

BERDO REVIEW BOARD MEETING FOR TENANTS

December 9, 2024



BERDO Review Board



Rashida Boyd
Board Member



**Gabriela Coletta
Zapata**
City Councilor



Stephen Ellis
Board Member



Hessann Farooqi
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*



**Dr. Claudia
Diezmartinez**

Policy and Equity Advisor



**Zengel
"Ziggy"
Chin**

*BERDO Review Board
Assistant*



**Simenish
Semine**

*Community Engagement
Manager*



**Jennie
Chang**

*BCCE Engagement
Assistant*



**Brooks
Winner**

*Building Decarbonization
Program Manager*



**Catherine
Miranda**

*Housing Crisis Case Coordinator at
Office of Housing Stability*

Agenda

Today's Meeting



1. Annual Review Board Meeting for Tenants

- Introduction to BERDO and BERDO Review Board for residential tenants.
- How can Tenants Get Involved
- Share resources available for tenants:
 - *Boston Community Choice Electricity (BCCE)*
 - *Mass Save*
 - *Housing Stability Supports*
- Public Comment Period

2. Approval of Meeting Minutes

3. Administrative Updates

4. Meeting Adjournment

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. A semi-transparent dark blue horizontal band runs across the middle of the image, serving as a backdrop for the text.

Annual Review Board Meeting

For Residential Tenants



Background

City of Boston Teams

- Environment Department
- Mayor's Office of Housing

Meeting Logistics

- These meetings are recorded
- Acting Chair will moderate
- City of Boston staff will present
- During public comment periods, members of the public invited to ask questions or provide comments. May use chat or the 'raise your hand' function
- Review Board members may ask questions or provide comments

After the Meeting

- Slide decks, recordings, and meeting minutes available at boston.gov/berdo-review-board.

Background

The Building Emissions Reduction and Disclosure Ordinance (BERDO) is a local law adopted in 2021.

- This triggered the need to develop rules to implement BERDO.

During development of these rules, advocates shared the need for more attention to tenants within BERDO.

- This resulted in the annual tenants meeting in the policies.

Thank you for attending the inaugural Review Board tenants meeting!

What is BERDO?



How Does BERDO Impact Climate Change?

- The **Building Emissions Reduction and Disclosure Ordinance (BERDO)** is a local building decarbonization law that addresses Boston's largest source of emissions: Buildings.
 - *Existing buildings contribute ~70% of the total community-wide emissions in Boston.*
- BERDO requires medium and large buildings in Boston to reduce their greenhouse gas emissions over time to achieve **net-zero emissions by 2050**.
 - *By complying with BERDO, 5% of buildings in Boston could collectively **reduce city-wide emissions by nearly 40%**.*

Which Buildings are Subject to BERDO?

RESIDENTIAL

NON-RESIDENTIAL

35+ units
Starting emissions compliance in 2025



35,000 ft² +
Starting emissions compliance in 2025



15 - 34 units
Starting emissions compliance in 2030

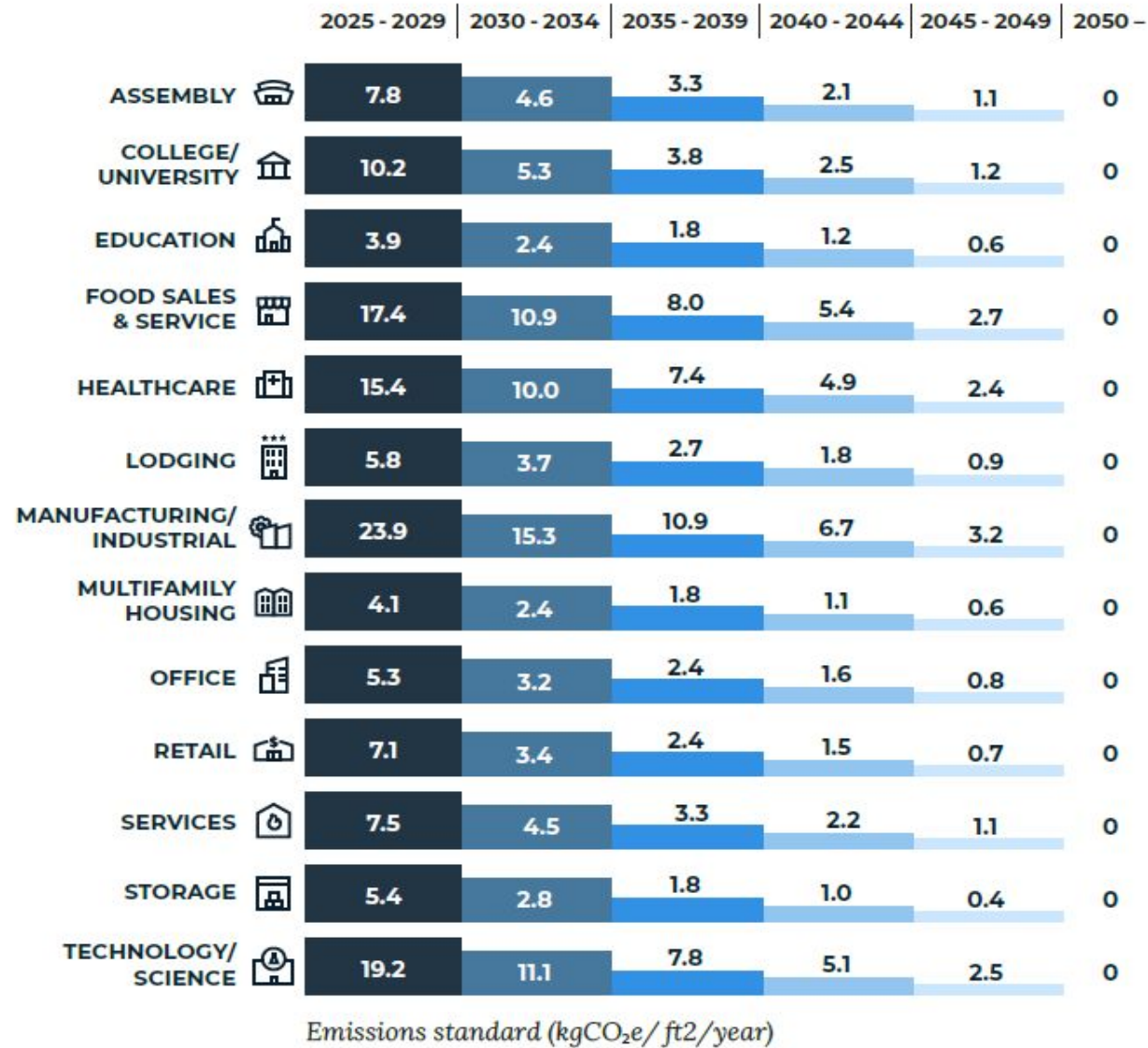


20,000 - 34,999 ft²
Starting emissions compliance in 2030



**Buildings have been annually reporting energy use since 2022.*

What are the Limits?



What Does BERDO Require From Building Owners?



ANNUAL REPORTING

Report total energy and water use from the previous calendar year



THIRD-PARTY VERIFICATION

Third-party verify reported data on the first year of reporting and every "verification year" thereafter



EMISSIONS REDUCTIONS

Reduce annual emissions below an emissions standard (emissions limit)

How Can Building Owners Comply?



REDUCE ENERGY USE IN BUILDINGS

Implement **building retrofits or improvements**. Examples include upgrading to high efficiency electric appliances and lighting, upgrading systems for heating, cooling, water heating, and cooking, improving insulation, tightening window seals, etc.



OBTAIN RENEWABLE ENERGY

Use on-site or off-site **local renewable generation** (rooftop solar, community solar, etc.).



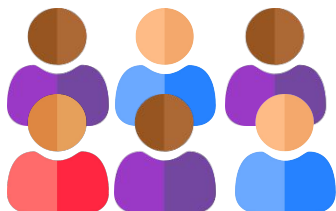
INVEST IN THE COMMUNITY THROUGH ALTERNATIVE COMPLIANCE PAYMENTS

Make Alternative Compliance Payments (ACPs). ACPs are collected to mitigate emissions and funneled into the new **Equitable Emissions Investment Fund** to support building decarbonization projects that prioritize benefits to Environmental Justice communities in Boston.

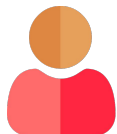
What is the Review Board?

What Is The Berdo Review Board?

The BERDO Review Board is the governing body that oversees the implementation of BERDO. It provides community authority over the ordinance.



6 SEATS FOR INDIVIDUALS NOMINATED BY COMMUNITY BASED ORGANIZATIONS (CBOs).



1 SEAT FOR CITY COUNCILOR OR THEIR DESIGNEE.

**The City Councilor must be the Chair of the Environmental Justice, Resiliency And Parks Committee*



2 ADDITIONAL SEATS FOR INDIVIDUALS THAT ARE SELF-NOMINATED AND/OR NOMINATED BY ANY OTHER INDIVIDUAL OR ENTITY.

Board members must have expertise in at least one of the following areas:

- Environmental justice
- Affordable housing
- Labor rights
- Workforce development
- Building engineering and energy
- Real estate
- Public health
- Hospitals
- Architecture
- Historic preservation

Approved CBOs

CBOs who can nominate individuals to the Review Board



1. *Allston Brighton Health Collaborative*
2. *Boston Climate Action Network*
3. *New England United 4 Justice*
4. *GreenRoots*
5. *Codman Square NDC*
6. *Neighborhood Association of the Back Bay*
7. *Chinese Progressive Association*
8. *Piers Park Sailing Center*
9. *Reclaim Roxbury*
10. *Alternatives for Community & Environment*
11. *Fenway CDC*
12. *Action 4 Equity*
13. *Jamaica Plain NDC*
14. *Dominican Development Center*
15. *Community Labor United*
16. *Allston Brighton CDC*
17. *Maverick Landing Community Services (MLCS)*

Review Board's Decision Making Power



Roles and responsibilities include:



Review and **approve or deny** applications for flexibility measures.



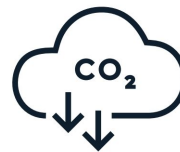
Allocate funding from the Equitable Emissions Investment Fund.



Enforce the ordinance, including issuing fines and penalties.



Recommend changes to compliance mechanisms or regulations.



Propose updates to Emissions Standards or Alternative Compliance Payments.



Approve the use of PPAs and on-site renewable energy systems in special circumstances.



How Can Tenants Get Involved With BERDO?

Who Is Impacted By BERDO?

B **Boston Residents:** Reducing emissions from buildings can improve overall air quality for everyone and mitigate the impacts of a changing climate.



Building Owners: Building owners will reduce the emissions of their buildings within Boston.



Boston Workers: More green jobs dedicated to the transition to more carbon neutral buildings.



Building Tenants: Energy improvements, such as updating heating systems or better insulation, can save tenants money through their utility bills. Building improvements can also improve indoor temperatures and improve indoor air quality.

Who Is Impacted By BERDO?

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Building Tenants: Energy improvements, such as updating heating systems or better insulation, can save tenants money through their utility bills. Building improvements can also improve indoor temperatures and improve indoor air quality.

How Can I Engage as a Tenant in the Near Term?

1. Identify if you live in a BERDO building

↗ [Covered buildings list](#)

2. Understand your building's reported data

↗ [Disclosure \(individual building data\)](#)

↗ [BERDO Emissions Calculator](#)

3. Attend Review Board hearings and share comments

- Public meeting agendas are posted 10 days in advance at boston.gov/berdo-review-board
- For some applications, [a hearing notice](#) must be posted in residential buildings

4. Consider energy saving measures for your unit

- *Enroll into Boston Community Choice Electricity*
- *Take advantage of Mass Save*

How Can I Engage as a Tenant in the Long Term?

1. Stay up to date with your building's status

- Future data disclosures will be published on **October 1** of every year
- Future versions will include approved flexibility measures

2. Share concerns with the Review Board or Staff

- Submit public comments at a hearing or via email at BerdoReviewBoard@boston.gov
- Reach out to BERDO staff with any questions at BerdoReviewBoard@boston.gov
- In certain circumstances, tenants can request to terminate a flexibility measure if owner does not meet conditions

3. Keep up to date with BERDO updates

- Subscribe to [the BERDO](#) and [Review Board](#) Newsletters to learn about updates and upcoming events

2025 Review Board Meeting Schedule

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



Zoom: Meetings are virtual via Zoom:
<https://us02web.zoom.us/j/84619737235>.

HEARING DATES	
January 13	July 14
January 27	July 28
February 10	August 11
February 24	August 25
March 10	September 8
March 24	September 22
April 14	October 13*
April 28	October 27
May 12	November 10
May 26*	November 24
June 9	December 8
June 23	December 22

**Dates fall on a recognized holiday and may be rescheduled.*

A nighttime photograph of a city street, likely in a downtown area, featuring buildings, trees decorated with lights, and people walking. The scene is dimly lit with a blue tint, and a semi-transparent dark blue banner is overlaid across the middle. In the background, a building with a dome is visible. In the foreground, a man is walking towards the camera, and a woman is taking a selfie. A sign for 'Cafe Pulse' is visible on the left.

Public Comment Period

Members of the public may provide public comment

Board Q&A

Board Members may discuss and ask questions

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Other Resources for Tenants

Other Boston Programs

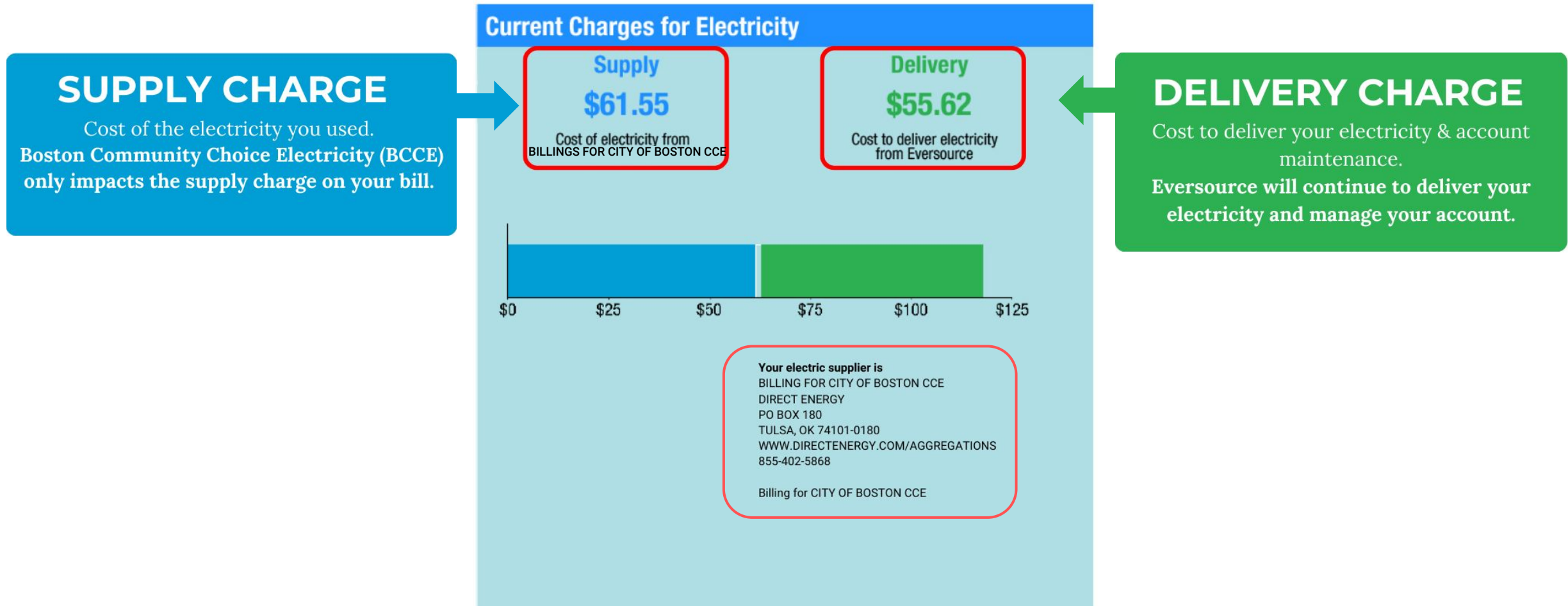


Boston Community Choice Electricity

BCCE



HOW DOES BCCE WORK?



ELECTRICITY SUPPLIER OPTIONS

EVERSOURCE

Account Number: 0000 000 0000

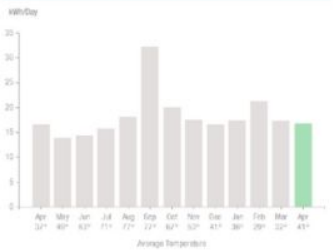
Statement Date: 04/05/19

Service Provided To:
JOHN J CUSTOMER

Total Amount Due by 04/30/19 **\$117.17**

Amount Due On 04/05/19 \$133.48
Last Payment Received On 04/04/19 -\$133.48
Balance Forward \$0.00
Total Current Charges \$117.17

Electric Usage History - Kilowatt Hours (kWh)



Current Charges for Electricity



Electric Usage Summary

This month your average daily electric use was 16.8 kWh. This month you used 1.8% more than at the same time last year. (1.8% increase)

Your electric supplier is BILLING FOR CITY OF BOSTON CCE DIRECT ENERGY PO BOX 180 TULSA, OK 74101-0180 WWW.DIRECTENERGY.COM/AGGREGATIONS 855-402-5868 Billing for CITY OF BOSTON CCE

Your electric supplier is
BILLING FOR CITY OF BOSTON CCE
DIRECT ENERGY
PO BOX 180
TULSA, OK 74101-0180
WWW.DIRECTENERGY.COM/AGGREGATIONS
855-402-5868

Billing for CITY OF BOSTON CCE

This is your electric supplier information.

JOHN J CUSTOMER
ANY STREET
ANY TOWN MA 00000-0000
Boston, MA 02205-6007

000000000000 0000000000 0000000000

Option 1

Your electric supplier is
BILLING FOR CITY OF BOSTON CCE
DIRECT ENERGY
PO BOX 180
TULSA, OK 74101-0180
WWW.DIRECTENERGY.COM/AGGREGATIONS
855-402-5868

Billing for CITY OF BOSTON CCE

BCCE Program
Customer Bill

Option 2

Your electric supplier is
Eversource
247 Station Drive
Westwood, MA 02090

Basic Service
Customer Bill

Option 3

Your electric supplier is
Generic Company Name
100 Corporate Rd
TOWN, MA 00000
WWW.genericcompany.COM
000-000-0000

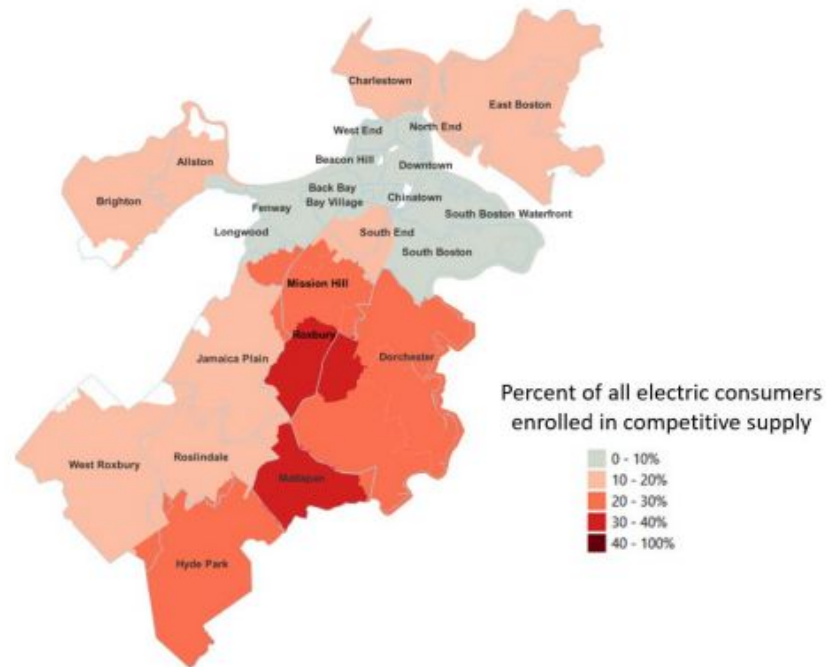
Competitive
Customer Bill



Competitive Suppliers Are Costing Us

Targeting Vulnerable Communities

In just one month, **April 2023**, Boston residents spent **\$478,066** over the basic service price.



**COMPETITIVE SUPPLIERS
ARE COSTING US**

BCCE PROGRAM PLANS AND PRICING

OPTIONAL BASIC	STANDARD <i>(default)</i>	OPTIONAL GREEN 100
\$0.14205 / kWh 24% Renewable Energy	\$0.14805 / kWh 39% Renewable Energy	\$0.17195 / kWh 100% Renewable Energy

CURRENT RATES THROUGH DECEMBER 2025

YOUR EVERSOURCE BILL

EVERSOURCE
 Account Number: 0000 000 0000
 Statement Date: 04/05/19
 Service Provided To:
 JOHN J CUSTOMER

Total Amount Due by 04/30/19 \$117.17

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Electric Usage History – Kilowatt Hours (kWh)

Current Charges for Electricity

Supply \$61.55
 Cost of electricity from Eversource

Delivery \$55.62
 Cost to deliver electricity from Eversource

Electric Usage Summary

This month your average daily electric use was **16.8 kWh**

This month you used **1.8% more** than at the same time last year

1.8% USAGE ↑

News For You

Join us at the Eversource Walk for Boston Children's Hospital on Sunday morning, June 9 at the Hatch Shell in Boston. The annual walk raises funds to support the critical research, patient care and community health programs of the hospital. Visit BostonChildrens.org/WalkWithUs to register.

Remit Payment To: Eversource, PO Box 56007, Boston, MA 02205-6007

EM_190403.TXT

EVERSOURCE
 Account Number: 0000 000 0000

JOHN J CUSTOMER
 ANY STREET
 ANY TOWN MA 00000-0000

Total Amount Due by 04/30/19 \$117.17

Amount Enclosed

Eversource
 PO Box 56007
 Boston, MA 02205-6007

000000000000 0000000000 0000000000

EVERSOURCE
 Account Number: 0000 000 0000
 Customer name key: CUST
 Statement Date: 04/05/19
 Service Provided To:
 JOHN J CUSTOMER

Total Amount Due by 04/30/19 \$117.17

Electric Account Summary

Amount Due On 04/05/19 \$133.48
 Last Payment Received On 04/04/19 -\$133.48
 Balance Forward \$0.00
 Current Charges/Credits
 Electric Supply Services \$61.55
 Delivery Services \$55.62
 Total Current Charges \$117.17
Total Amount Due \$117.17

Total Charges for Electricity

Supplier (Billing for City of Boston CCE)

Generation Service Charge	453 kWh X .13588	\$61.55
Subtotal Supplier Services		\$61.55

Delivery (Rate A1 R1 RESIDENTIAL)

Customer Charge		\$7.00
Distribution Charge	453 kWh X .06396	\$28.97
Transition Charge	453 kWh X -.00052	-\$0.24
Transmission Charge	453 kWh X .02585	\$11.71
Revenue Decoupling Charge	453 kWh X -.00057	-\$0.26
Distributed Solar Charge	453 kWh X .00088	\$0.40
Renewable Energy Charge	453 kWh X .00050	\$0.23
Energy Efficiency	453 kWh X .01725	\$7.81
Subtotal Delivery Services		\$55.62
Total Cost of Electricity		\$117.17

Total Current Charges \$117.17

Monthly kWh Use

Meter Number	Current Read	Previous Read	Current Usage	Reading Type
0000000	30596	30143	453	Actual

Monthly kWh Use

Apr	May	Jun	Jul	Aug	Sep	Oct
463	427	459	439	559	1035	559
Nov	Dec	Jan	Feb	Mar	Apr	
525	562	522	677	520	453	

Contact Information
 Emergency: 800-592-2000
 www.eversource.com
 CustomerServiceMA@eversource.com
 Pay by Phone: 800-592-2000
 Customer Service: 800-592-2000

Eversource is required to comply with Department of Public Utilities' billing and termination regulations. If you have a dispute please see the bill insert for more information. Visit the "Monthly Customer Communications" page under "My Account" then "Billing & Payment" on Eversource.com for an electronic version of this insert. Eversource offers Payment Plans for customers with overdue bills. Budget Billing is also available to pay a more consistent bill each month. Please see the Customer Rights Supplement for more information.

EVERSOURCE
 Account Number: 0000 000 0000

Total Amount Due by 04/30/19 \$117.17

Eversource
 PO Box 56007
 Boston, MA 02205-6007

First Page

Second Page

Mass Save



Mass Save: It's our money.



- When you or your landlord pay utilities, you're contributing to Mass Save
- Mass Save offers incentives for appliances and other systems that reduce energy waste and pollution
- Rebates and discounts on:
 - *DIY weatherization*
 - *Air conditioners and air cleaners*
 - *Dehumidifiers*
 - *Advanced power strips*
 - *Shower fixtures & faucet aerators*
- Rental buildings in Boston can get free energy assessments and free or discounted energy upgrades like insulation and heating & cooling systems

EVERSOURCE

Account Number: 0000 000 0000
 Customer name key: CUST
 Statement Date: 04/05/19
 Service Provided To:
 JOHN J CUSTOMER

Total Amount Due by 04/30/19

\$117.17

Service Address: ANY STREET
 ANY TOWN, MA 00000
Rate: A1 R1 RESIDENTIAL **Bill Cycle:** 03
 Service from 03/07/19 - 04/03/19 27 Days
Next read date on or about: May 06, 2019

Meter Number	Current Read	Previous Read	Current Usage	Reading Type
0000000	30596	30143	453	Actual

Monthly kWh Use

Apr	May	Jun	Jul	Aug	Sep	Oct
463	427	459	439	559	1035	559
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Mayor Michelle Wu

Visit masssave.com/renters to get started and claim your incentives!

- Or scan this QR code:



mass save
Save tips through energy efficiency

Residential ▾ Business ▾ Multi-Family ▾ Community ▾ Trade Partners ▾ Search 🔍

Renters

Find ways to save money and enhance comfort in your rental.

[Back to Residential](#)

Webinars for Renters and Landlords: Learn about easy energy-saving tips, receive a summary of available incentives and advice on how renters can talk to their landlords about energy efficiency upgrades. Watch our latest webinars to learn more about these topics.

[Webinar Recording](#) (English)

[Ekonomi enèji pou lokatè ak pwopriyetè](#) (Haitian Creole)

[Grabación de seminario virtual](#) (Spanish)

As a renter, there are many ways you can save energy and increase the comfort of your home. The Sponsors of Mass Save offer a variety of incentives, programs, and support to help renters enjoy all the good things energy efficiency brings.

Based on your household income, you may also qualify for [increased incentives and additional services](#).

Utility Resources

Energy assistance, utility debt resources

- Eversource and National Grid offer discounted rates for those with low incomes
- ABCD's Home Energy Assistance Program - Get help paying your heating bills
- Shut-off protection:
 - *Between November 15 and March 15, residential customers receiving utility assistance are protected from utility shut-off if:*
 - *the utility service is needed to heat your home, and*
 - *you receive service from an investor-owned utility, such as Eversource or National Grid.*
- Visit boston.gov/energy for more information or scan this code:



The screenshot shows the 'UTILITY RESOURCES' page on the City of Boston website. At the top right is the City of Boston seal. Below it is a navigation bar with 'HOME', 'LATEST CITY OF BOSTON NEWS', and 'UTILITY RESOURCES'. The main heading is 'UTILITY RESOURCES' in large, bold, black letters. Below the heading is a paragraph: 'The City of Boston has resources for residents and small businesses to save money on their bills and make your home or place a of business more energy efficient. In need of a payment plan or to apply for shut-off protection with your utility company? We've included those resources as well.' To the right of this paragraph is a 'Last updated: October 2, 2024' note. Below the paragraph is a 'PUBLISHED BY:' section with the 'Environment' logo and name. Underneath is a 'CONTACT' section with an envelope icon and the email address 'environment@boston.gov'. At the bottom of the page, there is a horizontal menu with 'COMMUNITY CHOICE ELECTRICITY', 'MASS SAVE', 'SENIORS SAVE', and 'UTILITY HELP'. A final paragraph at the bottom reads: 'The City knows that energy affordability is critical to our residents and small businesses. Outlined are some resources that can help you reduce your monthly utility bills.'



Housing Stability Supports

Housing Stability Supports

Boston's Office of Housing Stability (OHS)

OHS is a central resource for tenants in housing crisis due to fire, natural disaster, eviction, or condemnation. With services in multiple languages, it provides tenants with legal support, information on emergency resources, and dispute resolution. Contact them at housingstability@boston.gov or call 617-635-4200.



Free Legal Clinics

Weekly clinics connect tenants with attorneys and landlord mediators.



Educational Guides

The "Housing Search" and the "Top 10 Things Tenants Need to Know" guides support and educate tenants on the process and their rights in their housing search.



Tools to Find Affordable Housing

Metrolist is Boston's primary resource to find income-restricted housing across Greater Boston.



Housing Crisis Supportive Services

OHS provides a variety of supportive services, including eviction prevention and finding permanent or temporary housing for residents.



Housing Stability Supports

AgeStrong Commission

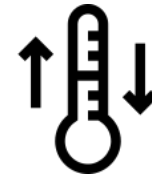
If you're age 55+, AgeStrong's housing team can support you in finding and/or stabilizing you in safe, secure, and affordable housing. Call **617-635-4366** or visit boston.gov/age-strong.



**Housing Search
and Application
Support**



**Referrals to Legal
Service Providers**



**Fuel Assistance
Application
Support**



**Advocacy in
Landlord/Tenant
Mediations and
in Housing Court**



**Assistance in
Filing a Housing
Discrimination
Complaint**

Housing Stability Supports

Know Your Rights

Boston tenants have legal protections about which many are unaware. When tenants know their rights, they are able to exercise their rights.

Housing Stability Notification Act

When issuing a Notice to Quit or Nonrenewal of Lease, landlords are required to notify tenants of their rights, direct them to resources, and notify OHS. OHS follows up with every tenant who received a Notice to Quit to offer support services.

[Link](#) to learn more

Condo & Coop Conversion Ordinance

Tenants must be notified of an owner's intent to convert rental properties with 4+ units to residential condos or coops via a Tenant Notification Form at least 1 year in advance (5 for special populations). Tenants are entitled to a relocation payment and other supports.

[Link](#) to learn more

Housing Discrimination Complaint Process

Boston Fair Housing Commission oversees an investigatory process to assess cases of housing discrimination.

[Link](#) to learn more



Wealth Building and Job Training Support

Center for Working Families

A central resource to connect residents to financial education and employment services, including one to one coaching, credit and asset building services, free tax assistance, job training and other career services. Contact them at OFE@boston.gov or call **617-541-2670**.



Job Training

[Link](#) to learn more



1 on 1 Financial Coaching

[Link](#) to learn more



Financial Workshops

[Link](#) to learn more

A nighttime photograph of a city street, likely in a downtown area, featuring buildings, trees decorated with lights, and people walking. The scene is dimly lit with a blue tint, and a semi-transparent dark blue banner is overlaid across the middle. In the background, a building with a dome is visible. In the foreground, a man is walking towards the camera, and a woman is taking a selfie. A sign for 'Cafe Pulse' is visible on the left. A logo with a white 'B' and a red bar is in the bottom right corner.

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Approval of Meeting Minutes

Board votes on approving previous meeting's minutes

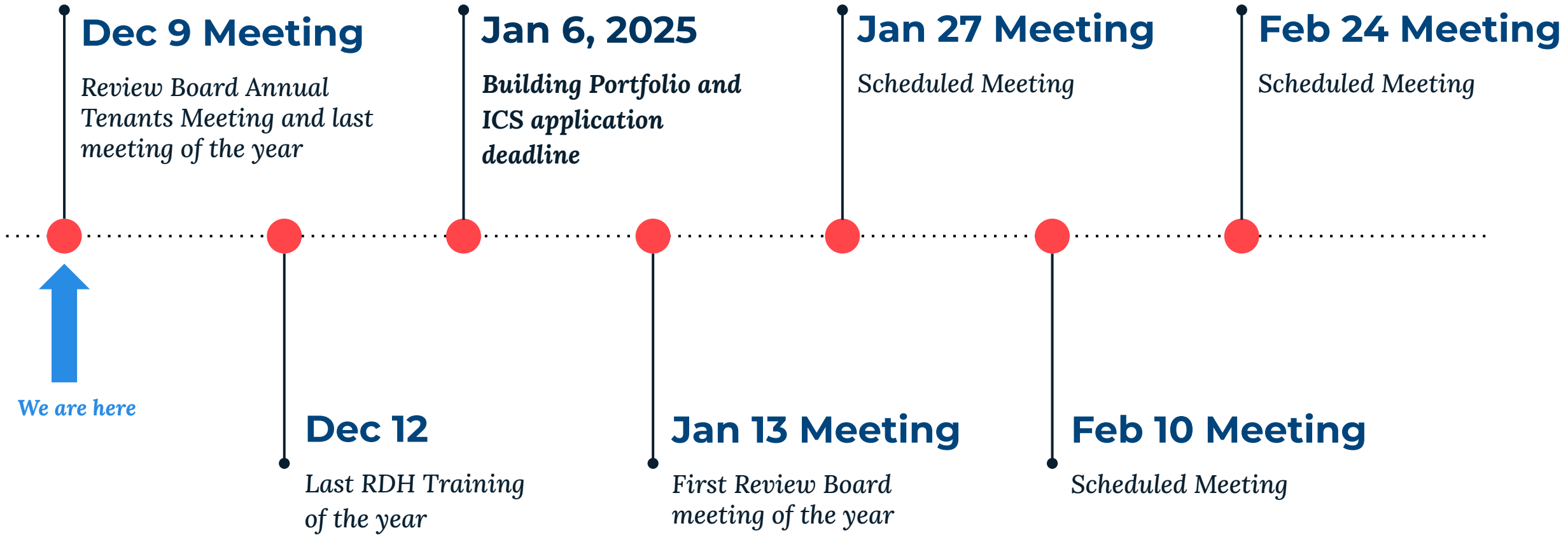
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Administrative Updates

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.

