

BERDO REVIEW BOARD MEETING

November 25, 2024



BERDO Review Board



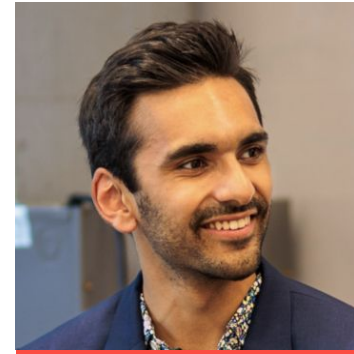
Rashida Boyd
Board Member



**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**

*Director,
Carbon Neutrality*



**Diana
Vasquez**

*BERDO Review
Board Manager*



**Aidan
Callan**

*BERDO Program
Manager*



**Dr. Claudia
Diezmartinez**

*Policy and Equity
Advisor*



**Zengel
"Ziggy" Chin**

*BERDO Review Board
Assistant*

Agenda

Today's Meeting



Public Meeting

- 1.** *Vote on Flexibility Measure Applications*
- 2.** *Discussion and Update on BERDO Reporting*
- 3.** *Approval of Meeting Minutes*
- 4.** *Administrative Updates*
- 5.** *Adjournment*



Flexibility Measure Applications

Discussion and Vote

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 lines, creating a complex, geometric pattern of rectangular shapes and heights. A semi-transparent dark blue horizontal band runs across the middle of the image, serving as a backdrop for the text.

YMCA

Building Portfolio Application



Building Portfolio Application

YMCA

Background Information

- Submitted through Pathway 1.
- 7 buildings in the neighborhoods of Dorchester, Chinatown, Fenway, Charlestown, Hydepark, Brighton, and West Roxbury.
- 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.



YMCA Proposed Portfolio

Owner: YMCA

Building Use Types: Assembly and Lodging

Number of buildings: 7 buildings

Addresses of buildings:

- 776 Washington St, Boston, MA 02124
- 816 Washington St, Boston, MA 02111
- 150 2nd Ave, Charlestown, MA 02129
- 316 Huntington Ave, Boston, MA 02115
- 1137 River St, Boston, MA 02136
- 615 Washington St, Brighton, MA 02135
- 15 Bellevue St, West Roxbury, MA 02132

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: Assembly (6 buildings)	7.8	4.6	3.3	2.1	1.1	0
Default Emissions Standards: Lodging (1 building)	5.8	3.7	2.7	1.8	0.9	0
Portfolio Emissions Standards	7.2	4.3	3.1	2.0	1.1	0

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Board Q&A

YMCA



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Board Motion & Vote

YMCA



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BERDO Reporting

Discussion and Update



Overview of BERDO Buildings



Number of Buildings Covered Under BERDO and their First Emissions Compliance Year

BUILDING TYPE	FIRST EMISSIONS COMPLIANCE YEAR	
	2025	2030
Commercial	1,397	593
Residential (Non-Condo)	821	757
Residential (Condo)	359	510
Boston Housing Authority	577	0
City of Boston	376	0
State & Federal	111	12
Total	3,641	1,872

2024 BERDO Reporting Status (2023 Data Year)

Residential Compliance Rate

- By Number of Buildings - **64%** - 1,913 of 2,982 buildings (BERDO IDs)
- By Total Sqft - **76%** - 112,499,508 of 148,729,281 sqft

Commercial Compliance Rate

- By Number of Buildings - **69%** - 1,738 of 2,505 buildings (BERDO IDs)
- By Total Sqft - **77%** - 213,007,433 of 276,920,662 sqft

Total Compliance Rate

- By Number of Buildings - **67%** - 3,717 of 5,582 buildings (BERDO IDs)
- By Total Sqft - **77%** - 333,313,542 of 435,464,373 sqft

2024 BERDO Engagement Status

Residential Claimed Rate

- By Number of Buildings - **77%** - 2,333 of 2,982 buildings (BERDO IDs)
- By Total Sqft - **87%** - 129,210,053 of 148,858,442 sqft

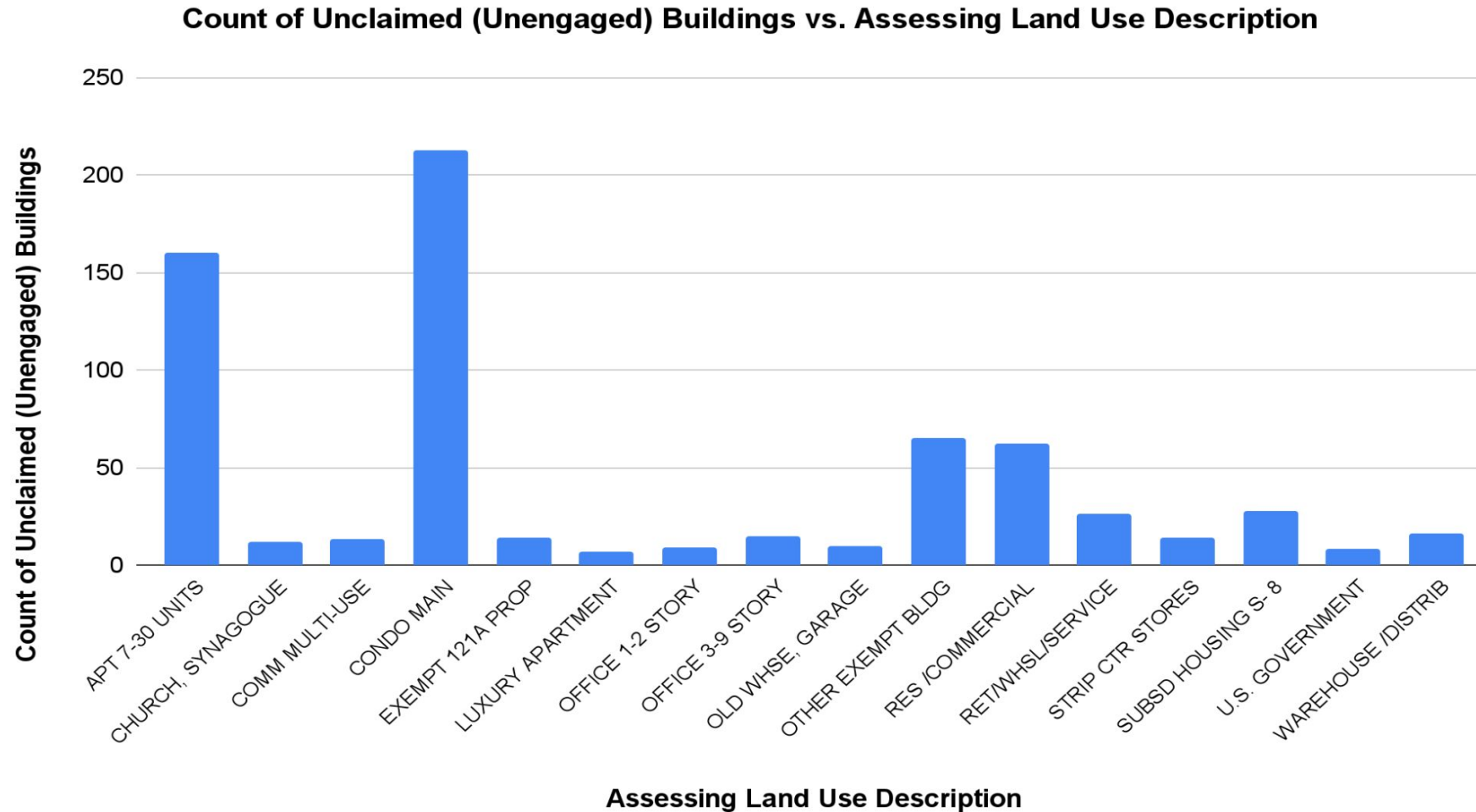
Commercial Claimed Rate

- By Number of Buildings - **81%** - 2,034 of 2,505 buildings (BERDO IDs)
- By Total Sqft - **84%** - 232,024,901 of 276,920,662 sqft

Total Claimed Rate

- By Number of Buildings - **79%** - 4,445 of 5,583 buildings (BERDO IDs)
- By Total Sqft - **85%** - 370,549,939 of 435,593,534 sqft

Building Use Types Not Claimed (Unengaged)



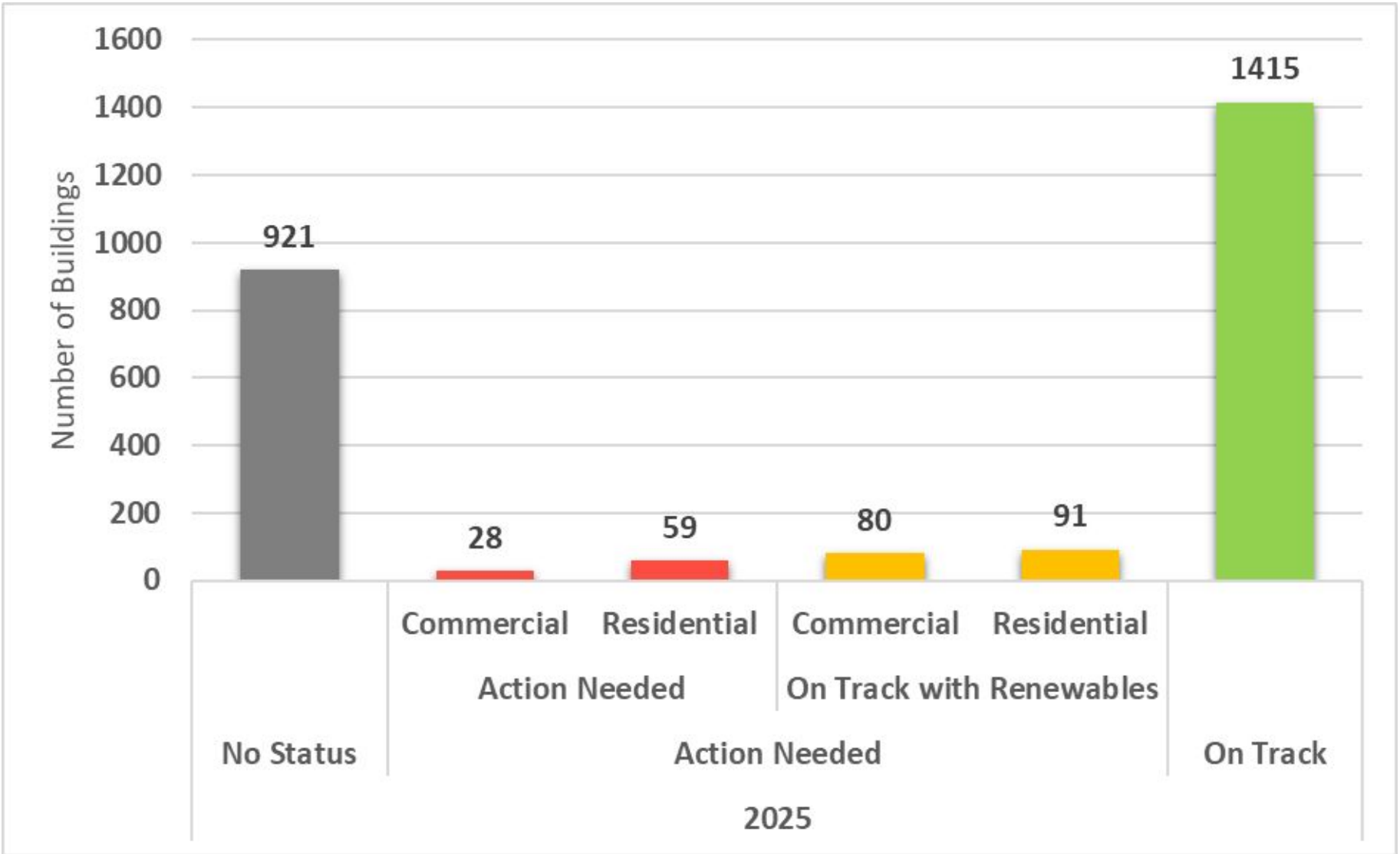
* Land Use Types with 1 to 6 unclaimed buildings are not included

Reporting and Engagement Statistics

Key Takeaways

- Reporting and Engagement Rates Consistently Higher Among:
 - *Buildings with larger square footage*
 - *Buildings subject to 2025 emissions limits*
- Why are engagement rates higher than reporting compliance rates?
 - *Owners stop reporting at specific points throughout the process (data collection, payment and outreach to third-party verifiers, overwhelming process)*
 - *Owners may have reported in previous years, but failed to report this year*
- 2030 buildings account for 34% of buildings but 10% of square footage

Projected Emissions Compliance 2025



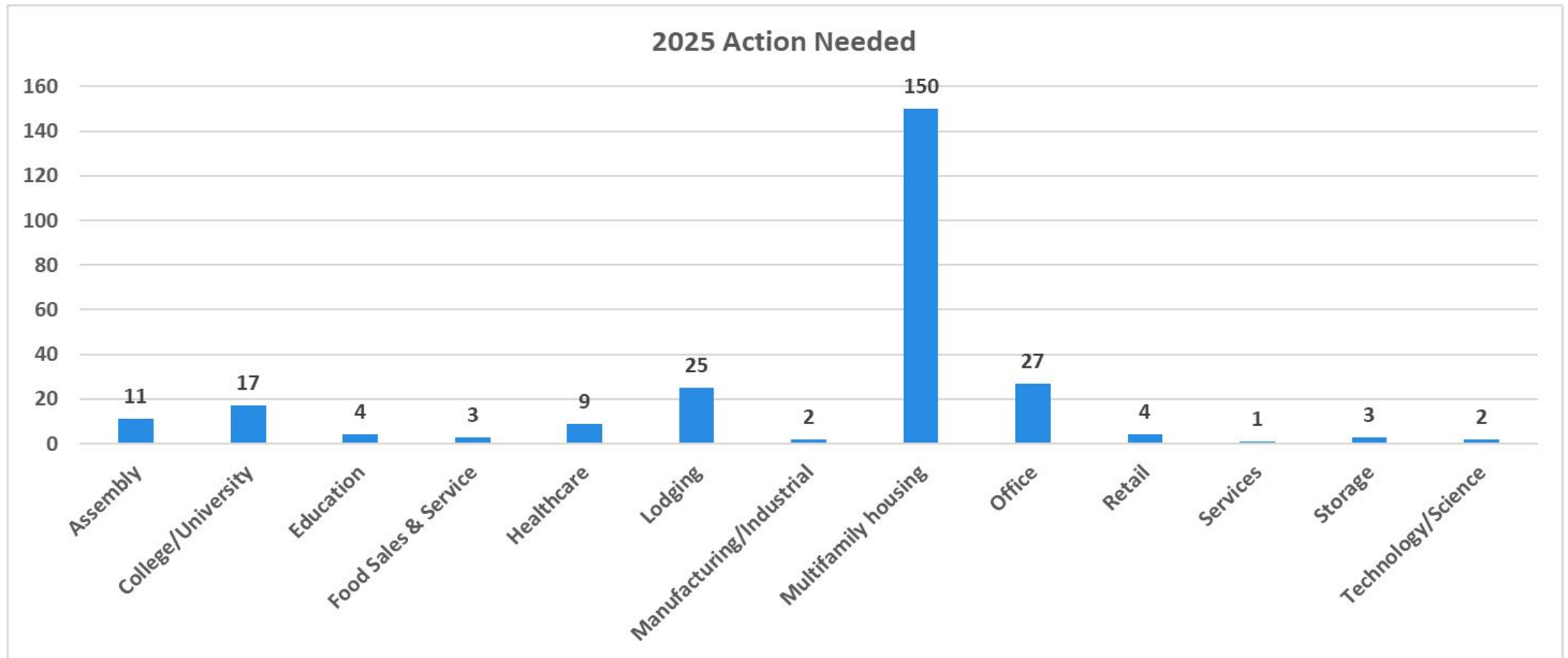
~85% of reported 2025 buildings with emissions projections are projected On Track

*Analysis does not include publicly owned buildings

Action Needed in 2025



By Reported Building Use Type



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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

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.

Approval of Meeting Minutes

Board votes on approving previous meeting's minutes

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 light blue and create a complex, geometric pattern.

Administrative Updates

Staff presents administrative updates



Building Decarbonization Advisor Program

Deadline: December 2, 2024

The program will provide eligible BERDO building owners with:

- Building science experts to create “Zero over Time” plans.
- Financial assistance to close the gap in energy efficiency efforts.

Vendors chosen to participate:

- New Ecology
- Jaros, Baum & Bolles
- Thornton Tomasetti
- GreenerU

Visit [here](#) to learn more and apply.

Application:

Please fill out this application to participate in the Building Decarbonization Advisor Program.

If you need assistance in completing this application, please call 617-635-3850 extension 6.

Funding is limited and will only be provided to building owners in the following categories:

1. Residential buildings that have 15 or more units and meet at least one of the following criteria:

- Condo or rental building in an Environmental Justice neighborhood
- Rental building with Section 8 tenants or below market rents (as determined by [maximum affordable rents for 100% AMI](#))
- Residential buildings with at least 50% of residents at or below [80% AMI](#)
- Deed restricted affordable housing

2. Non-residential (or mixed-use) buildings that are 20,000 square feet or larger, are located in an environmental justice neighborhood, and meet at least one of the following criteria:

- Owned by a small business
- Owned by a nonprofit

The BERDO Team may reach out to request additional information needed to assess your application. The BERDO team will evaluate applications based on the eligibility criteria listed above, demonstrated need, and requirements established by the funding sources.

To be considered for the first round of this program, please apply by 12/2/2024. Applications received after this date will be reviewed on a rolling basis and will be assigned to a future group.



Upcoming Event: BERDO Allston-Brighton Workshop (Free BERDO Assistance)

December 10, 2024, 3:00 - 7:00 p.m.,
Faneuil Branch, Boston Public Library

Attend the event to:

- Find out if you are eligible for [free reporting and verification services](#)
- Get a free consultation with a BERDO expert to:
 - *Get to reporting compliance*
 - *Understand emissions projections + compliance options*
 - *Review flexibility measures*

[RSVP HERE](#)

BERDO ALLSTON-BRIGHTON WORKSHOP (FREE BERDO ASSISTANCE)

Are you a BERDO building owner in Allston-Brighton looking for resources or support with BERDO compliance?

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JOIN THIS FREE WORKSHOP TO:

- 1 Find out if you are eligible for [free reporting and verification services](#)
- 2 Get a free consultation with a BERDO expert to:
 - 2.1 Get to reporting compliance
 - 2.2 Understand emissions projections + compliance options
 - 2.3 Review flexibility measures

December 10, 2024

🕒 3:00PM - 7:00PM

📍 FANEUIL BRANCH, BOSTON PUBLIC LIBRARY
419 FANEUIL ST
BRIGHTON, MA 02135

Contact: BERDO TEAM

✉️ [SEND AN EMAIL](#)


📞 617-635-3850

Price: FREE

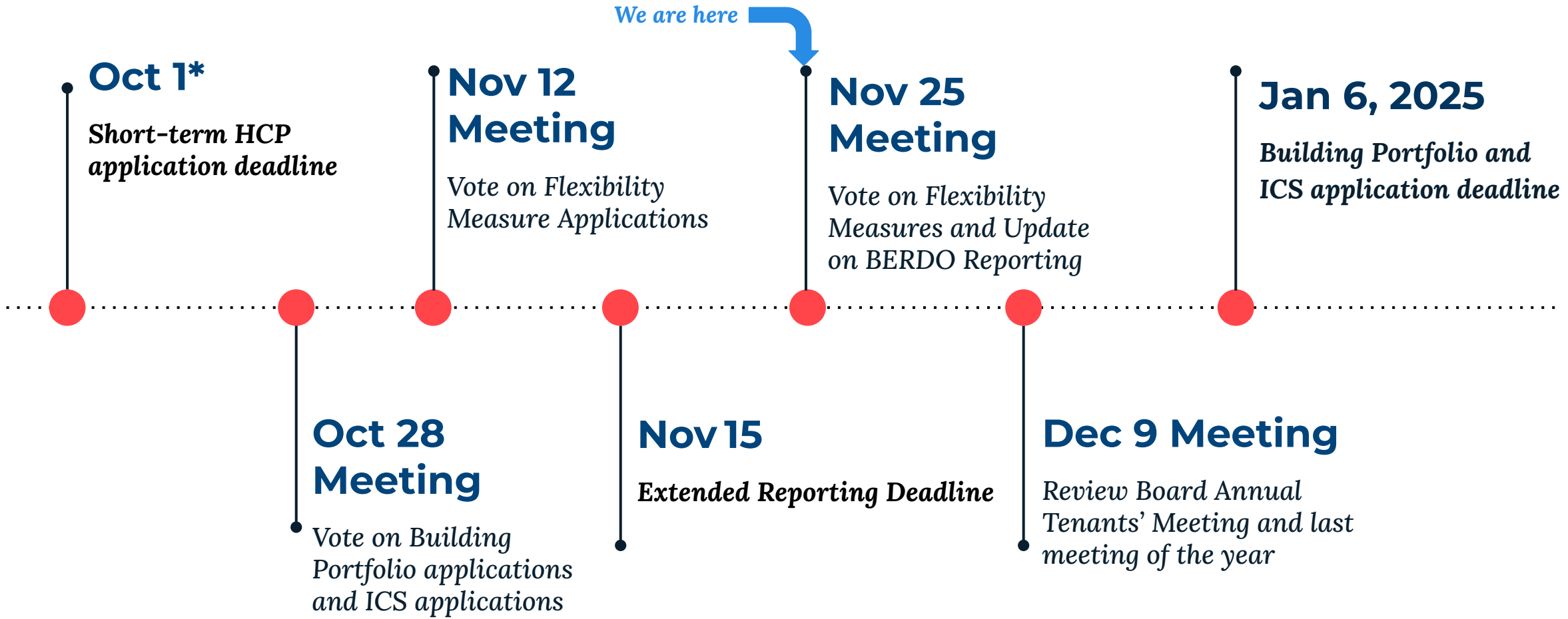
Neighborhood: ALLSTON BRIGHTON

Event Type: [ENVIRONMENT AND GREEN LIVING](#)

Posted: 11/01/2024 - 2:49PM

 [ADD TO CALENDAR](#)

Review Board Upcoming Timeline



**Applications for Short-term Hardship Compliance Plans are being accepted on a rolling basis.*

Adjourn

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

