initial review with the City's Legal and Grants teams for eligibility
2. The BERDO team will share application files with a cover page to each Review Board member
  - *Each Board member will receive an individual spreadsheet copy with the project evaluation criteria*
  - [Link to Project Evaluation Form](#)
3. **August 26 hearing:** Review Board will narrow applicants down to a group of 'finalists'
4. **September 9 hearing:** Invited finalists present and answer questions from the Review Board
5. **September 24 hearing:** Review Board will vote on funding allocations (up to \$750,000 in total)

# Hardship Compliance Plans

*Process and next steps*

## Update on Long-term Hardship Compliance Plan Applications

- Three (3) deemed incomplete on August 12, 2024
- Reviewing the remaining four (4) for completion by August 15, 2024

### Next Steps:

1. Send out letters of determination for the incomplete applications
2. Discuss application modifications and special conditions with applicants
3. Review resubmissions from applicants

# Hardship Compliance Plan Process



Owner submits application

*Within 45 days from submission*

Environment Department confirms that application is **complete**

*Within 45 days from submission*

Environment Department determines application is **incomplete**

*No time limit from receiving incomplete notice, but delayed resubmission will delay determination by Review Board*

Owners notify tenants of hearing at least 7 days prior to the hearing date

*Within 45 days from confirmation*

Review Board holds hearing to evaluate application

Applicant changes and/or updates their application and resubmits

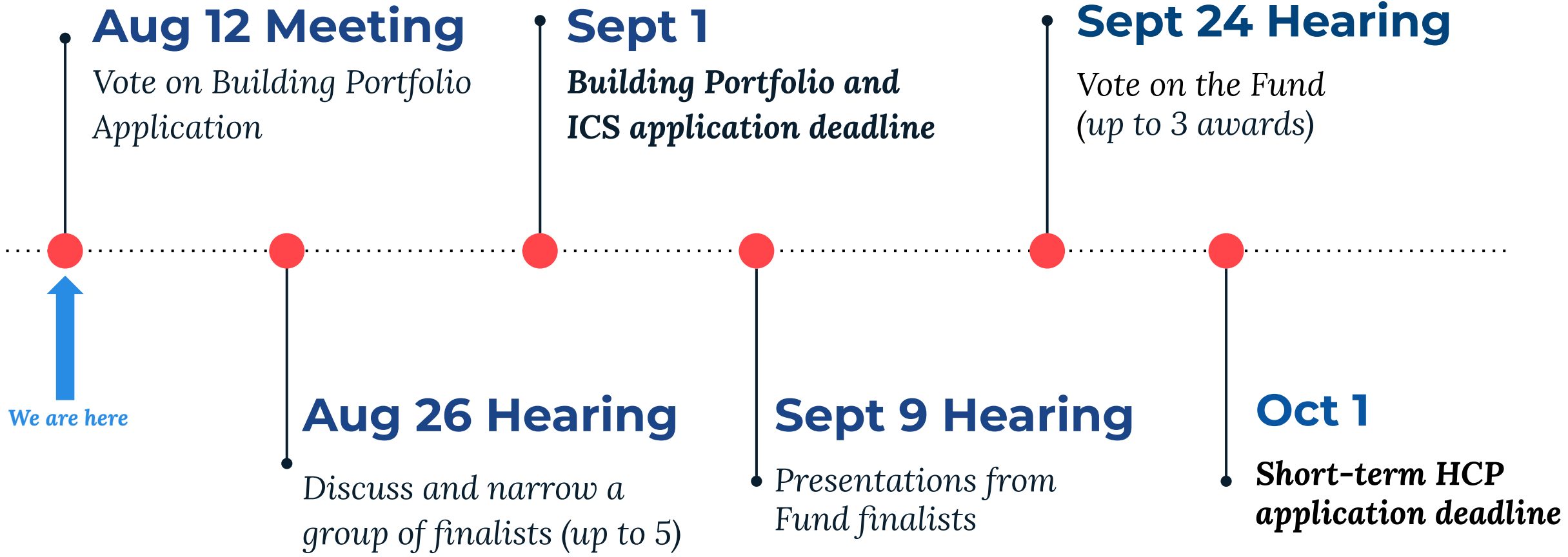
*Within 45 days from resubmission*

Environment Department confirms application is complete

*Within 45 days from confirmation*

Review Board holds hearing to evaluate application

# Review Board Upcoming Timeline





# Adjourn

Thank you! A recording and slide deck for this meeting will be available at [boston.gov/berdo-review-board](https://boston.gov/berdo-review-board).

