BERDO REVIEW BOARD MEETING

August 24, 2026

BERDO REVIEW BOARD

Jessica Boatright
Board Chair

Samira Ahmadi
Board Member

Stephen Ellis
Board Member

Hessann Farooqi
Board Member

Lori Ferriss
Board Member

Gail Latimore
Board Member

Councilor Brian Worrell
City Councilor, D4

City of Boston Staff

Hannah Payne

Director,
Carbon Neutrality

Diana Vasquez

Senior Policy Manager

Claudia Diezmartinez, Ph.D.

Deputy Director, Policy and Programs

Zengel "Ziggy" Chin

BERDO Policy &
Programs Assistant

AGENDA

Public Meeting

1. Notice on Harvard University's Building Portfolio Modification
2. Presentations from Equitable Emissions Investment Fund 2026 Application Cycle Finalists:
    1. *Madison Park Development Corporation*
    2. *Children's Services of Roxbury*
    3. *Bridge Over Troubled Waters*
    4. *Planning Office for Urban Affairs*
    5. *Urban Edge Housing Corporation*
3. Approval of Meeting minutes
4. Administrative Updates
5. Adjournment

Harvard Portfolio Modification

Notice of Removal

Portfolio Modification Notice

Removals

BERDO IDS BEING REMOVED

➢ **BERDO ID(s):** 107135, 107137, and 103589→ 304-370 Western Ave, Brighton, MA

1. **107135:** *Retail primary building use*
   - *304 Western Ave, Brighton, MA*
2. **107137:** *Food Sales & Service primary building use*
   - *360 Western Ave, Brighton, MA*
3. **103589:** *Food Sales & Service primary building use*
   - *370 Western Ave, Brighton, MA*

Harvard sold 304-370 Western Ave (all located on the same parcel) to UE Brighton Mills LLC on October 23, 2025. This transaction included the sale of three (3) buildings originally included in Harvard's BERDO Building Portfolio.

Updated Harvard University Portfolio

Updated Blended Emission Standard

Calculated Blended Emissions Standards (kgCO2e/SF/Yr)						
Default Emissions Standard(s)	**2025-2029**	**2030-2034**	**2035-2039**	**2040-2044**	**2045-2049**	**2050-**
Original Portfolio Blended Emissions Standards	9.7	5.1	3.6	2.4	1.1	0
New Portfolio Blended Emissions Standards	**9.7**	**5.1**	**3.6**	**2.4**	**1.1**	**0**

- ➢ *There is no change to the Building Portfolio's Blended Emissions Standard*
- ➢ *New total of BERDO IDs in the Building Portfolio is 79*

Compliance Status: *The buildings remaining in the Building Portfolio are in compliance with reporting requirements. Emissions compliance for the Building Portfolio will be assessed following the modification.*

Equitable Emissions Investment Fund Finalists

2026 Application Cycle

Application Review

2026 Application Cycle

Process Review

- The City received **10 applications** for this year's application cycle.
- The BERDO team completed an initial review with the City's Legal and Grants teams for eligibility of the projects.
- The BERDO team shared eligible applications with the BERDO Review Board
  - *Each board member reviewed the applications on the city grant platform* (WizeHive)
  - *Each board member submitted a first round review of applications*
- On July 27 the Review Board agreed to invite finalists to present at today's meeting

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

Equitable Emissions Investment Fund Status

CASH BALANCE

- **Seeded:** $3.5 Million
- **Reserved Expenses:** $2,801,306
  - *Including **$600,000** for this year's application cycle*
- **Balance:** $698,694*

Detailed breakdown of reserved expenses

CATEGORY	TOTAL AMOUNT RESERVED
Community Engagement & Compensation for Regulations Development	$157,656
Board Compensation	$43,400
BDAP	$500,000
Grantees	$2,100,250
Total	**$2,801,306**

**This balance will grow when we collect Alternative Compliance Payments.*

Equitable Emissions Investment Fund Finalists

2026 Application Cycle

Procedure for today:

We're allocating **22 minutes** per presentation

- ***12 minutes*** *for applicants to present on their project proposals*
- ***10 minutes*** *for Review Board members to ask relevant questions*
  - *City staff will keep time and provide a 1 minute warning*

Next Steps:

- We will request each board member's final review and funding decision via Google Form
- The Review Board will vote on the awards during the September 14 hearing

Presentation Order

2026 Application Cycle

1. **Madison Park Development Corporation:** Decarbonizing Madison Botolph Affordable Housing Development- Solar Project
2. **Children's Services of Roxbury:** Children's Services of Roxbury Electrification/HQ Renovation
3. **Bridge Over Troubled Waters:** 25 West Street
4. **Planning Office for Urban Affairs:** Dartmouth Hotel-Sargent Prince
5. **Urban Edge Housing Corporation:** The Energy Reduction Project at Theroch Apartments

Madison Park Development Corp

Decarbonizing Madison Botolph Affordable Housing Development- Solar Project

MADISON PARK DEVELOPMENT CORPORATION

BERDO's Equitable Emissions Investment Fund

Grant Application for St. Botolph Terrace Apartments – Electrical & Solar Retrofit

GRANT REQUEST	KEY PARTNERS	PRESENTED BY
$200,000 of $612,500 total budget	D3G, WinnCompanies & Resonant Energy	**Antonio A. Rodriguez** Senior Asset Manager August 24, 2026

ABOUT MPDC

Madison Park Development Corporation's (MPDC) mission is to foster a vibrant, healthy Roxbury neighborhood that supports the well-being and advancement of the community. Founded in 1966 by Black community activists advocating for equitable access to housing and community control over development, MPDC became Massachusetts' first Community Development Corporation. Today, that legacy continues through affordable housing, workforce development, youth programming, and economic mobility initiatives that create opportunities for residents and strengthen Roxbury's long-term vitality and resilience.

St. Botolph Terrace Apartments – Solar Infrastructure Project

MPDC will upgrade the electrical service infrastructure at St. Botolph Terrace and convert the property's 52 homes off natural gas to high-efficiency electric heating and hot water. The same service upgrade makes the roof ready for a 73.47 kW-DC solar array in a follow-on phase. The Equitable Emissions Investment Fund closes the final gap in the capital stack required to deliver this scope

Project Scope

A two-phase decarbonization of a 52-unit, 100% affordable property. EEIF funds Phase 1.

PHASE 1 — ELECTRIFICATION & ELECTRICAL INFRASTRUCTURE (EEIF scope)

- **Fuel switching — 52 units + common areas.** Replace natural-gas space heating and domestic hot water with high-efficiency electric heat pump and heat pump water heater systems, per the scope recommended in the D3G ASHRAE Level II Energy Audit and Capital Needs Assessment.
- **Electrical service and distribution upgrade.** Rebuild capacity at the existing 400A / 208V three-phase service and modular metering assembly (four + three 125A ring sockets on 100A tenant breakers) to carry the new electric heating load and the PV interconnection.
- **Envelope, controls and efficiency measures.** Balance-of-scope items identified in the same audit, targeting the Fund's energy-efficiency priority area alongside fuel switching.
- **Solar-ready infrastructure.** New 200A / 208V 3-phase fused PV disconnect, PV AC panelboard, generation meter, conduit pathways, and roof structural verification — the work that makes Phase 2 buildable.

PHASE 2 — 73.47 kW-DC ROOFTOP SOLAR PV (unlocked by Phase 1)

- **Design basis already utility-reviewed.** 73.47 kW-DC / 57.6 kW-AC, 186 modules on four 14.4 kW inverters, 222° azimuth at 5° tilt (ACE Solar dwgs. PV-1 / PV-2). Resonant will refresh equipment selection to current-generation modules and inverters.
- **Estimated production: 77,000 kWh/yr** — about 1,048 kWh per kW-DC installed, a deliberately conservative yield assumption.
- **Offsets common-area load first.** Consistent with Resonant's other Boston affordable-housing projects, surplus generation can be allocated to residents as on-bill credits.

Project Impacts

Filed with the City using the **EEIF Emissions per Dollar Calculator** at a $200,000 request.

150,699
$kgCO_2e$ avoided in year one (150.7 metric tons)

1,588,986
$kgCO_2e$ avoided over ten years (1,589 metric tons)

7.94
$kgCO_2e$ avoided per EEIF dollar over ten years (0.75 in year one)

WHERE THE REDUCTION COMES FROM

Driver	Quantity	Emissions effect (year 1)	Factor applied
Natural gas eliminated	3,756,100 kBtu/yr	-199,486 $kgCO_2e$	53.11 kg/MMBtu (ENERGY STAR PM)
New electric heating load	+274,779 kWh/yr	+48,787 $kgCO_2e$	265 kg/MWh (BERDO 2027), net of 33% RPS
Net project impact	**—**	**-150,699 $kgCO_2e$**	**City of Boston EEIF calculator**

CO-BENEFITS AND BERDO POSITION

- **BERDO compliance.** At 52 units the property is BERDO-covered (15+ units). The Multifamily standard tightens from 4.1 to 2.4 $kgCO_2e$/sf in 2030 and to zero by 2050.
- **~$35,000/yr of exposure avoided.** 150.7 $mtCO_2e$ at the $234/$mtCO_2e$ Alternative Compliance Payment rate — money that stays in the operating budget instead of leaving as penalties.
- **Both Fund priority areas.** Energy efficiency and fuel switching, in one scope.
- **Combustion removed from 52 homes.** No in-unit gas burning means no associated CO or NO_2 in living space — a direct indoor air-quality gain for residents.
- **Cooling as climate resilience.** Heat pumps deliver summer cooling to units that rely on window units or none at all.
- **Affordability protected.** 100% deed-restricted affordable housing in an Environmental Justice community; avoided penalties and avoided fuel cost both protect resident rents.

Project Budget

Total Development Cost **$612,500** • EEIF request **$200,000** = 32.7% of TDC • every EEIF dollar sits alongside **$2.06** of other project capital

SOURCES

Source	Amount	Status
LISC Predevelopment Loan	$250,000	Under review
LISC Climate Ready Housing	$250,000	Applied
City of Boston EEIF — this request	$200,000	Under review
Mass Save / LEAN Deep Energy Retrofit	TBD	Will be applying
Total identified sources	**$700,000**	

USES

Use	Amount	% of TDC
Hard costs — electrification & electrical	$350,000	57.1%
Soft costs — design, legal, permits	$100,000	16.3%
Construction contingency (20% of hard)	$70,000	11.4%
Developer overhead & fee (15% of hard)	$52,500	8.6%
Contribution to replacement reserves ($769/unit)	$40,000	6.5%
Total Development Cost	**$612,500**	**100%**

STRATEGIES FOR CLOSING FUNDING GAPS

- **Mass Save / LEAN Deep Energy Retrofit incentives.** Not yet quantified in the workbook. A whole-building electrification retrofit of this type is squarely within LEAN's incentive scope and is the primary gap-filler.
- **Deferral of the $52,500 developer fee.** Available at MPDC's discretion; on its own it closes more than half the gap.
- **LISC Predevelopment Loan of up to $250,000 .** Available for soft costs. Pending final approval from LISC and investor member.
- **Solar Investment Tax Credit on Phase 2.** Carried at $0 in the current workbook. Monetized via elective pay on the PV phase, it is additional capital not yet counted here.
- **GRRP Loan ($4.16M).** Solar-related expenses are not eligible for GRRP. However, some of the Phase 2 expenses may qualify.

A $200,000 award is the ceiling the Fund has set, and MPDC is not asking the Fund to close the gap alone — the EEIF award is what makes the rest of the stack bankable.

Line-Item Expense Breakdown

How the $612,500 breaks down, and what the **$200,000 EEIF award would pay for.**

Line item	Amount	% of TDC	Documented basis	Proposed EEIF Allocation
Hard costs — electrification & electrical infrastructure	$350,000	57.1%	Recommended scope from the D3G ASHRAE Level II Energy Audit & Capital Needs Assessment	Yes
Soft costs	$100,000	16.3%	Legal expense, closing costs, environmental, design, permits & fees	Partial
Construction contingency	$70,000	11.4%	20% of hard costs	Yes
Developer overhead & fee	$52,500	8.6%	15% of hard costs	No
Contribution to replacement reserves	$40,000	6.5%	Long-term capital planning for the property	No
Acquisition / Financing	$0	—	No acquisition and no financing required — MPDC holds the site	—
TOTAL DEVELOPMENT COST	**$612,500**	**100%**		

WHAT THE EEIF AWARD FUNDS

The full $200,000 is requested against hard costs — $200,000 of the $350,000 hard-cost line, or 57% of it. No EEIF funds are applied to developer fee or reserves.

- **Heat pump and heat pump water heater equipment and installation** across 52 units and common areas.
- **Electrical service, switchgear and distribution upgrade** sized for the new electric load and the PV interconnection.
- **Solar-ready infrastructure** — PV disconnect, AC panelboard, generation meter, conduit, roof structural verification.

COST BASIS AND WHAT IS STILL FIRMING UP

- **Scope is audited, not estimated.** The $350,000 hard-cost figure comes from a completed ASHRAE Level II audit and Capital Needs Assessment, which is why this project clears the Fund's requirement to be past the scoping phase.
- **Sub-line detail follows the bids.** Equipment-level pricing for the electrification scope is being competitively bid; Resonant already holds a utility-permitted design for the solar phase.
- **Contingency is deliberately conservative.** 20% of hard costs, appropriate for mechanical and electrical retrofit in an occupied 52-unit building.

Implementation Timeline & Key Milestones

Emissions savings begin in **2027**, the start year filed in the EEIF calculator.

SEP–DEC 2026

◆ **Close the capital stack**

EEIF award notification and grant agreement executed. LISC Climate Ready decision received; Mass Save / LEAN application submitted. Final design and engineering for the electrical and mechanical scope.

Q1 2027

◇ **Permits and procurement**

Electrical and mechanical permits filed with City of Boston ISD. Equipment procured. Resident notification and construction-phasing plan issued for the occupied building.

Q1–Q2 2027

◆ **Electrical service upgrade energized**

Service, switchgear and distribution work completed first, because everything downstream depends on it. Solar-ready infrastructure installed in the same mobilization.

Q2–Q4 2027

◆ **Electrification installed — emissions savings begin**

Heat pump and hot water systems cut over unit by unit to keep residents in place. Natural gas heating and DHW retired. This is the milestone that delivers the 150,699 $kgCO_2e$/yr.

2028

◇ **Phase 2 solar PV interconnected**

73.47 kW-DC array installed and interconnected, subject to Eversource interconnection and Phase 2 financing. Adds 77,000 kWh/yr of on-site generation.

Team & Operational Readiness

An owner with 60 years in Roxbury, a solar developer built for affordable housing, and an audit firm that has been doing this since 1994.

MADISON PARK DEVELOPMENT CORPORATION

Owner and sponsor

Role. Owns the property, holds long-term site control, and is the grantee. Directs resident communication and construction phasing through property management.

Standing. Roxbury-based community development corporation, 60th anniversary year. St. Botolph Terrace is 100% deed-restricted affordable, 52 units.

Readiness. No acquisition and no financing required — site control is already in place.

RESONANT ENERGY

Solar and electrification development partner

Role. Turnkey development: engineering, procurement, financing, incentive strategy, and utility interconnection management for the electrification and solar scope.

Track record. 370+ projects completed, 59% serving Environmental Justice communities, $75 million in lifetime customer savings generated.

Credentials. B Corp certified since 2020 and employee-owned. Boston-based, with a portfolio concentrated in affordable housing, senior housing and nonprofits across New England.

D3G (DOMINION DUE DILIGENCE GROUP)

Building evaluation and audit

Role. Authored the ASHRAE Level II Energy Audit and Capital Needs Assessment that defines the recommended scope and the $350,000 hard-cost basis.

Standing. Founded 1994; national affordable-housing due diligence, compliance and consulting practice.

Why it matters. The scope is grounded in a completed audit rather than a scoping study — the Fund requires retrofit projects to be past the scoping phase.

OPERATIONAL READINESS

- **Utility-reviewed solar design already on file.** ACE Solar dwgs PV-1 / PV-2 confirm 73.47 kW-DC of rooftop capacity, array layout, and the interconnection configuration — the largest technical unknown on the solar phase is already retired.
- **Audited scope, not a study.** Hard costs trace to a completed ASHRAE Level II audit and CNA.
- **Proven delivery model in Boston affordable housing.** Resonant has delivered comparable scopes with Dorchester Bay EDC, Episcopal City Mission / Maloney Properties, Trinity Financial and Lawrence Community Works.
- **Project staffing.** Resonant assigns a dedicated project developer, design engineer, project manager and construction manager, working alongside MPDC asset management and property management.

Conclusion & Value Brought by Grant

$200,000 closes the last gap in a $612,500 project that takes 52 affordable homes off natural gas, cuts **150.7 metric tons of CO_2e in its first year and** leaves the building ready for rooftop solar.

7.94
$kgCO_2e$ per EEIF dollar over ten years

100%
of on-site natural gas combustion eliminated

~$35k
per year of BERDO penalty exposure avoided

73.47
kW-DC of solar unlocked, design already permitted

WHY THIS PROJECT FITS THE FUND

- **Both priority areas at once.** Energy efficiency and fuel switching, in a single scope, at a single property.
- **Environmental Justice population, 100% affordable.** 52 deed-restricted affordable homes in Boston. Every dollar of avoided fuel cost and avoided penalty stays in the property's operating budget, where it protects rents.
- **Measurable, and already measured.** The reduction is filed on the City's own calculator using the City's own emissions factors. 150,699 $kgCO_2e$ in year one; 1,588,986 $kgCO_2e$ over ten years.
- **Air quality inside the homes, not just on paper.** Removing combustion from 52 units eliminates the associated indoor CO and NO_2 — and heat pumps add cooling to units that have little or none.
- **Durable beyond the ten-year window.** Heat pumps and a rebuilt electrical service serve the building for decades, and the solar array adds 77,000 kWh/yr on top.

WHAT THE GRANT CHANGES

Without EEIF, this project does not go. MPDC has $65,889 of replacement reserves against a $612,500 need. The LISC Climate Ready application is pending and cannot carry the stack alone. A $200,000 award is the piece that makes the remaining capital bankable and lets MPDC hold the 2027 construction window.

- **It is leverage, not a subsidy.** 32.7% of TDC, standing alongside $2.06 of other project capital for every EEIF dollar.
- **It buys the enabling work nobody else funds.** Electrical service capacity is unglamorous and hard to finance, but nothing — not the heat pumps, not the solar — happens without it.
- **It sets up a second phase at no further cost to the Fund.** The 73.47 kW-DC array proceeds on private capital and tax credits once the service upgrade is in.

Bridging the racial wealth gap through

accessible asset & wealth building resources

#MPDCRox

Questions?

THANK YOU FOR YOUR SUPPORT!

www.madison-park.org

Board Q&A

Board Members may discuss and ask questions

Children’s Services of Roxbury

Children’s Services of Roxbury Electrification/HQ Renovation

Children's Services of Roxbury
Strengthening Families across Massachusetts

CHILDREN'S SERVICES OF ROXBURY

Phase 1 All-Electric HVAC and Energy Recovery

520 Dudley Street, Roxbury

EEIF Application FY26 — Finalist Presentation

EEIF Grant Request

$200,000

of $27.2M total renovation project

Project Scope — Organization, Building & Neighborhood

WHO WE ARE

Children's Services of Roxbury

- One of the largest Black-led nonprofits in Massachusetts (est. 1968)
- 6,000+ children and families served annually — growing to 7,500
- MA's only Black-specialized children's behavioral health provider
- Leadership & staff from local community (93% people of color)
- 100% publicly subsidized clients

THE BUILDING & NEIGHBORHOOD

- 504-520 Dudley Street, Roxbury ~50,000 SF. CSR-occupied for over 25 years. Owned since 2021.
- Environmental Justice Neighborhood: 93% minority, Median Income: $42,917 (51% MA MHHI), Language Isolation: 38%
- Energy-Burdened: 10-11% (highest in state)
- Federally designated Low-Income Community
- Pollution Proximity Index-very high, with significant disparities in asthma, heart disease & morbidity rates
- 13 aging gas-fired rooftop units · Poor mechanical ventilation, does not meet code

Rendering: renovated welcoming Front Porch for families in crisis (MASS Design Group)

PHASE 1 PROGRAM AREAS

Additional Universal Pre-K classrooms · Children's Behavioral Health Clinic Front Porch for families in crisis (walk-in) · Family Hub for homeless families · Young Adult Access Center & LaunchPad (Workforce Development services)

Electrification Strategy and Projected Impacts

ELECTRIFICATION STRATEGY

Per BLW Engineers Mechanical Permit Set (5/8/26)

- Removes 6 of 13 existing gas rooftop units — the ground-floor set
- Installs Daikin VRF all-electric heat pump system
- Adds 2 Greenheck ERVs (heat recovery + MERV-13 filtration)
- Paired with 200 kW rooftop solar PV — offsets ~97% of new electric load
- Brings new underground electrical service to the building replacing an old and unreliable overhead service.
- Sizes the switchgear for full electrification of the entire building.

PROJECTED IMPACTS

YEAR 1	10-YEAR
30,292	**302,923**
$kgCO_2e$ reduced	$kgCO_2e$ reduced

- Eliminates ~570 MMBtu/yr of on-site gas combustion
- MERV-13 fresh air to classrooms and behavioral-health spaces
- Adds cooling and dehumidification the existing building lacks
- Moves CSR towards BERDO Compliance
- Sets up building for full electrification
- Brings a new reliable underground service in coordination with Eversource

Budget — Where the $200,000 Goes

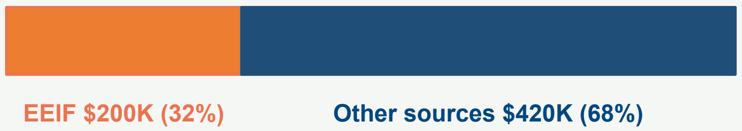
EEIF LINE-ITEM ALLOCATION

Line Item	Detail	Amount
Greenheck ERV Equipment	ERV-1 (2,920 CFM) + ERV-2 (3,560 CFM), heat recovery, MERV-13	**$130,000**
Daikin VRF Heat Pump Equipment	6 outdoor units + branch selectors + indoor fan coils	**$70,000**
TOTAL EEIF REQUEST	*Equipment purchase only — no labor, no soft costs*	**$200,000**

TOTAL PHASE 1 HVAC + ERV SCOPE

$620,000

Total Phase 1 HVAC + ERV Scope



Balance funded through the broader $27.2M project (NMTC, Eastern Bank, philanthropy).

EEIF is 0.7% of TDC — small, targeted lever that protects the all-electric scope.

Decarbonization Effectiveness and Co-Funding

DECARBONIZATION EFFECTIVENESS

PER $ (YEAR 1)

0.15

$kgCO_2e$ per grant $

PER $ (10-YEAR)

1.52

$kgCO_2e$ per grant $

Grounded in metered utility data

- 12 months of National Grid bills — 3 building meters
- Less summer non-heating baseload; then × 6/13 for Phase 1 RTUs
- = 570 MMBtu/yr of natural gas eliminated

CO-FUNDING & CAPITAL STACK

Total Project: $27.2M — fully sourced

Source	Status	Amount
Eastern Bank permanent loan	Committed	**$7.20M**
NMTC equity (NFF + MHIC)	Reserved	**$3.90M**
Philanthropy (received + committed)	Committed	**$11.70M**
State legislative earmarks	Committed	**$1.89M**
MassDev UPP + Boston CPA	Committed	**$1.60M**
CSR sponsor contribution	Committed	**$1.30M**
Mass Save utility incentives	*Pursuing*	*TBD*
EEIF request (this application)	**Pending**	**$0.20M**

Implementation Timeline

Fully expended within 18 months of award — well ahead of the December 31, 2029 deadline.

Aug 2026
Building Permit

Sep 2026
Financial Close

Oct 2026 – Feb 2027
Demo & Rough-In

Mar – Sep 2027
Equipment Install

Oct 2027 – Jan 2028
Commissioning

Feb – Mar 2028
Substantial Completion

18 months from award to full expenditure · ~40 months to EEIF program deadline

Team and Operational Readiness

OWNER & OPERATIONAL READINESS

Children's Services of Roxbury: 350+ staff · $40M annual budget · $3M+ reserves · $2M LOC · multi-year clean audits · 53-year track record

DEVELOPMENT & FINANCING

Causeway Development LLC

Development Consultant

Affirmative Investments

NMTC / Financing

Klein Hornig

Project Counsel

Hinckley Allen

Board Counsel

CohnReznick

Project Accountant

DESIGN

MASS Design Group

Architect of Record

BLW Engineers

MEP / Mechanical Engineer

Joyce Consulting Group

Civil Engineer (WBE)

CONSTRUCTION

Kaplan Construction

General Contractor (WBE)

Tierney Development

Owner's Project Manager

WHY EEIF MATTERS FOR THIS PROJECT

PROTECTS ALL-ELECTRIC OUTCOME

Keeps the mechanical scope all-electric through VE reconciliation — locks in 20+ years of avoided emissions.

ELIMINATES GAS

6 of 13 gas rooftop units removed · 570 MMBtu/yr eliminated · 302,923 kgCO_2e over 10 years, from metered utility data.

Provides capacity to remove remaining 7 rooftop units and double the impact.

BLACK-LED, EJ-ROOTED

A Black-led Roxbury nonprofit leading decarbonization, setting the standard and serving as a role model for Boston's Environmental Justice efforts.

Our ask: $200,000 EEIF grant · ***Thank you.***

Board Q&A

Board Members may discuss and ask questions

Bridge Over Troubled Waters

25 West Street

Bridge Over Troubled Waters Bridge

25 West Street
An Adaptive Reuse Renovation & Decarbonization

Sponsor: Bridge Over Troubled Waters (BOTW)
Development Consultant: Planning Office for Urban Affairs (POUA)
Architect: The Architectural Team (TAT)
Construction Manager: WaypointLKA
Grant Request: $200,000

About Bridge Over Troubled Waters

Founded in 1970, by the Sisters of St. Joseph, Bridge Over Troubled Waters began with street outreach to young people experiencing homelessness in Boston and Cambridge.

Today, Bridge is a national leader in innovative, life-changing, youth-centered programs, helping more than 2,000 young people ages 14–24 each year build stable, independent futures.

As Boston’s leading organization serving homeless, runaway, and at-risk youth, Bridge provides low-barrier, open-access services grounded in evidence-based youth development.

25 West Street – An Adaptive Reuse Renovation & Decarbonization

Project Impact

- Repurpose of vacant, underutilized office building (building vacancy started during pandemic and has been fully vacant since 2024)
- Opportunity for building decarbonization
- New emergency beds and supportive housing units (63 new beds)
- Expansion of programs and services for at-risk youth
- Great investment for the City!

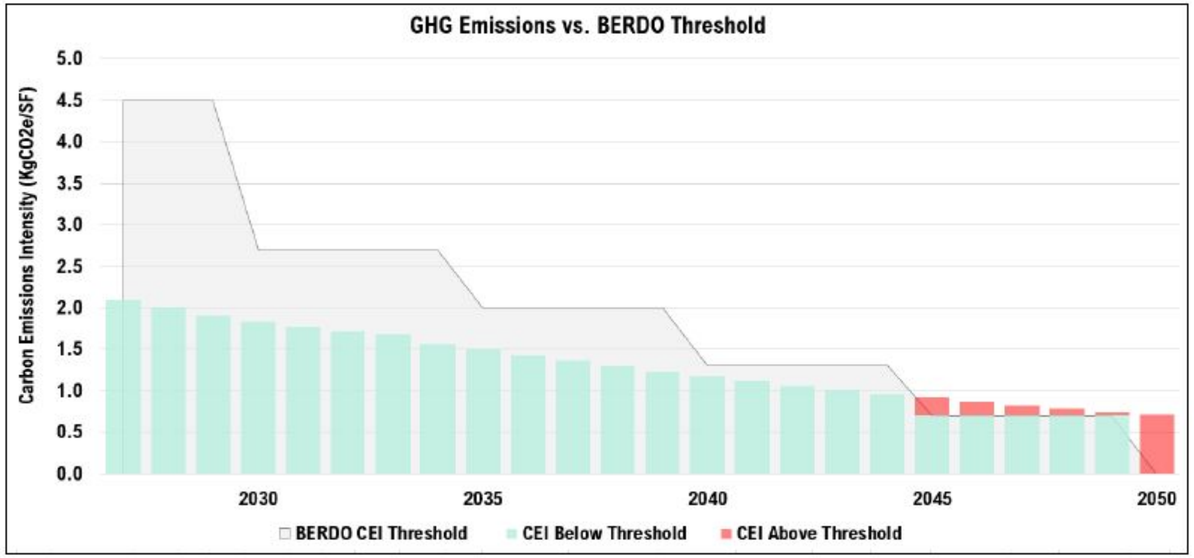
Project Scope

- Historic, masonry repair according to MHC standards
- Building envelope improvements, including **new roof and windows**
- **Targeting LEED Silver** certification
- **All electric** building, including new **high-efficiency heat pumps** for heating and cooling and domestic hot water
- **Energy Recovery Ventilation** to provide adequate fresh air and **improve indoor air quality**

25 West Street – An Adaptive-Reuse Renovation & Decarbonization

Design and Climate Resilience

- **Decarbonization** of the building and **elimination of on-site fossil fuel** result in significantly **lower carbon emissions** intensity and **improved indoor and outdoor air quality**.
- Addition of an **energy recovery ventilation** system to provide adequate fresh air and a **healthier indoor environment**.
- Targeting **LEED certification** as a **comprehensive sustainability approach**, focusing on energy and water efficiency, material selection, and improvements to indoor environmental quality.
- **Elevating critical electrical and mechanical** equipment to improve **building resiliency**.
- Improvements to the **building envelope** to reduce heating and cooling loads and maintain a **more comfortable and resilient environment**.



It is estimated that the renovation and decarbonization of the 25 West building will extend its BERDO compliance through 2045

25 West Street – An Adaptive Reuse Renovation & Decarbonization

Decarbonization Effectiveness

- **Elimination of on-site fossil fuel** equipment and systems results in an estimated **annual emissions savings** of **47,000 kg CO_2e**
- Building enclosure and systems will be upgraded to Energy Code compliant systems to **improve building operation** and create a **healthier and more comfortable indoor environment**

Budget & Line-Item Expense Breakdown

Income Sources				Description
	This Request (EEIF Grant	Other Funding Sources		
	$200,000.00	$25,762,772.00		The EEIF grant will be used to cover hard construction costs related to mechanicals, electrical, plumbing, and HVAC. The $25.7M other funding will come from private investor, local and state agencies, and philanthropy contribution.
Total Project Budget		***$25,962,772.00***		

Funding will be used to maintain the all-electric heat pump water heating system in the project design to reduce the operating carbon and utility cost.

25 West Street – An Adaptive Reuse Renovation & Decarbonization

Other Funding & Capital

- Mayor's Office of Housing commitment – received!
- MassDevelopment UPP Pre Development Grant – received!
- FHLB Affordable Housing Program Grant – received!
- Significant Philanthropy Contribution commitment – ongoing, 30% received!
- State Historic Tax Credits commitment – LOI received!
- EOHLC Supportive Housing Funding - to apply in January 2027
- Energy Rebates – exploring window/systems rebates

Project Status

- Financing
  - Most commitment received or pending award
- Construction
  - Start 12/2027
  - Completion 3/2029

25 West Street – An Adaptive Reuse Renovation & Decarbonization

Team & Operational Readiness

- Deeply experienced staff and leadership team with a singular focus: to guide youth toward a fulfilling futures.
- Team includes master's-level clinicians and experienced case managers skilled in supporting youth with complex needs.
- Partners includes local and state agencies, medical organizations, non-profits, and local business organizations.

Value Created by Grant

- New emergency beds and supportive housing units (63 new beds)
- Important investment to repurpose a valuable asset
- Sustainable renovation & decarbonization for high impact
- Job creation – construction jobs, new FTEs & PTEs for Bridge, catalyst for local businesses
- Workforce – MWBE participation and local labor hiring goals

Bridge Over Troubled Waters

Bridge

Guiding Youth the Whole Way

Board Q&A

Board Members may discuss and ask questions

Planning Office for Urban Affairs

Dartmouth Hotel-Sargent Prince

Dartmouth Hotel-Sargent Prince

BERDO EEIF Request: $200,000

Presented by:

Planning Office for Urban Affairs

Davis Square Architects

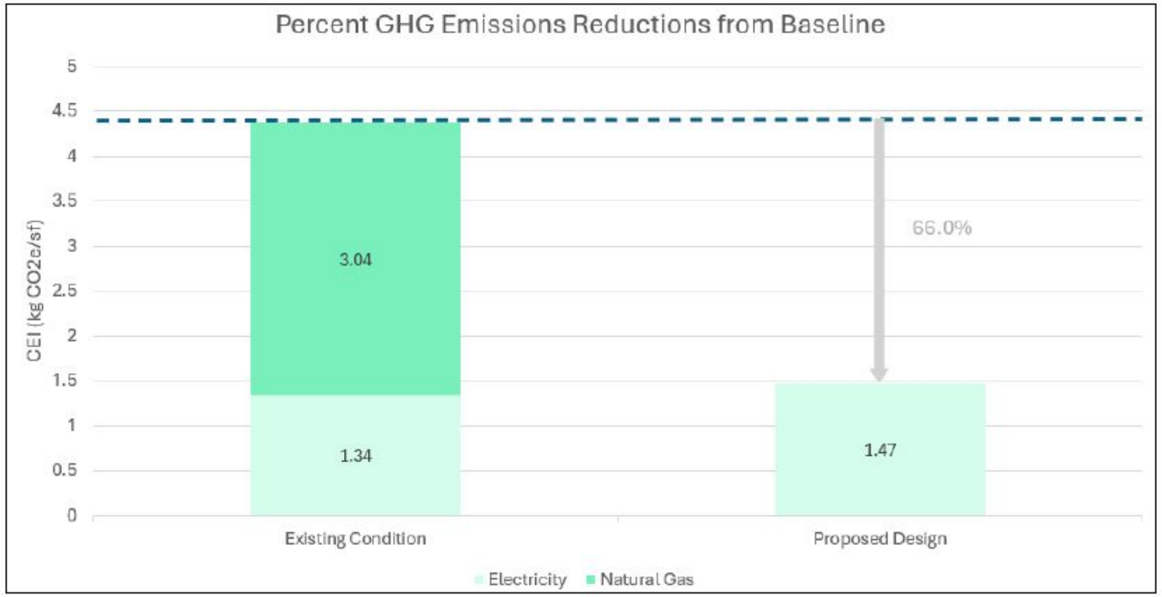
Project Scope & Project Impacts

Project Impact

- Preserve and expand access to affordable housing
- Improve resident health, safety, and quality of life
- Advance energy justice
- Connect residents to critical services and opportunity
- Preserve Nubian Square’s cultural and architectural heritage

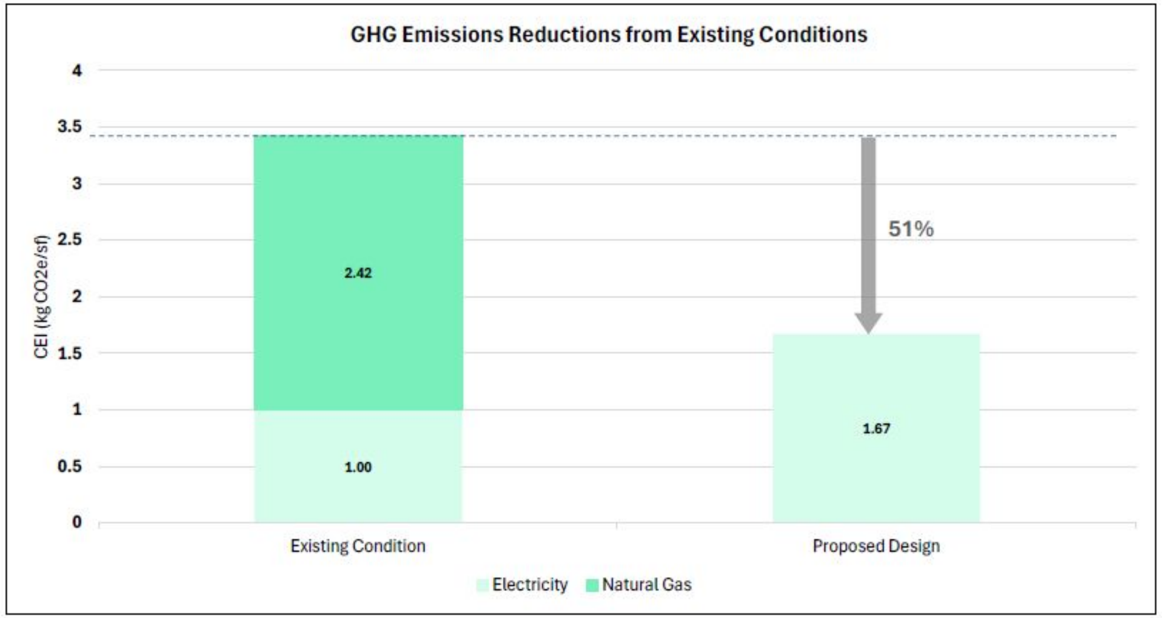
Project Scope

- Exterior: parking/site improvements, new roof and insulation, historic masonry, window, storefront, door, slate, copper, and wood restoration
- HVAC: conversion to high-efficiency air-source heat pump/VRF systems with new ventilation and energy recovery
- Plumbing: centralized heat pump domestic hot water with storage, controls, and electrical backup
- Electrical: service/distribution upgrades to support new all-electric building systems



Dartmouth Hotel

- Existing building's operational emissions are primarily driven by natural gas usage
- Model of proposed all-electric design shows a lower overall carbon intensity and supports the project's long-term pathway toward a lower-emissions operational profile



Sargent Prince

- Existing building's operational emissions are primarily driven by natural gas usage
- Model of proposed all-electric design shows a substantially lower overall carbon footprint and positions the project for continued emissions reductions as the electric grid becomes cleaner over time.

Decarbonization Effectiveness

Input energy expected to be saved by project per year:

- Grid Electric = -234,069 kWh
- Natural Gas = 3,597,820 kbtu

Emissions saved by project over one year:

- Total emissions (kgCO2e) saved first year = 153,385.70
- Emissions (kgCO2e) saved per dollar from Fund in first year = 0.77

Year	Electricity Emissions [kgCO2e]
2029	-37,694.5
2030	-36,374.3
2031	-35,077.6
2032	-33,804.2
2033	-32,420.9
2034	-31,065.6
2035	-29,738.5
2036	-28,313.0
2037	-26,920.3
2038	-25,682.1
Total emissions (KgCO2e) saved over ten years	1,593,711.3
Emissions (KgCO2e) saved per dollar from the Fund over ten years	7.97

Emissions Saved by Project Over 10 Years

Itemized Expense Allocation & Redevelopment Budget

Subordinated Debt	Equity	Loans
Seller Note	Federal 4% LIHTC	Tax-exempt Construction Loan
Assumed Soft Debt	State LIHTC	Taxable Construction Loan
EOHLC	Federal Historic Tax Credits	Permanent Loan
City of Boston	State Historic Tax Credits	
Climate Ready Housing		
Existing Reserves		

The Dartmouth Hotel-Sargent Prince redevelopment project is requesting $200,000 from the BERDO EEIF Grant Fund that will be used to support construction costs related to the new building systems and sustainability upgrades.

- Insulation = $222,830
- Windows = $1,096,140
- Plumbing = $2,144,500
- HVAC = $3,455,685
- Electrical = $2,529,518

Implementation Timeline & Key Milestones

Construction closing

Feb.–Mar. 2027

Construction start

Feb.–Mar. 2027

Construction completion

Feb.–Mar. 2029

Dartmouth Hotel-Sargent Prince Team:

DAVIS SQUARE ARCHITECTS

Planning Office for Urban Affairs
ARCHDIOCESE OF BOSTON

Building Community Since 1974
URBAN EDGE

PEABODY PROPERTIES

enviENERGY

FELDMAN GEOSPATIAL

SAMIOTES

DELLBROOK

Judy Cohn
Housing and Relocation Consultants

Conclusion & Value Brought by Grant

This funding will help transform aging historic properties into healthy, energy-efficient, affordable homes. It will protect residents from displacement, reduce energy burdens, improve health and quality of life, and ensure that Nubian Square's revitalization remains inclusive of the low-income residents and families who have long been part of its community.

- Protects 59 Section 8 homes and preserves affordability
- Transforms aging historic buildings into healthy, resilient homes through major system upgrades, insulation, efficient windows, etc.
- Reduces energy burden and improves quality of life
- Strengthens resident stability and well-being
- Preserves Nubian Square's historic and cultural legacy

Board Q&A

Board Members may discuss and ask questions

Urban Edge Housing Corporation

The Energy Reduction Project at Theroch Apartments

Building Community Since 1974

URBAN EDGE

THE ENERGY REDUCTION PROJECT AT THEROCH APARTMENTS

AUGUST 24, 2026

BERDO EEIF PRESENTATION

PROJECT SUMMARY

What We Strive For:

To deliver healthier and more efficient buildings **that residents will still be proud to call home**, that are aesthetically pleasing, and that maintain housing stability.

The Problem

- Theroch's aged buildings have older, inefficient systems that:
  - Emit considerable emissions
  - Do not meet city & state energy standards

Same Problem & Solution as the DER Project, Now Applied to More Buildings

The Proposed Solution

- Electrify building systems to reduce reliance on carbon + implement other energy conservation measures Reduce energy consumption Improve building air quality + environment

Total Grant Request: $200,000

- To help achieve the project decarbonization plan

Project Team

Building Community Since 1974
URBAN EDGE
Project Sponsor

BWA ARCHITE
Architect

BUILDING EVOLUTION CORPORATION
Achieve Performance & Durability Through A Holistic Approach™
Sustainability Consultant

TDS
TIERNEY DEVELOPMENT SERVICES LLC
Owner's Project Manager

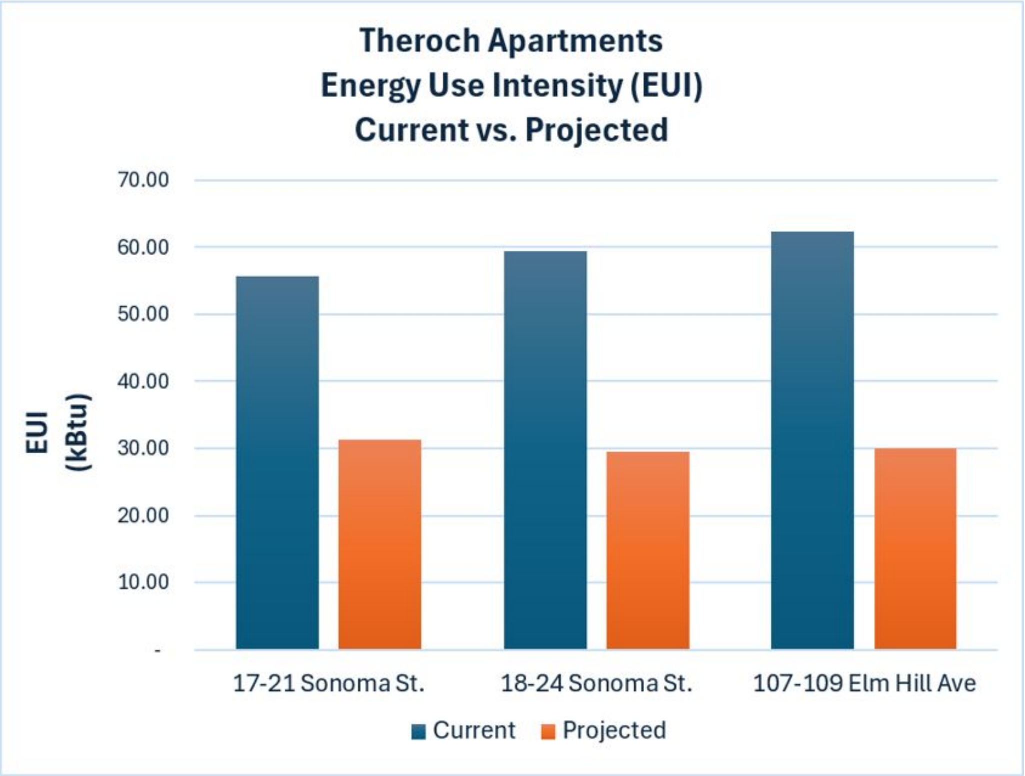
PROJECT SCOPE & IMPACTS

Building Envelope Improvements

- Exterior Insulation: Repoint, repair, and replace failing exterior brick
- New double-glazed windows (min.)
- Basement wall insulation

New Mechanical & HVAC System

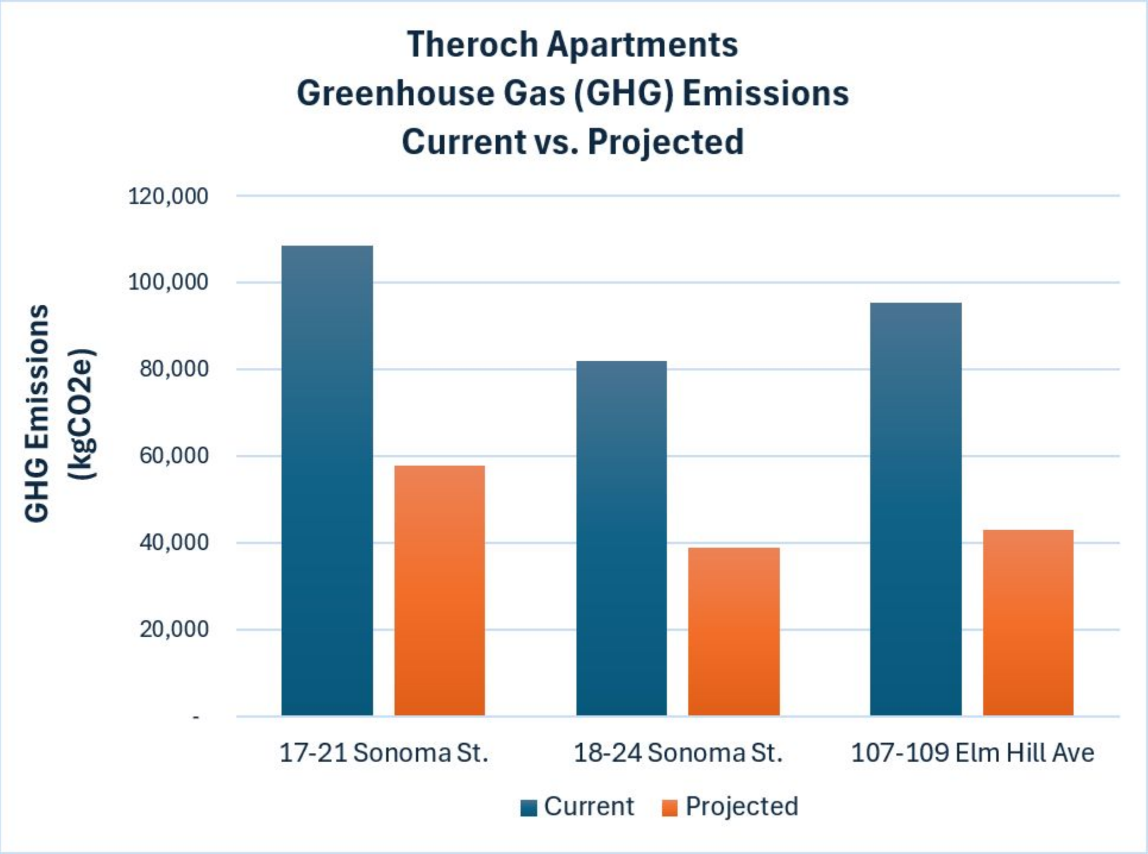
- All electric heat pump water heaters
- New all electric central variable refrigerant flow (VRF) system
- New energy recovery ventilation (ERV) system



A suite of energy conservation measures (ECMs) are expected to reduce energy use intensity by **44%-52%** at each building

PROJECT SCOPE & IMPACTS

The result: A **51% total reduction** in GHG emissions for all buildings combined!



Reductions estimated based on energy modeling completed by the project's sustainability consultant

Total Emissions Saved in Year 1 = 139,243 kgCO2e

Per BERDO calculation template

Overall Impact:

1. Healthier Buildings
2. Healthier Environment
3. Healthier People

All While Preserving Housing Stability!

PROJECT BUDGET

Estimated Project Budget: $50,508,310

Co-Funding & Other Capital

Sources	Total
Existing Reserves	$ 1,757,404
Federal LIHTC	$ 11,154,418
Federal Historic Equity	$ 1,126,567
State Historic Equity	$ 1,126,680
Deferred Developer fee/Overhead	$ 114,606
Seller Note	$ 19,160,886
First Mortgage	$ 14,608,832
Climate Ready Housing Loan	$ 450,995
LEAN Deep Energy Retrofit Rebate	$ 208,724
DOER Decarb Grant	$ 599,197
BERDO EEIF Grant	$ 200,000
Total Sources	**$ 50,508,310**

Itemized Expense Allocation

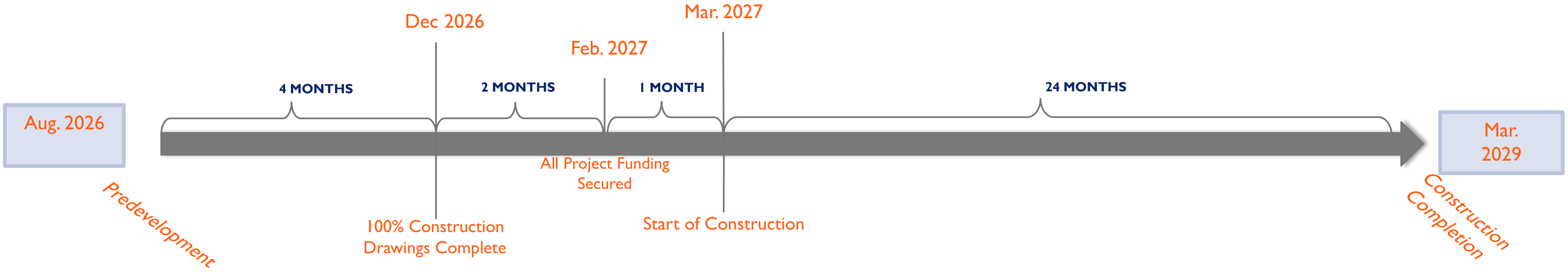
Expense Item	Total
Salaries & Wages	
Relocation Consultant	$ 99,600
Pre-Con Contractor	$ 56,400
Sustainability Consultant	$ 26,000
Supplies & Materials	
Resident Engagement: Meetings	$ 17,020
Transportation	
Resident Engagement: Tenant Attendance at Meetings	$ 980
Total Use of EEIF Grant Funds	**$200,000**

Funding is requested to primarily support the work needed to decarbonize assets & to support residents while doing so.

Decarbonization Effectiveness

Total Grant Requested	$ 200,000.00
Total Emissions (kgCO2e) Saved Over 10 Years	1,530,316.2
Emissions Saved Per Dollar	7.65

PROJECT TIMELINE



<u>Readiness to Proceed</u>

- No Article 80 needed – *confirmed by the Planning Dept. & Mayor's Office of Housing*
- Other funding already secured
- A highly experienced team is on board

PROJECT TEAM

Project Sponsor: Urban Edge Housing Corporation

- Experienced Real Estate Staff
- In House Community Engagement
- Operational Support: Asset Management & Finance Staff

Property Manager: Winn Residential

- Property Management + Maintenance Staff

Owners Project Manager: Tierney Development Services

- LEED & Passive House Certified
- Experience with Decarbonization in Affordable Housing

Design Team

Architect: BWA

- LEED + Passive House Certified Staff

Sustainability Consultant: Building Evolution Corporation (BEC)

- LEED + Passive House Certified Staff
- Experience with Decarbonization

Other Design Engineers: Structural, Electrical, Civil, Mechanical / Plumbing / Fire Protection

CONCLUSION

Building Community Since 1974
URBAN EDGE

EEIF Will Support:

Electrifying building systems to reduce reliance on carbon + implementing other energy conservation measures for the Energy Reduction Project at Theroch Apartments

- Reduce energy consumption
- Improve building air quality + environment

Overall Impact:

1. Healthier Buildings
2. Healthier Environment
3. Healthier People

Total Emissions Saved in Year 1 = 139,243 kgCO2e

Per BERDO calculation template

All While Preserving Housing Affordability & Stability!

Thank You!

Kate Bennett
Interim Director of Real Estate
kbennett@urbanedge.org

Juwanna Brown
Project Manager
(Main Contact)
jbrown@urbanedge.org

Board Q&A

Board Members may discuss and ask questions

Approval of Meeting Minutes

Board votes on approving previous meeting's minutes

Administrative Updates

Staff presents administrative updates

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 14
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.