



ORDINANCE COMMITTEE

COMMITTEE MEETING

~ MINUTES ~

Wednesday, April 26, 2023

3:00 PM

Sullivan Chamber
795 Massachusetts Avenue
Cambridge, MA 02139

The Ordinance Committee will hold a public hearing to continue the discussion from the April 12, 2023 Ordinance Committee meeting on the proposed amendments to the Building Energy Use Disclosure Ordinance, #2021-26

Attendee Name	Present	Absent	Late	Arrived
Burhan Azeem	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dennis J. Carbone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Alanna Mallon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Marc C. McGovern	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3:04 PM
Patricia Nolan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3:04 PM
E. Denise Simmons	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3:20 PM
Paul F. Toner	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3:04 PM
Quinton Zondervan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sumbul Siddiqui	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

A public meeting of the Cambridge City Council's Ordinance Committee was held on Wednesday, April 12, 2023. The meeting was Called to Order at 5:30 p.m. by the Chair, Councillor Zondervan. Pursuant to Chapter 2 of the Acts of 2023 adopted by Massachusetts General Court and approved by the Governor, the City is authorized to use remote participation. This public meeting was hybrid, allowing participation in person, in the Sullivan Chamber, 2nd Floor, City Hall, 795 Massachusetts Avenue, Cambridge, MA and by remote participation via zoom.

At the request of the Chair, City Clerk LeBlanc called the roll.

Councillor Azeem – Present/Remote

Councillor Carbone – Present/Remote

Vice Mayor Mallon – Present/In Sullivan Chamber

Councillor McGovern – Present/Remote

Councillor Nolan – Absent*

Councillor Simmons – Absent

Councillor Toner – Present/In Sullivan Chamber

Councillor Zondervan – Present/In Sullivan Chamber

Mayor Siddiqui – Present/In Sullivan Chamber

Present – 7, Absent – 2. Quorum established.

***Councillor Nolan was marked present in the Sullivan Chamber at 5:34p.m.**

The Chair, Councillor Zondervan gave opening remarks and shared that the call of the meeting was to continue the discussion on the proposed amendments to the Building Energy Use

Disclosure Ordinance (BEUDO), Ordinance #2021-26. Councillor Zondervan noted that the City Manager, Yi-An Huang was present at the meeting, as well as Iram Farooq, Assistant City Manager for the Community Development Department (CDD). Joining Iram Farooq was Susanne Rasmussen, Director of Environmental and Transportation for CDD, Seth Federspiel, Energy Planner for CDD, Nikhil Nadkarni, Energy Planner for CDD, and Nick Stoutt, Assistant Commissioner for Architectural Services for the Department of Public Works (DPW).

The Chair, Councillor Zondervan recognized the City Manager, Yi-An Huang who offered opening remarks and shared that climate change is the fight of our generation. He noted that everyone is present at the meeting today because the City recognizes that it has not acted quickly enough with climate change goals, and globally everyone is seeing more of the impacts of extreme weather events, changes to the planet, and the impact on communities around the world. The City Manager recognized and thanked the team from CDD and their aggressive response to create a forward path for the City to follow that also provides realistic goals for property owners. **The Chair, Councillor Zondervan recognized Iram Farooq who, along with her team, gave a presentation titled “Regulating Building Emissions via BEUDO: A Critical Step Towards Net Zero Cambridge,” copy attached.** Iram Farooq reviewed the executive summary, noting that the City is committed to supporting Cambridge property owners with strong assistance and connections to incentives to be able to move forward together with this challenging, but critical work. Susanne Rasmussen noted that CDD plans to share an amended proposal that is materially different from the original in four areas, which included, trajectory, carbon offsets, exemptions, and policy review. Seth Federspiel reviewed the carbon offsets proposal and shared the criteria to ensure quality when using carbon offsets. Nick Stoutt gave an overview of the forty municipal buildings that would fall under the BEUDO category, and the plans of making them more energy efficient moving forward. Nikhil Nadkarni shared and described some of the state and federal investment climate actions that were available, as well as the City’s commitment to support building decarbonization. Nikhil Nadkarni noted that on Monday, April 10, 2023, the City announced a one-year pilot partnership with BlocPower which provides building retrofits in a no upfront cost structure. Iram Farooq concluded the presentation by providing provisions and recommendations regarding the proposed amendments. Iram Farooq noted that in terms of the target trajectory, CDD is recommending staying with the 2035 target date, but property owners who have the most difficulty to meet that date would go on a 2050 trajectory timeline.

The Chair, Councillor Zondervan recognized Councillor Toner who suggested that members of the Council submit questions to CDD regarding their presentation and BEUDO to help with follow up discussions at the next BEUDO meeting.

The Chair, Councillor Zondervan opened Public Comment. Each member of the public was allowed two minutes.

Margery Davies, 35 William Street, Cambridge, MA, shared that it is important to act, but to also be careful about global offsets that do not meet the criteria.

Virginia Greene, 14 Vandine Street, Cambridge, MA, shared that they were in favor of passing the Green New Deal for Cambridge exactly how it was written.

Sharon Britton, 950 Massachusetts Avenue, Cambridge, MA, thanked the Councillors who listened to concerns from condominium owners and offered suggestions on how to help condominium owners help with achieving net zero goals.

John Patrick, 950 Massachusetts Avenue, Cambridge, MA, thanked Councillors who listened to concerns from condominium owners and thanked CDD for recognizing the special circumstances condominium owners are facing.

Logan Patrick, 950 Massachusetts Avenue, Cambridge, MA, thanked the Council for recognizing the needs and ownership structures for large condominium buildings and shared that they support finding ways to reduce emissions.

Kathy Dalton, 6 Arlington Street, Cambridge, MA, shared they would like to see the City go forward in an inclusive participatory planning process so condominium owners can help get to net zero together.

Joyce Levine, 2353 Massachusetts Avenue, Cambridge, MA, shared they were happy that the City is looking at condominiums more as residential units and noted that it is important to meet the requirements in a way that is affordable for the people who live in the City.

Bridget Hanna, 12 Haskell Street, Cambridge, MA, shared that the world can look to Cambridge to see what can be built by strengthening BEUDO and taking on the challenges.

David Lawrence, 1 Aberdeen Way, Cambridge, MA, shared their strong support for the proposal to regulate condominiums together with non BEUDO properties, rather than with large institutional properties.

Phil Rinehart, 17 Otis Street, Cambridge, MA, thanked CDD for their updates and shared that they support the proposal and offered suggestions.

Anne Sa'adah, 221 Mt. Auburn Street, Cambridge, MA, thanked Councillors and CDD for listening to condominium owner concerns and hopes that going forward the process is smarter and faster.

Helen Walker, 43 Linnaean Street, Cambridge, MA, thanked Councillors who helped make the proposed amendments for condominium owners and offered suggestions on costs.

Cynthia Hibbard, 23 Ellsworth Avenue, Cambridge, MA, shared they support Cambridge achieving net zero greenhouse gas emissions from existing large building by 2035.

Nancy Kilburn, 44 Garden Street, Cambridge, MA, shared it is important to get large institutions and biotech industries to true net zero by 2035.

Arthur Berger, 1600 Massachusetts Avenue, Cambridge, MA, was in favor of the proposed amendments and thanked all those who help contribute to them.

Marilee Meyer, 10 Dana Street, Cambridge, MA, thanked the Council for understanding that compliance must be realistic and practical for fixed income and elderly residents.

Anirudh Wodeyar, 15 Seagrave Road, Cambridge, MA, shared they were in favor of the strong version of BEUDO without the new amendments or something as close to that as possible.

Drew Pendergrass, 20 Oxford Street, Cambridge, MA, shared they were in support of the strong version of BEUDO.

Eric Grunbaum, 98 Montgomery Street, Cambridge, MA, offered comments on the technology and economics that is available to produce high-efficiency fully electrified buildings.

Beth O'Neill Maloney, 510 Kendall Street, Cambridge, MA, shared that the City, the business and residential community, and Eversource should all be working collectively to reduce greenhouse gas emissions.

Lee Farris, 269 Norfolk Street, Cambridge, MA, shared they were in support of passing the strongest version of BEUDO.

Yve Torrie, 14 Beacon Street, Boston, MA, shared that they support the 2035 approach that was presented by the City Manager and CDD that includes flexibility including offset exemptions and baseline options.

Heather Henriksen, 14 Story Street, Cambridge, MA, from Harvard University shared concerns that should be taken into consideration.

Sahithi Madireddy, 320 Memorial Drive, Cambridge, MA, shared they were in support of the strong BEUDO version.

Michael Nguyen-Mason, 17 Prospect Street, Cambridge, MA, shared they were in support of the strong BEUDO version and noted they were inspired by all the people who have made a commitment to bettering the world.

Kendyl Maher-Trumble, 348 Walden Street, Cambridge, MA, shared they were offering comments on behalf of Harvard University and noted that Harvard has established a climate goal including fossil fuel neutral by 2026 and fossil fuel free by 2050 and offered suggestions for the Council to consider moving forward.

Emily Crawford, 3 Crawford Street, Cambridge, MA, echoed comments made for a green Cambridge urging that as many buildings as possible meet the deadline of true net zero by 2035. Owen Leddy, 260 Harvard Street, Cambridge, MA, urged the City Council to stick with the version of this policy that they had originally proposed.

Mary Caulfield, 6 Crawford Street, Cambridge, MA, stressed the importance of having a strategy for retrofitting old buildings that are both transparent and actionable.

John McDowell, 10 Dana Street, Cambridge, MA, shared that condominium owners look forward to being a part of the process going forward.

Finley Foster, 5 Porter Park, Cambridge, MA, shared they were in support of the strongest version of BEUDO.

Gleb Bahmutov, 19 Winslow Street, Cambridge, MA, urged the Council to pass the strong BEUDO version.

David Mazumder, 500 Memorial Drive, Cambridge, MA, asked the Council to adopt the strongest version of BEUDO with net zero emissions for covered buildings by 2035.

Melanie Abrams, 1539 Cambridge Street, Cambridge, MA, offered comments on keeping the strong version of BEUDO.

The Chair, Councillor Zondervan recognized Councillor Toner who made a motion to extend the meeting by thirty minutes.

City Clerk LeBlanc called the roll.

Councillor Azeem – Yes

Councillor Carlone – Yes

Vice Mayor Mallon – Yes

Councillor McGovern – Yes

Councillor Nolan – Yes

Councillor Simmons – Absent

Councillor Toner – Yes

Councillor Zondervan – Yes

Mayor Siddiqui – Yes

Yes – 8, No – 0, Absent – 1. Meeting extended to 8:00p.m.

Public Comment resumed.

Carolyn Magid, 71 Reed Street, Cambridge, MA, shared they were in favor of the strong version of BEUDO.

Aaron Shakow, 4 Newton Street, Cambridge, MA, urged the Council to reject the City Manager's attempt to create loopholes like extending the compliance window for large commercial buildings to 2050.

Patrick Barrett, 41 Pleasant Street, Cambridge, MA, asked the Council to look at the impact of BEUDO on small property owners and noted it is not about money, but about practical implications about how to implement these regulations without property owners going bankrupt.

Steve Miller, 92 Henry Street, Cambridge, MA, thanked City staff for putting together information and raised the point for the need for flexibility.

Peter Kirby, 128 Oxford Street, Cambridge, MA, shared that it is important to put these policies in place so that new and old buildings are being adjusted to the state they need to be in in the timeline that needs to happen.

Susan Murcott, 149 Atlantic Avenue, shared that they support the strong version of BEUDO.

Gail Charpentier, 19 Murdock Street, Cambridge, MA, urged the Council to pass the strongest version of BEUDO and reject the City Manager's rewrite for commercial development.

Yugi Wang, 510 Kendall Street, Cambridge, MA, asked the Council to pass a BEUDO that is practical and one that does not penalize people who are actively trying to work towards the City and State goals.

Diane Martin, 34 Madison Avenue, Cambridge, MA, asked the Council to vote in favor of the amendments to BEUDO that require buildings to reduce the greenhouse gas emissions and achieve building net zero by 2035.

Asako Severn, 395 Broadway, Cambridge, MA, shared that they supported the proposed amendments for condominium owners and thanked the Council for listening to their concerns.

Marc Truant, 32 Warren Street, Cambridge, MA, stressed that the key to getting to net zero is changing the approach to utilities in the State.

Nancy Donohue, 1 Kendall Square, Cambridge, MA, Director of Government Affairs for the Cambridge Chamber of Commerce, shared their ongoing concern that the City Council needs to ensure that there are achievable, attainable, and science-based solutions.

Sarah Gallop, 77 Massachusetts Avenue, Cambridge, MA, Director of Government and Community Relations at MIT, stressed the importance of everyone working together to achieve climate goals.

The Chair, Councillor Zondervan recognized Councillor Nolan who made a motion to extend the meeting by an additional thirty minutes.

City Clerk LeBlanc called the roll.

Councillor Azeem – Yes

Councillor Carlon – Yes

Vice Mayor Mallon – Yes

Councillor McGovern – Yes

Councillor Nolan – Yes

Councillor Simmons – Absent

Councillor Toner – Yes

Councillor Zondervan – Yes

Mayor Siddiqui – Yes

Yes – 8, No – 0, Absent – 1. Meeting extended to 8:30p.m.

Public Comment resumed.

Stephen Helfer, 3 Crawford Street, Cambridge, MA, thanked the Council for listening to the concerns of condominium owners.

Reva Stein, 2 Seagrave Road, Cambridge, MA, shared they support amendments for large buildings to reach zero emissions by 2035.

Aaliya Hussain, 515 Beacon Street, Cambridge, MA, urged the Council to pass the strong version of BEUDO that will hold institutions and large buildings to the 2035 deadline.

Rick Clemenz offered comments on BEUDO, engineers, and the costs associated with going energy efficient.

Joe Higgins, 77 Massachusetts Avenue, Cambridge, MA, Vice President of Campus Services for MIT, thanked the Council and CDD for the proposed amendments and noted there is more work that needs to be done together.

Michael Grill, 1035 Cambridge Street, Cambridge, MA, requested that commercial condominiums be excluded from the 2035 deadline and technical assistance be expanded to include commercial condominium buildings.

Amber Houghtstow, 18 Montrose Street, Cambridge, MA, shared that they are in support of the strong version of BEUDO.

Mary Baine Campbell, 36 Linnaean Street, Cambridge, MA, shared that according to the UN it is necessary to accomplish green goals by 2030 because climate change will continue to endanger the fate of world.

Clifford Snider, 191 Commonwealth Avenue, Boston, MA, shared that they oppose the proposed amendments.

Jen urged the City Council to fight those who stand in the way of net zero and to have necessary offsetting as low as possible.

Daniel Dominges shared that they feel some of the pushback is not motivated by science, but by something else.

The Chair, Councillor Zondervan recognized Councillor Toner who made a motion to recess the meeting to 3:00 p.m. on Wednesday, April 26, 2023.

City Clerk LeBlanc called the roll.

Councillor Azeem – Yes

Councillor Carbone – Yes

Vice Mayor Mallon – Yes

Councillor McGovern – Yes

Councillor Nolan – Yes
Councillor Simmons – Absent
Councillor Toner – Yes
Councillor Zondervan – Yes
Mayor Siddiqui – Yes
Yes – 8, No – 0, Absent – 1. Motion passed.

The Ordinance Committee recessed at approximately 8:20 p.m.

On Wednesday, April 26, 2023, the Cambridge City Council's Ordinance Committee that recessed on April 12, 2023 was Called Back to Order at 3:00 p.m. by the Chair, Councillor Zondervan. Pursuant to Chapter 2 of the Acts of 2023 adopted by Massachusetts General Court and approved by the Governor, the City is authorized to use remote participation. This public meeting was hybrid, allowing participation in person, in the Sullivan Chamber, 2nd Floor, City Hall, 795 Massachusetts Avenue, Cambridge, MA and by remote participation via zoom.

At the request of the Chair, City Clerk LeBlanc called the roll.

Councillor Azeem – Present/In Sullivan Chamber
Councillor Caralone – Present/In Sullivan Chamber
Vice Mayor Mallon – Present/In Sullivan Chamber
Councillor McGovern – Absent*
Councillor Nolan – Absent*
Councillor Simmons – Absent*
Councillor Toner – Absent*

Councillor Zondervan – Present/In Sullivan Chamber
Mayor Siddiqui – Present/In Sullivan Chamber

Present – 5, Absent – 4. Quorum established.

***Councillor McGovern, Councillor Nolan, and Councillor Toner were marked present in the Sullivan Chamber at 3:04 p.m.**

***Councillor Simmons was marked present and remote at 3:20 p.m.**

The Chair, Councillor Zondervan offered opening remarks and noted that the call of the meeting was to continue the discussion on proposed amendments to the Building Energy Use Disclosure (BEUDO), Ordinance #2021-26. Present at the meeting was City Manager, Yi-An Huang, Deputy City Manager, Owen O'Riordan, and Iram Farooq, Assistant City Manager for the Community Development Department (CDD). Joining Iram Farooq was Susanne Rasmussen, Director of Environmental and Transportation for CDD, Seth Federspiel, Energy Planner for CDD, and Nick Stoutt, Assistant Commissioner for Architectural Services for the Department of Public Works (DPW).

The Chair, Councillor Zondervan recognized Mayor Siddiqui who offered opening remarks. Mayor Siddiqui acknowledged that there has been a lot of work and time put into BEUDO.

Mayor Siddiqui's Remarks: I want to recognize that there has been a lot of work and time put into BEUDO since 2021. We are lucky to have so many climate advocates and stakeholders in Cambridge who helped get these amendments to where they are today. Work on these specific amendments has been ongoing since spring of 2022 when I convened stakeholders impacted by this ordinance, which Councillors had asked that I do. The stakeholders included Harvard, MIT,

the Cambridge Chamber, Kendall Square Association, a few others, along with Councillor Nolan and Councillor Zondervan. I want to take a minute to recognize Harvard and MIT and specifically Tom and Sarah, for all their work on this and for being partners throughout this process. They are committed to this work and have listened. As the process unfolded, I will be honest, we had a challenging time reaching consensus and there was oversight in the initial conversations that did not include condominium owners and some of the smaller/mid-sized building owners. I apologize for that oversight. In late 2022, we asked CDD to come back to us with an updated framework, and we saw that table and presentation a few weeks ago. This version includes input from several key stakeholders, and the amendments offered today build on that and make the ordinance slightly stronger, while retaining the feedback that has been offered. **Councillor Zondervan and Councilor Nolan and I worked on amendments shown on the chart presented today (copy attached) and I am grateful for the work they have done to get this compromise to where it is, and even they have had to compromise on this.** Before we get to the amendments, we have a few presenters specifically on offsets and the current CDD proposal. I recognize there are questions that CDD spent time on that, and I thank the Councillors who sent questions beforehand, we will also have time to discuss. First, we will hear from presenters, then Councillor Nolan, and then we will do a Q&A.

The Chair, Councillor Zondervan recognized panelist Susan Murcott, who was joined remotely, and gave a presentation titled “Comment on Community Development Department (CDD) Amendment,” copy attached.

The Chair, Councillor Zondervan recognized panelists Sahithi Madireddy and Allesandre Santos who gave a presentation titled “Emissions Analysis,” copy attached, which reviewed building emissions permitted by 2050 and showed examples with and without offsets. Allesandre Santos shared thoughts on climate justice from an international perspective and noted that not all carbon credits are good and that a lot of injustice is done with money sent overseas, especially impacting indigenous people negatively.

The Chair, Councillor Zondervan recognized Councillor Nolan who offered remarks and reviewed amendments being offered by Mayor Siddiqui, Councillor Zondervan, and herself.

Councillor Nolan’s Remarks: First, thank you to everyone in this room - it is an exciting moment worthy of celebration. I want to state it is exciting to be considering this - assuming we pass something along the lines of the proposal before us, we can be proud that we are climate leaders. It will take the whole community to make this work. We know that. We also recognize as the Mayor said, it has taken a long time to get here. Yet the world is demanding of us to be bold, to try, to aspire, to require the reductions we have been hoping/planning/studying for a decade. We also recognize two important points: we may try things that do not work - we will learn a lot. That is expected, and it will contribute to the field when we succeed. AND when we fail. We embrace the role of innovators and experimenters. Second, we do not have all the answers. That does not mean we cannot and should not pass something. The classic example is the Kennedy moonshot. We had no idea how to do it. We did it, and the covid vaccine - we had no idea, and it was crazy to think we could develop the vaccine and administer millions, then billions of doses.

Changes Proposed - Mayor Siddiqui, Councillor Zondervan and I are proposing four changes to the framework of amendments before us from CDD:

Changing the Threshold to 50k sq ft. Threshold of 50K is used in several other city building related ordinances, including the Green Building and embodied emissions - so it makes sense to

use from that perspective. Note that while it is “only” 160 buildings, we need every possible addition to our emissions reduction possible. We are supposed to lower our emissions by 50% by 2030. State law requires that. BEUDO commercial buildings represent only 52% of all citywide emissions. So if only 100K buildings and above are subject to the 2035 timeline, that translates into a reduction of about 23% in citywide emissions by 2030 - only half of goal of 50% citywide. By including the 160 50K SF buildings, that percentage goes up by about 5%, and we need every bit we can get.

Exemptions – Charge the Review Board with approving all decarbonization plans and carbon offsets. Codify that there shall be no less than 50% representation from climate advocates and climate scientists on the Review Board, including all 5 technical experts. Local Offsets Required if available - PAVERE /AVID+ requirement / Creating local offsets. Within BEUDO, to ensure that we are having true emissions reductions, we must prioritize offsets within Cambridge, and locally, too, could be useful in helping both our property owners subject to BEUDO and those facing new demands from a yet-to-be-designed transaction-point upgrade policy. The first group will need offsets on an interim basis and the second will need financial support, both of which can be made possible through a well-designed system of offsets. By incentivizing local projects, we are creating economic incentives for larger building owners to fund retrofit projects for smaller buildings in the future.

Policy Review - Change completion date of initial review from 2032 to 2028. A five year review is appropriate for several reasons. The existing BEUDO included a review after 5 years, so five years is consistent with our city’s practices. In addition, the world of climate adaptation will have changed by then. We will know a lot from our own BlocPower pilot, we will have two years of data from the ordinance for large owners. And know more about offsets, about developments with technical possibilities for emissions reductions. A review would be to understand the effectiveness of the ordinance and reassess the technological and environmental landscape at the time. Further, these amendments only cover a small segment of our building stock, so we will need to come back to the table with a proposal to reduce emissions in all our buildings, including multifamily units and condominiums - and combine that with technical and financial assistance, which I think is appropriate before the proposed first review not until 2032. We can also build in a review in 2032. I hope we will all vote for these four amendments since it will make the ordinance even stronger.

The Chair, Councillor Zondervan recognized Iram Farooq and the team from CDD and DPW to give a review of the questions they received from Councillors, copy attached.

Representatives from CDD and DPW responded to questions and concerns raised by Councillors.

The Chair, Councillor Zondervan recognized Councillor Toner who had follow up questions from the Q&A, one being on residential properties and if they were still following the 2050 timeline criteria. Seth Federspiel confirmed that the only distinction in residential properties in the CDD proposal is condominium residential buildings being excluded from the emission reduction requirements and all the remaining residential building with fifty or more units would be subject to the 2050 trajectory. Councillor Toner’s second question was on carbon offsets being used to reach net zero in the forty municipal buildings. Nick Stoutt shared that there are currently two parallel master plans in place which will look at phased improvements. Nick Stoutt noted that logically and with costs it would be hard to reach the goal of having municipal

buildings fall into the 2035 trajectory without using carbon offsets. Councillor Zondervan shared that he was deeply opposed to that (using carbon offsets for municipal buildings).

The Chair, Councillor Zondervan recognized Councillor Carfone who asked CDD if the City is not currently going to be including condominiums in the 2035 trajectory, when is the plan to start approaching condominiums. Iram Farooq responded by noting that based on the net zero action plan, CDD is looking at how to eliminate greenhouse gas emissions from all buildings, and by eliminating condominiums from the BEUDO emissions reductions, CDD plans on thinking about condominiums at the same time they are thinking about one, two, and three family type smaller buildings. Iram Farooq noted that CDD will be looking to create strategies that would help benefit those sites during the transition.

The Chair, Councillor Zondervan recognized Councillor McGovern who asked for clarity on if condominium buildings with 50 units will be on the 2050 schedule. Seth Federspiel noted that only rental multi-family buildings over 50 units would be covered by the BEUDO amendments, and condominium buildings would be exempt from the current proposal, as well as single family homes. Councillor McGovern asked if there was a difference in emissions between 50,000 square foot buildings versus 100,000 square foot buildings, to which Seth Federspiel noted that CDD had looked to see if there were any inflection points and found that there was not one clear point where over a certain square footage there was a big jump in emissions (for individual buildings) but that of course the larger the building, the greater the emissions, generally speaking, and that the majority of total building emissions were produced by the largest (commercial) buildings. City Manager Huang shared that when moving the timeline from 2050 to 2035, a lot of what the team has been focusing on is the larger buildings because they have more resources and ability to meet the aggressive timeline. Councillor McGovern stressed the importance of conducting reviews every few years so everyone stays up to date as BEUDO continues to move forward.

The Chair, Councillor Zondervan recognized Vice Mayor Mallon who offered comments on commercial condominium buildings and their owners and emphasized the importance of unintentionally providing consequences for smaller commercial condominium buildings and putting them together in the same category. Vice Mayor Mallon suggested if there was a way to think about commercial condominium buildings who have three or more owners versus just one owner and putting them in a different category when looking at the 2035 and 2050 trajectory. Vice Mayor Mallon asked for clarity on commercial buildings having access to the City's Community Aggregation Program and what the plan is for the next contract and when that would begin. Susanne Rasmussen shared that CDD is looking to develop a new approach that would allow large commercial owners to enroll in the Aggregation Program. Susanne Rasmussen noted that there is an upcoming Aggregation renewal which will start in January. Iram Farooq noted that the Aggregation Program was originally developed for small property owners and CDD understands that this is something that many people will be relying on and are planning to build the system so in the future they are able to provide a better service for everyone to access.

The Chair, Councillor Zondervan recognized the City Manager and Iram Farooq who reviewed the proposed amendments with Committee members and were available for discussion regarding any concerns or comments. The City Manager noted that the more clarity the City Staff have the closer they will be able to get to the Committee's vision when the final amendments are brought forward.

The Chair, Councillor Zondervan recognized Seth Federspiel who gave a review of CDD's Carbon Offset Memo, copy attached. Seth Federspiel shared that the memo outlines the

rational for including carbon offsets for the accelerated timeline for large buildings and the need for certain mechanisms that come with the accelerated timeline. City Manager Huang offered comments on carbon offsets and shared it would be helpful for Committee members to be clear from their legislative standpoint about the distance in carbon offsets and decarbonization efforts they will be looking for. Councillor Zondervan noted that the closer to Cambridge the offset was being implemented, the better it would be both from a verifiability aspect, and in terms of local economic impact.

The Chair, Councillor Zondervan recognized Mayor Siddiqui who shared the chart that was presented by themselves, Councillor Zondervan and Councillor Nolan was to bring opportunity to have CDD and other City Staff work from their ideas and language to help guide CDD with the correct language that should be proposed at a future date to the City Council. Mayor Siddiqui noted that there will be challenges, but it is important to figure out a way to be creative with partners moving forward.

The Chair, Councillor Zondervan, made a motion to extend the meeting by thirty minutes. City Clerk LeBlanc called the roll.

Councillor Azeem – Yes

Councillor Carbone – Yes

Vice Mayor Mallon -Yes

Councillor McGovern – Yes

Councillor Nolan – Yes

Councillor Simmons – Absent

Councillor Toner – Yes

Councillor Zondervan – Yes

Mayor Siddiqui – Yes

Yes – 8, No – 0, Absent – 1. Motion passed.

The Chair, Councillor Zondervan opened discussion to the proposed amendments that were brought forward in the chart. Committee members shared that it has been a challenging conversation, and offered comments and concerns on the amendments, with many of them noting that what Cambridge is trying to accomplish by 2035 will be groundbreaking.

The Chair, Councillor Zondervan recognized Councillor Azeem who shared that he had an amendment to the amendments that were brought forward by Councillor Nolan, Councillor Zondervan, and Mayor Siddiqui, copy attached.

The Chair, Councillor Zondervan made a motion to adopt amendment #1 on the table of proposed amendments regarding changing the threshold for commercial buildings.

City Clerk LeBlanc called the roll.

Councillor Azeem – No

Councillor Carbone – Yes

Vice Mayor Mallon – No

Councillor McGovern – No

Councillor Nolan – Yes

Councillor Simmons – Absent

Councillor Toner – No

Councillor Zondervan – Yes

Mayor Siddiqui – Yes

Yes – 4, No – 4, Absent – 1. Motion failed.

The Chair, Councillor Zondervan recognized Councillor Azeem who made a motion to amend the proposed language for amendment #2 on the chart, copy attached.

City Clerk LeBlanc called the roll.

Councillor Azeem – Yes

Councillor Carbone – Yes

Vice Mayor Mallon – Yes

Councillor McGovern – Yes

Councillor Nolan – Yes

Councillor Simmons – Absent

Councillor Toner – Yes

Councillor Zondervan – Yes

Mayor Siddiqui – Yes

Yes – 8, No – 0, Absent – 1. Motion passed.

The Chair, Councillor Zondervan made a motion to adopt amendment #2 on the chart as amended.

City Clerk LeBlanc called the roll.

Councillor Azeem – Yes

Councillor Carbone – Yes

Vice Mayor Mallon – Yes

Councillor McGovern – Yes

Councillor Nolan – Yes

Councillor Simmons – Absent

Councillor Toner – Yes

Councillor Zondervan – Yes

Mayor Siddiqui – Yes

Yes – 8, No – 0, Absent – 1. Motion passed.

The Chair, Councillor Zondervan made a motion to adopt amendments #3A, #3B, and #4 on the chart.

City Clerk LeBlanc called the roll.

Councillor Azeem – Yes

Councillor Carbone – Yes

Vice Mayor Mallon – Yes

Councillor McGovern – Yes

Councillor Nolan – Yes

Councillor Simmons – Absent

Councillor Toner – Yes

Councillor Zondervan – Yes

Mayor Siddiqui – Yes

Yes – 8, No – 0, Absent – 1. Motion passed.

The Chair, Councillor Zondervan recognized Vice Mayor Mallon who made a motion to amend the CDD recommendation with language for amendment #1 regarding threshold, copy attached.

City Clerk LeBlanc called the roll.

Councillor Azeem – Yes
Councillor Carlone – Present
Vice Mayor Mallon – Yes
Councillor McGovern – Yes
Councillor Nolan – Present
Councillor Simmons – Absent
Councillor Toner – Yes
Councillor Zondervan – Yes
Mayor Siddiqui – Yes

Yes – 6, No – 0, Present – 2, Absent – 1. Motion passed.

The Chair, Councillor Zondervan made a motion That the City Manager is requested to work with CDD, Law Department, the Assessor's Office, and any other relevant departments to produce final draft ordinance language for the BEUDO amendments based on the CDD proposal as amended by the Ordinance Committee at its April 26, 2023 hearing; and that the City Manager report back on this matter, including presenting final draft language to the City Council no later than May 31, 2023.

City Clerk LeBlanc called the roll.

Councillor Azeem – Yes
Councillor Carlone – Yes
Vice Mayor Mallon – Yes
Councillor McGovern – Yes
Councillor Nolan – Yes
Councillor Simmons – Absent
Councillor Toner – Yes
Councillor Zondervan – Yes
Mayor Siddiqui – Yes

Yes – 8, No – 0, Absent – 1. Motion passed.

ORDERED: That the City Manager is requested to work with CDD, Law Department, The Assessors Office, and any other relevant departments to produce final draft ordinance language for the BEUDO amendments based on the CDD proposal as amended by the Ordinance Committee at its April 26, 2023 hearing; and

ORDERED: That the City Manager report back on this matter, including presenting final draft language to the City Council no later than May 31, 2023.

The Chair, Councillor Zondervan made a motion to adjourn the meeting.

City Clerk LeBlanc called the roll.

Councillor Azeem – Yes
Councillor Carlone – Yes
Vice Mayor Mallon – Yes
Councillor McGovern – Yes
Councillor Nolan – Yes
Councillor Simmons – Absent

Councillor Toner – Yes
Councillor Zondervan – Yes
Mayor Siddiqui – Yes

Yes – 8, No – 0, Absent – 1. Motion passed.

Attachments:

Presentation titled “Regulating Building Emissions via BEUDO: A Critical Step Towards Net Zero Cambridge.”

Proposed Amendments from Mayor Siddiqui, Councillor Zondervan, and Councillor Nolan.
Presentation titled “Comment on Community Development Department (CDD) Amendment.”

Presentation titled “Emissions Analysis.”

Q&A from CDD following April 12, 2023 Ordinance Committee Hearing

Memorandum from CDD on Carbon Offsets

Amendment to proposed Amendment #2, Councillor Azeem, Adopted

Amendment to proposed Amendment #1, Vice Mayor Mallon, Adopted

Amendments/Chart, Adopted as Amended

The City Clerk’s Office received one hundred and twelve written communications for the meeting on April 12, 2023 and an additional sixty two communications for the continuation on April 26, 2023.

Clerk’s Note: The City of Cambridge/22 City View records every City Council meeting and every City Council Committee meeting. This is a permanent record.

The meeting held and recessed on April 12, 2023 can be viewed at:

https://cambridgema.granicus.com/player/clip/482?view_id=1&redirect=true&h=cdb092347a4b11ac7f47d1cbd146345f

The meeting continuation held on April 26, 2023 can be viewed at:

https://cambridgema.granicus.com/player/clip/490?view_id=1&redirect=true&h=30fc90777caf81cee5c5275d01f3c50

Ordinance #2021-26 A communication transmitted from Louis A. DePasquale, City Manager, relative to Awaiting Report Item Number 21-84 regarding BEUDO (Building Energy Use Disclosure Ordinance) proposed amendments.

A communication was received from Assistant City Manager for Community Development, Iram Farooq transmitting 1. Responses to questions that we received from councillors after the last hearing, 2. A brief write-up explaining the role of offsets in BEUDO and getting to net-zero greenhouse gas emissions by 2035 and 3. A write-up outlining three options for use of offsets.

A communication was received from Mayor Sumbul Siddiqui, transmitting Amendments for BEUDO Ordinance Committee.

A communication was received from Councillor Zondervan, transmitting Comment on CDD amendments and Council presentation.

	Modified 2035 Proposal		Original 2050 Proposal	
	Residential	Commercial	Residential	Commercial
Threshold	50+ unit rental properties	25,000 - 100,000sf	>50 units	>25,000sf
Reduction Trajectory (% below baseline)	2026: <u>0%</u> 2030: <u>20%</u> 2035: <u>40%</u> 2040: <u>60%</u> 2045: <u>80%</u> 2050: 100%	2026: <u>0%</u> 2030: 40% 2035: <u>60%</u> 2040: 80% 2045: 90% 2050: 100%	2025: 20% 2030: 40% 2035: 60% 2040: 80% 2045: 90% 2050: 100%	2025: 20% 2030: 40% 2035: 60% 2040: 80% 2045: 90% 2050: 100%
Offsets	Not offered	Not offered	Not offered	Not offered
		Allowed for use against on-site fossil fuel emissions to achieve emission reductions from the baseline up to the following amounts:		
		2026: 0% 2030: 20% 2040: 20% 2045: 10% 2050: 0%		
Baseline	<ul style="list-style-type: none"> • 2018-2019 ave, with option to choose earlier to 2010, assuming 1%/year additional savings • <u>buildings built after 2019: baseline is average emissions of first two full years follow C.O.</u> - >100,000sf: 20% reduction after 4 years/2026, then linear reduction every 3 years to 0 in 2035 - <100,000sf: GHG reductions of 20% in 2030, 40% in 2035, 60% in 2040, 80% in 2045, 100% in 2050 			
Campus Pathway	<ul style="list-style-type: none"> • Applies to Affordable Housing or a minimum of 5 properties owned by the same organization • Allows compliance in aggregate across the "campus," <u>taking account the emissions trajectory required of each covered property</u> 			
Alternative Compliance Credits	<ul style="list-style-type: none"> ACCs are available at \$234/ton • <u>Can be deferred for up to 5 years with Department-approved plan as long as cumulative emission reductions are equivalent</u> • <u>No deferrals or trading</u> 			
Exemptions	<ul style="list-style-type: none"> • Create a Review Board including 5 technical experts, 2 business representatives, and 2 advocates to approve case-by-case hardship compliance plans, which would account for: <ul style="list-style-type: none"> - Financial distress - Grid capacity - Properties with unique challenges, such as: historical, religious, healthcare, affordable housing 			
	<ul style="list-style-type: none"> • <u>Backup generation exempt through 2030, then re-considered as part of Policy Review</u> 			
Policy Review	<ul style="list-style-type: none"> Policy Review completed by May 1, 2032, following receipt of 2030 reports by May 1, 2031, to consider compliance with ordinance requirements, economics, technology, and policy context of emission reductions targets for 2035 and beyond 			
Off-site Renewable Electricity	<ul style="list-style-type: none"> • Must come from new, purchaser-caused projects • Must retain RECs • Aggregation will count, but timing/volume TBD 			
Grid-supplied Renewable Electricity	<ul style="list-style-type: none"> • Grid emissions factor will be automatically applied to electricity consumption • Additional regulatory process needed to establish emission factors, including for district energy • Additional regulatory process needed to establish emission factors, including for district energy 			



CAMBRIDGE CITY COUNCIL

Quinton Y. Zondervan
City Councillor

Sumbul Siddiqui
Mayor

Patty Nolan
City Councillor

To the Honorable, the City Council:

Amendment	Category from CDD table	Proposed Amendments
1	Threshold	For commercial buildings, change floor of accelerated timeline from 100K to 50K square feet.
2	Exemptions	Charge the Review Board with approving all decarbonization plans and carbon offsets Codify that there shall be no less than 50% representation from climate advocates and climate scientists on the Review Board, including all 5 technical experts
3a	Offsets	Insert AVID+/PAVERE framework into the ordinance so that only quality offsets may be used Require that if available, local/regional offsets must be used before any other offsets
3b	Offsets	Develop a pool of local/regional credits (pre-approved by the Review Board with CDD assistance) that BEUDO owners can incorporate into their decarbonization plans.
4	Policy Review	Change completion date of initial review from 2032 to 2028

Additional details not included in the CDD framework, to be clarified with ordinance language:

Improved Campus Definition
Improved Emissions Factors Definition
Delete Net Zero Definition
Add additional “Purpose” language
Adjust Baseline Emissions Calculation
Adjust Compliance Schedule for commercial buildings
Alternative Compliance Pathways
Create External Compliance Credits
Embodied Emissions

Comment on Community Development Department (CDD) Amendment

Susan Murcott
Lecturer, MIT D-Lab
April 26, 2023

Outline

- CDD proposal includes carbon offsets as an essential element
- Carbon offset market failure
- Carbon offset evaluation frameworks
- MIT's demonstration of climate leadership

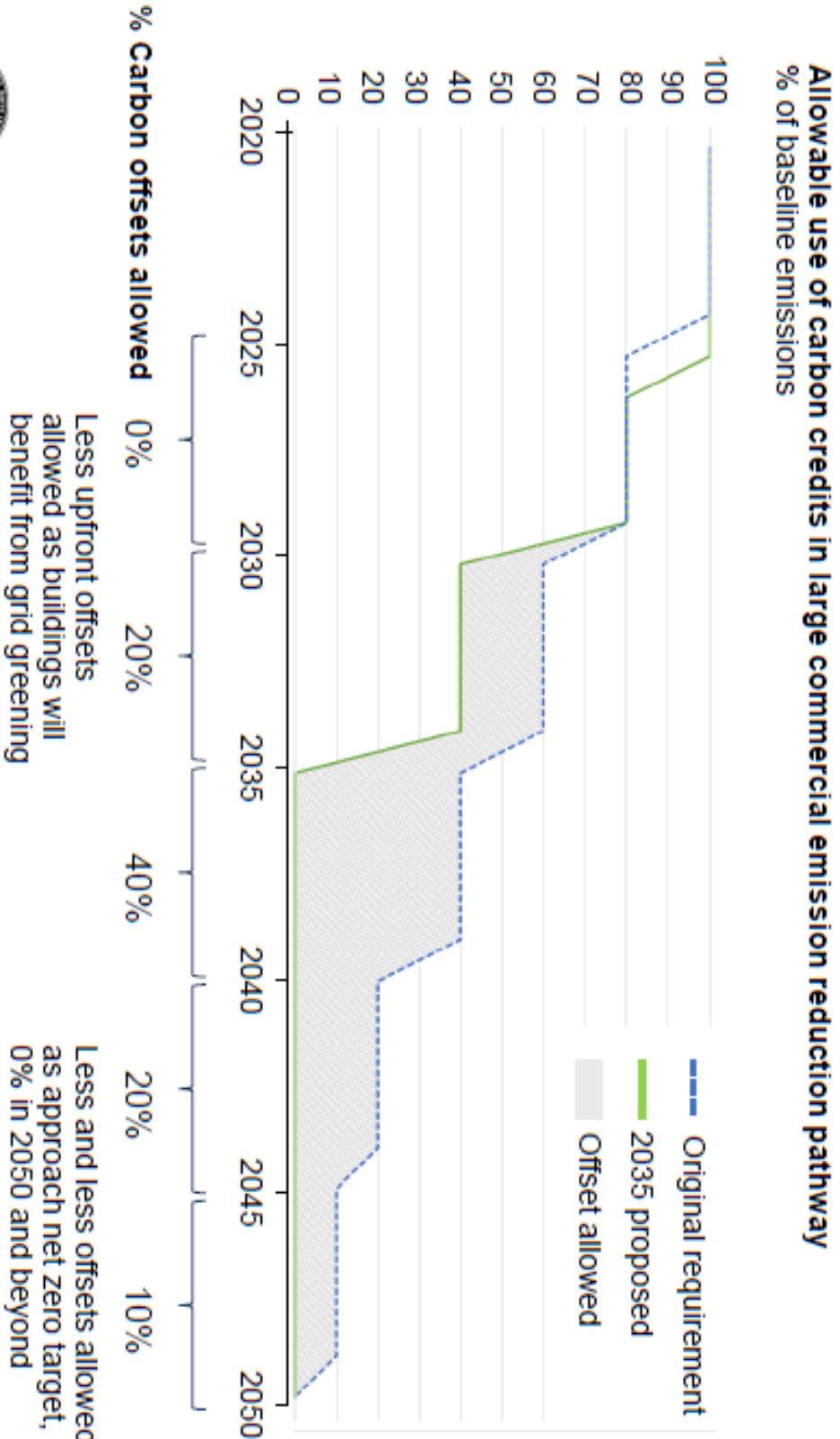
Introduction

- I am Susan Murcott, a Lecturer at MIT D-Lab and I attended and gave public comment at the April 12, 2023 session of the Cambridge city Council where the Community Development Department proposed an alternate plan to the BEUDO Amendment

As seen in this slide, carbon offsets allowances, shown in grey, are a significant part of the strategy of the CDD proposal

2. CARBON OFFSETS

Based on the feasible pace of retrofits, we added the limited use of carbon offsets in certain years for large commercial buildings



Attachment: BEUDO Council Presentation 4.12.23_vFF (COF 2023 #65 : Building



CITY OF
CAMBRIDGE

MIT D-Lab Research on Carbon Offset Market Failure and Possible Alternatives

- A team of D-Lab students from the MIT D-Lab “Water, Climate Change and Health,” class working with Steve Lanou of MIOTOS and me is researching voluntary and commercial market carbon offsets to understand both the current market failure and propose possible alternatives.
- One preliminary finding is that the current carbon offsets market do not reliably offset carbon and, in some cases, may even worsen global warming.

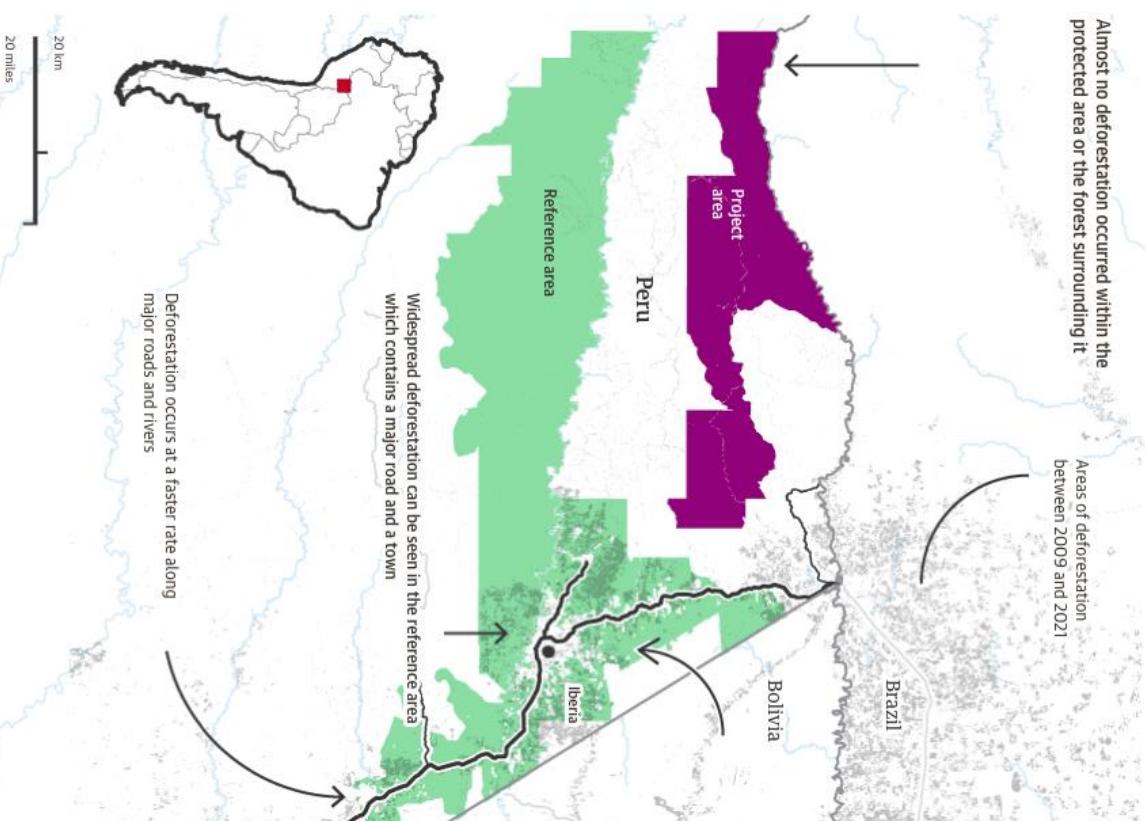
Revealed: more than 90% of rainforest carbon offsets by biggest certifier are worthless, analysis shows

The Guardian, 18 January 2023

Investigation into Verra carbon standard finds most are 'phantom credits' and may worsen global heating

- Only a handful of Verra's rainforest projects showed evidence of deforestation reductions, according to two studies, with further analysis indicating that 94% of the credits had no benefit to the climate.
- The threat to forests had been overstated by about 400% on average for Verra projects, according to analysis of a 2022 University of Cambridge study.
- Gucci, Salesforce, BHP, Shell, easyJet, Leon and the band Pearl Jam were among dozens of companies and organisations that have bought rainforest offsets approved by Verra for environmental claims.
- Human rights issues are a serious concern in at least one of the offsetting projects. The Guardian visited a flagship project in Peru, and was shown videos that residents said showed their homes being cut down with chainsaws and ropes by park guards and police. They spoke of forced evictions and tensions with park authorities.

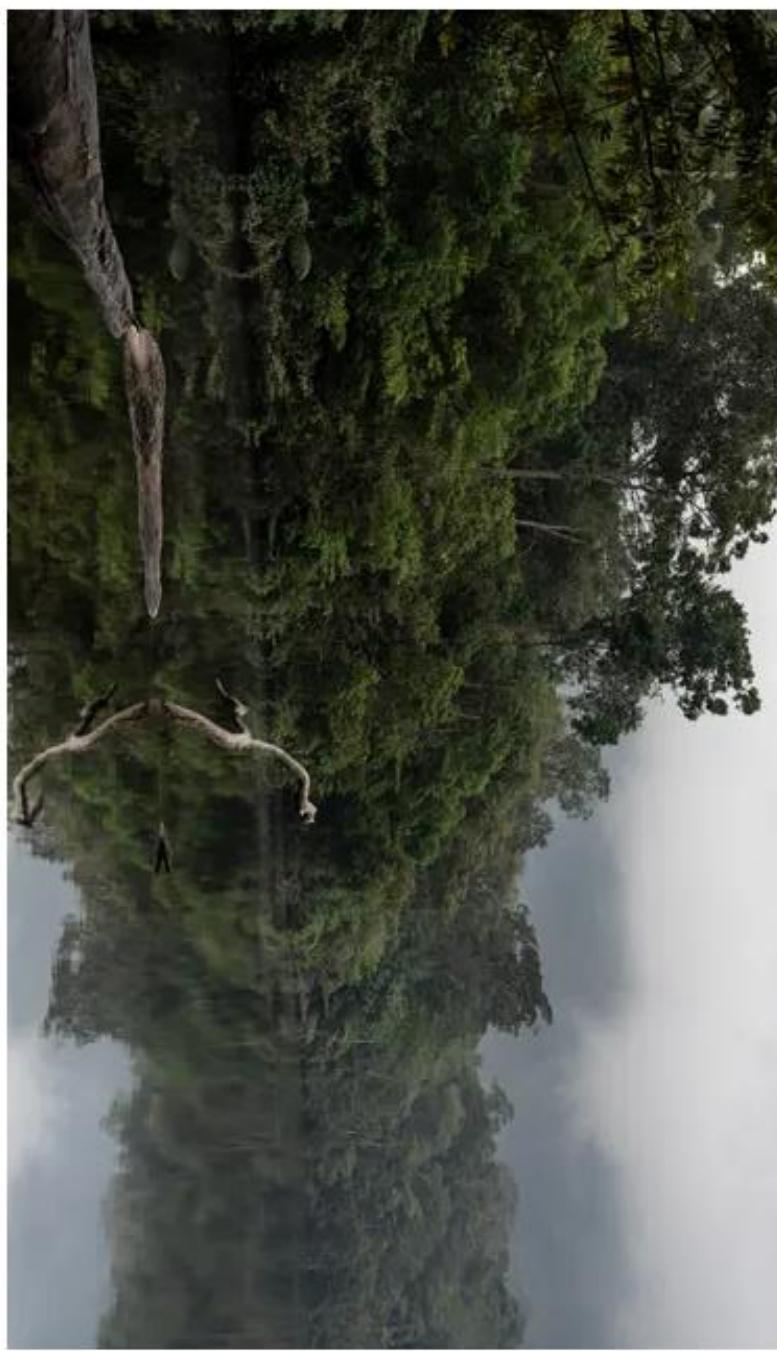
In this particular example - the Madre de Dios Amazon project - the reference area incorporates a road, which will potentially lead to a high rate of deforestation almost no deforestation occurred within the protected area or the forest surrounding it between 2009 and 2021



Biggest carbon credit certifier to replace its rainforest offsets scheme

Verra's rainforest carbon credit methodologies, which Guardian investigation found were flawed, will be phased out by mid-2025

- **As carbon offsetting faces 'credibility revolution', shoppers should be wary**



“The investigation indicated that many claims based on the rainforest credits, which are generated by predicting deforestation that would have happened in the absence of the conservation projects, were largely meaningless, putting organisations that buy the offsets at risk of greenwashing. Verra heavily disputed the findings and said it remained committed to rainforest conservation schemes. ”

“The US non-profit said it would stand by current methods for producing rainforest offsets in the interim even though authors of Verra's own rules for the carbon credits say they are flawed and open to exploitation, potentially allowing tens of millions of worthless carbon credits to be issued and sold to companies in the meantime.”

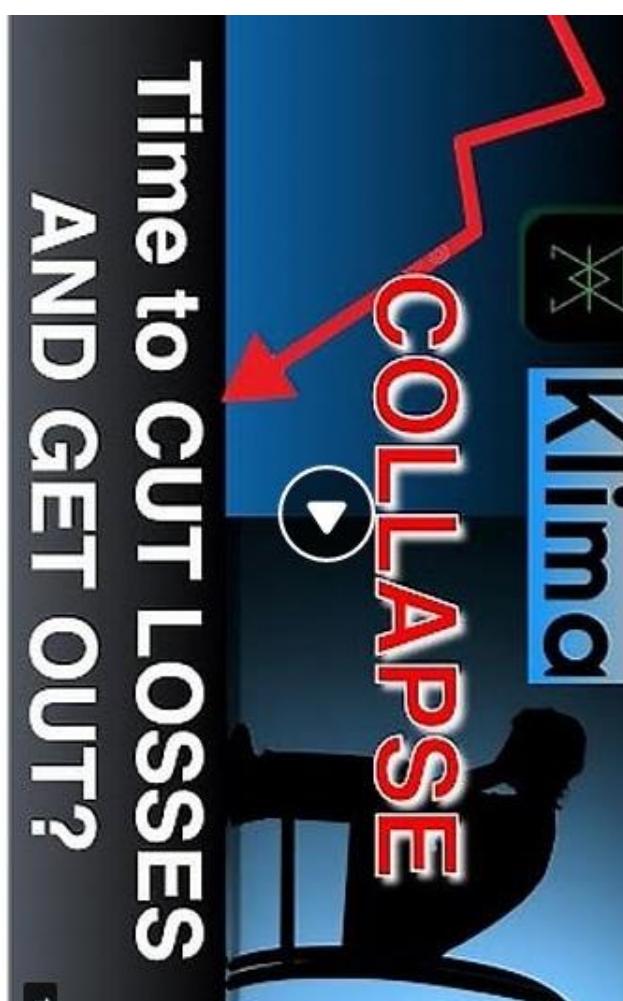
- The investigation indicated that many claims based on the rainforest credits were largely meaningless

Photograph: Angela Ponce/The Guardian

Green

California's \$19 Billion Carbon Market Falls Short in Fight to Curb Emissions

The marquee climate initiative has had little direct impact on greenhouse gases.



hy Klima DAO price dropped: Klima collapse explained
9K views · Dec 2, 2021
JTube , The Cryptotainer

Carbon Offset Evaluation Frameworks

- Several carbon offset evaluation frameworks have been put forward to address this market failure:
 - AVID+[1]
 - PAVER+ [2]
- Net Ecosystem Exchange – a possible gold standard for evaluation of carbon offsets

References

- [1] Sterman, John. "Transition to Net Zero: Carbon Offsets and the AVID+ Framework" Slide Presentation. Sloan School of Mgt. April 2023
- [2] Baretto, V et al. "Study of Carbon Offsets and RECS to Meet Boston's Mandate for Carbon Neutrality by 2050." MIT Sloan Sustainability Class + B.U. Institute for Sustainable Energy. 5/17/2018

PAVER+ Framework [1] Criteria for a “good” Offset or REC

- P Permanent
- A Additional
- V Verifiable
- E Enforceable
- R Real
- “+” Co-benefits - related to sustainable and inclusive socio-economic development

[1] Ref:] Baretto, V et al. “Study of Carbon Offsets and RECS to Meet Boston’s Mandate for Carbon Neutrality by 2050.”
MIT Sloan Sustainability Class + B.U. Institute for Sustainable Energy. 5/17/2018

Net Ecosystem Exchange (NEE) Framework

Net Ecosystem Exchange is a universal metric

- Respiration of the ecosystem R_{eco}
- Plus Gross Primary Production (GPP)

$$\text{NEE} = R_{\text{eco}} + \text{GPP}$$

- Positive NEE values indicated emissions of CO₂ from the vegetation to the atmosphere, and negative values indicate CO₂ sequestration. (*The positive NEE values occurs mostly at night and is associated with R_{eco} when the sun isn't catalyzing the photosynthesis reaction.*)
- NEE is measured by Eddy Covariance and includes soil CO₂ respiration of the ecosystem (R_{eco}) and photosynthesis (GPP).
- It is a scientifically rigorous “gold standard” for measuring carbon sequestration within natural and urban ecosystems.
- Carbon offsets can be purchased based on NEE measurements through a Cambridge MA based company, Planet Alpha Corporation. This is one among several alternatives that might deliver “real” carbon emissions reductions and co-benefits. This is part of on-going D-Lab student team investigations. But carbon offsets should not be a substitute for directly reducing on-site buildings and other emissions!

MIT's Climate Leadership

- Given the uncertainty of the current carbon offsets market failures, carbon offsets are a dubious substitute for reducing carbon emissions on MIT's campus.
- MIT can best demonstrate its climate leadership and its dedication to its students, our "future generations," by supporting the BEUDO Amendment
- This is a matter of acting in THIS DECADE to reduce our own emissions to zero as quickly as it possible, not to expect special accommodations for supposed hardships.
- Leaders at Boston University, Cornell, Columbia and Stanford and other eminent colleges universities have already shown the way. MIT has this responsibility to learn from others and undertake aggressive climate action / emissions reductions now.
- Support for the BEUDO Amendment is in line with MIT's Climate Leadership and is in the best interests of our students at MIT and beyond.
- We can do it!

MIT Net Zero Carbon Meter (Earth Week, 2023)

a project of: **D-Lab**

Development through
Discovery, Design
and Dissemination



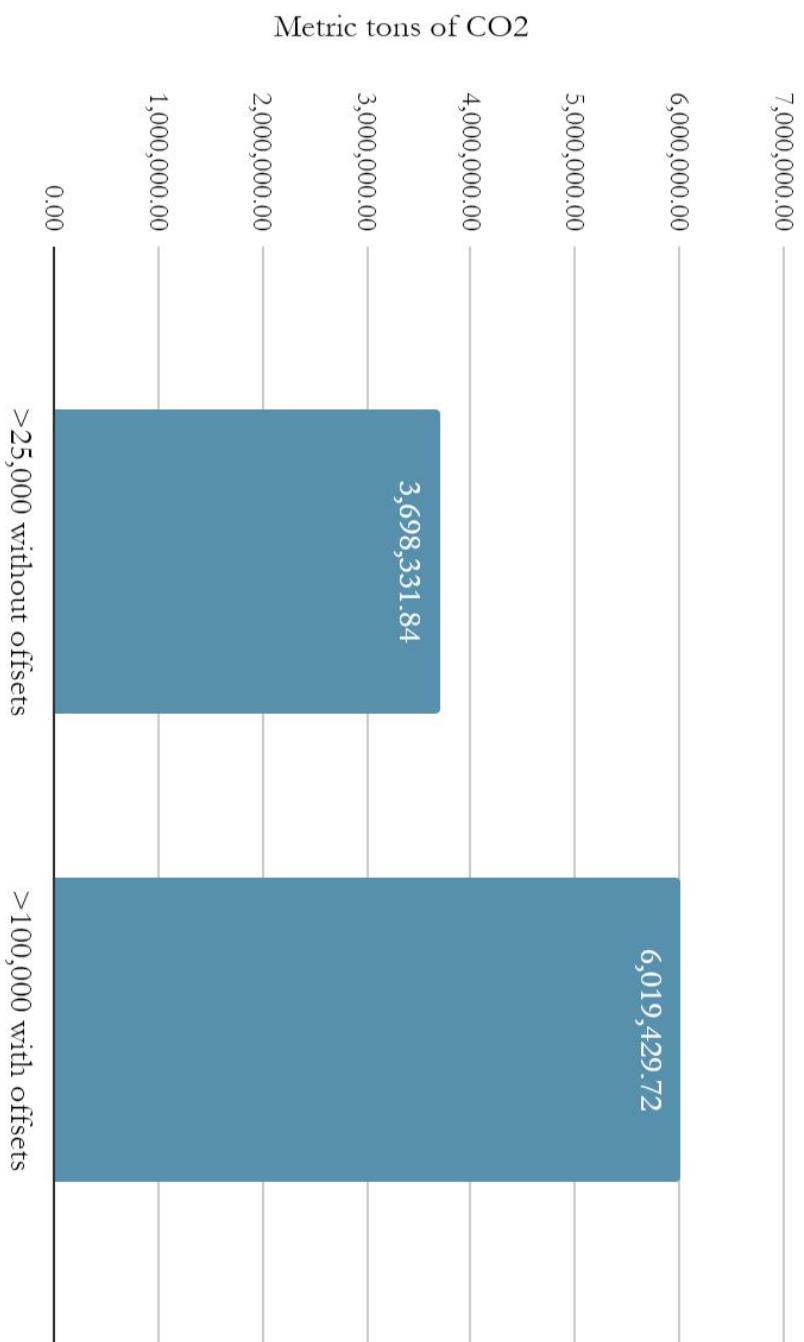
Current display on the
top of the Green
Building – “tallest
building in Cambridge”

Showing that in 2022,
the latest year of
record, MIT has reduced
its CO₂ emissions by
15%.

Emissions Analysis

Sahithi Madireddy

Building Emissions Permitted by 2050



City Councilor BEUDO Question and Answer Following April 12, 2023 Ordinance Committee Hearing

Councilor questions are listed in italics followed by staff responses in regular text

Covered Properties

1. Are all nonprofits now exempt (religious, educational institutions, charities, etc.)?

Nonprofit buildings that meet the BEUDO size thresholds are not exempt, but under the proposal if they are under 100,000sf then they are placed on the 2050 net zero trajectory, and any building may apply to the Review Board for an individual hardship compliance plan that is deemed justified. Given the range of nonprofit BEUDO property owners that include both small community organizations and large institutions, allowing for case-by-case flexibility is important given the diversity of our city.

2. Residential is still required to meet goals by 2050 except for Condominiums. You mentioned that you will differentiate between large residential property owners who you believe can meet the requirements by 2050 and those who may face challenges in meeting these goals. What criteria will be used? Is there a list of properties that you already have identified? Will this be legally defensible if challenged by those deemed capable of meeting the goals we are setting and are not given an exemption or additional leeway in meeting the goals?

The only proposed distinction for residential properties is condominiums, which would be exempt. All remaining rental properties that are subject to BEUDO (50+ units) would be covered on a gradual 2050 net zero trajectory. As with all covered properties, an individual residential property can apply for an individual hardship compliance plan from the Review Board if necessary.

3. How difficult is it to address commercial condo concerns and include commercial condos along with residential condominiums?

In contrast to residential condominiums, commercial condos are some of the highest-emitting BEUDO buildings (for example, One Hampshire St: 30,000 tons/year; Mt Auburn Hospital: 10,000 tons/year) so it is important that they remain covered under the amendments. It is expected that commercial condos also have greater capacity to meet the BEUDO requirements, and they can petition the Review Board to address building-specific challenges.

4. I am concerned about unintended consequences, specifically applying these to large apartment buildings and other commercial buildings will most likely lead to tenant/small business displacement while property owners are making the improvements. This will also lead to future increases in rental costs which will be driven by property owners' desire to recoup their costs, making it even more difficult for lower- and middle-income families and small businesses to remain in Cambridge. Could we include all residential buildings in the exemptions allowed for condominiums?

Most other building performance standards include all residential buildings over a certain size threshold. The City's amendment proposal maintains single-owner rental residential properties under BEUDO for the following reasons:

- a. BEUDO performance requirements for rental properties gives them a predictable pace of emission reductions between 2030 and 2050, facilitating advanced planning and supported by City resources
- b. Single-owner rental properties have centralized decision-making which facilitates capital planning and upgrades
- c. Lower emission buildings can be healthier and more comfortable to live in and come with lower energy costs for tenants unable to make upgrades on their own

5. I thought it was very interesting that the city has 40 properties that will need to comply with BEUDO. I also appreciate the observation that allowing carbon offsets will allow us to avoid making “bad quick fix investments” rather than allowing for more time to find the right solutions for the longer term. Could we get a bit more detailed workplan for what the BEUDO amendments would mean for the City’s buildings? As a city how much will we need to start putting aside annually in our budget to meet these goals for our own buildings? What are the tax implications?

It will be a significant challenge for the City to meet the 2035 goals, but we are committed to do this. However, it will require the use of vPPAs and carbon offsets.

- Virtual Power Purchase Agreements (vPPAs) will significantly reduce the City's GHG emissions from electricity consumption by providing 100% renewable electricity from new renewable energy projects. The remaining emissions from on-site fossil fuel combustion are more challenging to eliminate quickly.
- For 2035, the reason for using carbon offsets is due to the complexity of large capital projects. It will be very difficult to conduct HVAC retrofits on the City's largest buildings, such as CRLS, War Memorial, Main Library, and the Water Treatment Plant by 2035. The flexibility to apply carbon offsets is important to allow us to reach 2035 goals without having to prioritize quick-fix partial electrification projects that do not actually improve the efficiency or address other significant needs for the buildings.
 - While it may be technically possible on some buildings to perform limited-scope conversion of natural gas boilers to electric, there are a number of significant potential downsides to this approach:
 - Unless accompanied by other improvements, simply changing to an electric boiler will be less efficient than current systems
 - Does not address overall building systems, many of which are past their useful life or failing. Would still require future improvements
 - May trigger an electrical service upgrade, which will be cost and time intensive
 - Even a limited scope project could require relocation of occupants for up to a year, while not noticeably improving user experience or comfort

- Preferable to convert these HVAC systems to electric as part of a comprehensive phased plan of building renovations towards the 2050 target date. This allows full systems improvements which will reduce GHG emissions, make the buildings more efficient, and address user needs and comfort.
- Through two ongoing parallel studies, the Municipal Facilities Improvement Plan (MFIP) and School Assessment & Masterplan, we will continue ongoing phased building renovation projects to achieve net zero emissions for the portfolio by 2050.

Financing and Incentives:

1. Have we thought about offering incentives for people who reach their goal faster? I don't know what that would be, but just wondering if it was discussed.

The CDD team has considered offering additional incentives but ultimately decided that it would be overly complicated to create a secondary set of targets that would reward building owners for moving faster than the existing proposed set of targets. Building owners that meet their goals ahead of schedule will benefit by being in compliance for subsequent years, getting recognition for acting earlier, and contributing to solving our global climate crisis.

2. The \$10 million fund that will be used to support residents and property owners make the shift – is that \$10million annually or one time allotment? Can you provide some additional details about what it may be used for, eg. consultant fees vs. incentive assistance?

The \$10M is expected to be spent over a 5 year period from 2025-2029, or about \$2M/year. It will be used to help smaller BEUDO commercial buildings and BEUDO residential buildings make plans and access technical support and financial incentives to achieve their emission reduction trajectories over time. This could include covering the cost of energy audits and reviewing results to then make capital project improvement plans over time, taking into account the emissions profile of each building, capital improvement needs, and alignment with state and federal incentives.

3. PACE – Can you tell us more about PACE and how it can help us meet the goals?

Property Assessed Clean Energy (PACE) is an additional financing mechanism that, if Cambridge opts in, would be available to commercial buildings and residential buildings with 5 or more units. PACE loans are administered through MassDevelopment and payments are collected via property tax bills (though the City is not a party to the loan). The main advantage of PACE financing for clean energy projects is that the loan rides with the property for up to 20 years, enabling retrofits with long-term payback periods to pencil out even if the current owner may sell the property before the investment has paid back, since the loan payment and any energy savings will continue to accrue to the new property owner.

4. Bloc Power – I heard that there are no upfront costs and they provide financing but what is the long term cost to the residents / property owner?

The BlocPower financing approach is an energy services model where the property owner(s) have no upfront cost and a predictable lease payment over time followed by a buy-out option for the installed measures. The specific cost depends on the scope of work being done and the circumstances of the building; in some cases, the monthly lease payment may be less than existing energy bills thanks to energy efficiency, solar, and/or lower-cost fuels (e.g. improved insulation, buildings transitioning off of oil or electric resistance), but in other cases the monthly payments may be higher. The maintenance and replacement costs of existing systems should also be taken into account in comparing long-term costs.

Carbon Credits/Offsets:

- 1. Are we able to identify a set of offsets, eg. restricted to a local area, that we can verify and designate as the only options for investment by our property owners and institutions to address the criticism that not all carbon credits are equal?*

See separate memo on carbon offsets

Enforcement and Review

- 1. How will we be monitoring and enforcing the ordinance? Will it be self-reporting by the property owners, or will we be employing additional city staff to review and enforce? What are the budget implications?*

Reporting of BEUDO data will continue to be done using the Federally-supported Energy Star Portfolio Manager software and the Building Energy Analysis Manager (BEAM) platform which allow for standardization and build-in quality control of reported data. While data is self-reported, owners can opt to have their reports link directly to their utility accounts and third-party verification of the baseline year and first year of each compliance period is included in the proposed amendments. Enforcement will be carried out using these data platforms for input and the Viewpoint system used by Inspectional Services and other departments for tracking. The Community Development Department currently has one full-time employee dedicated to BEUDO administration and will be hiring a second staff person in FY24 to add capacity to these duties as well as the development and provision of informational resources and connections to technical support.

- 2. On the issue of emergency fossil fuel backup systems allowed until 2030 - Are we certain that they will not be necessary beyond 2030? Is there harm having them in place if they are not actually used except in an emergency?*

The proposed exemption of emissions from fossil fueled emergency backup systems will be included in the proposed 2031 review. At that time, the impacts of the backup generators along

with the technical and economic feasibility of alternatives will be considered to determine whether the exemption should be extended.

3. A review schedule of 2031 is too late. Would there be any reason not to review this policy in 2028 which would be in line with the review timeline in the current ordinance - 5 years. At that time, the industry will have evolved, there'd be an experience base, and two years of data on the large buildings would be in hand to inform any adjustments.

Yes, a 2028 review would allow for planning and adjustments in advance of the 2030 compliance period. However, under the current proposal only the largest buildings will have performance requirements to meet before 2028, so performance data will be limited. Therefore, an additional review is recommended after the 2030 compliance period which includes all covered properties.

Policy Design and Impacts

1. Why are we attempting to meet net zero by 2035, 15 years ahead of Boston and the Commonwealth? What makes us so special? I heard testimony that other cities have a 2035 goal - What other cities are committed to 2035 here and nationally?

Staff are not aware of other cities in the US that have committed to a 2035 net zero target. In line with recent calls from the International Panel on Climate Change for accelerated action, many leading local and national institutions and corporations are committing to near-term targets with flexibility measures built in:

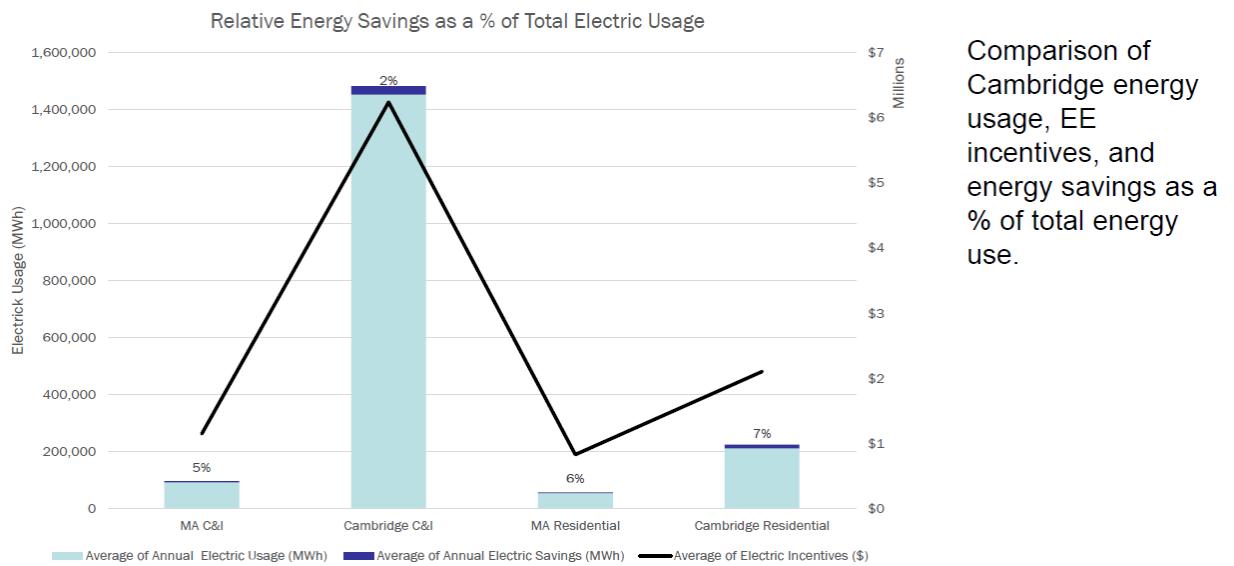
- Harvard aims to be fossil fuel-neutral by 2026 and MIT aims to achieve net zero emissions by 2026—both made possible only with their use of high-quality global carbon offsets.
- Walmart (excluding their supply chain) commits to reaching zero emissions in their operations by 2040, without the use of global carbon offsets, but notes in the fine print that meeting this goal is dependent on many factors, including “innovation and technology that is not available today”.

2. Who was a part of the process in crafting the most recent proposal? Can you clarify whether any climate science leaders and residents who are not BEUDO building owners were included?

There was significant engagement across all stakeholders, including climate science leaders, residents, and the Cambridge Climate Committee (then CPAC) at different stages in the process leading up to the original 2021 amendment proposal. The change from a 2050 to a 2035 net zero target further represented the climate activist perspective, going beyond where the state, Boston, and other cities around the country have gone. Work has been done since to determine how to feasibly achieve this target, with an emphasis on the building owners and operators who will have to meet them. In sum, the proposed approach is based on science-based targets backed by significant research and engagement.

3. Eversource and state resources – Cambridge is already well ahead of the curve compared to other municipalities in Massachusetts. By pushing ahead for 2035 on our own, aren't we essentially asking Eversource to put our needs over other communities first? Are we essentially hoarding energy resources at the detriment of our neighboring communities?

In its presentation to the Economic Development and University Relation Committee, Eversource showed data indicating that Cambridge commercial and industrial electricity use is much higher than the state averages. So while Eversource's electricity incentives have been higher in Cambridge, they are so in proportion to the amount of electricity consumed (see table from Eversource below). Furthermore, it is important to remember that the electrical grid is a connected system that is not limited by municipal boundaries; investments in the grid in Cambridge have impacts on neighboring communities and vice-versa. Eversource earns a return on its infrastructure investments, so making investments in Cambridge is not necessarily detrimental to other communities. Finally, even if the net zero deadline for large buildings is accelerated to 2035, the needed investments in the grid will be spread out over time as buildings decarbonize using different methods, including the potential use of carbon offsets and district energy systems that are not reliant on the local electrical grid.



4. I worry that these well intended goals may make Cambridge less competitive compared to other communities without such aggressive timelines and that by raising the cost of building and doing business in Cambridge at such an expedited pace we will see innovative new businesses go elsewhere. Can you provide any assurances that this will not be the case?

While internalizing the cost of carbon emissions will come at a price, the broader economic impacts of BEUDO amendments depend on the ultimate content of the amendments along with decisions of property owners in context of broader economic factors at the regional scale. While the City cannot control these factors, Cambridge is lucky to have a very robust local economy and the City has committed to providing technical support to covered properties with an emphasis on helping to provide access to state and federal incentives to mitigate the cost of

building energy upgrades and align these upgrades with properties long-term capital improvement plans.

5. Do the flexibility mechanisms you discussed (deferrals of payments, multiple exceptions, review board, 2031 review, etc.) address the City Solicitors' original legal concerns that the ordinance may be challenged as a "tax"?

The 2021 memo from the City Solicitor was particularly focused on the use of alternative compliance credits (ACCs) and their impact on reducing GHG emissions as intended by the broader ordinance. As long all compliance mechanisms under the ordinance directly lead to GHG emission reductions, then they would not be construed as a tax.

Net Zero and BEUDO: The Role of Carbon Offsets

Carbon offsets are a promising tool to help BEUDO properties achieve our net zero goals

Carbon offsets entered the BEUDO amendment conversation when the target date for achieving net zero emissions was accelerated from 2050 to 2035, driving the need for additional flexibility in compliance mechanisms. Under the current proposal, carbon offsets would be allowed to be used by buildings on the 2035 trajectory in limited amounts to offset on-site fossil fuel emissions beginning in 2030 and phasing down to 0 by 2050.

We must be diligent in our evaluation of carbon offset projects and ensure they meet high quality standards. By doing so, we can reduce global emissions while investing in communities and supporting emerging innovation and technology.

Carbon offsets are at an inflection point and we need to prepare for the changing landscape

Carbon offsets are a critical tool for reducing global greenhouse gas emissions while investing in the most marginalized communities on the path to decarbonization, and demand for offsets continues to grow. But existing offset projects vary in their rigor and credibility due to the challenge of ensuring rigorous implementation in unregulated markets. For example, forestry conservation projects have faced scrutiny about whether they truly reduce emissions compared to business as usual. On the other hand, a voluntary carbon capture and sequestration project may be a good example of lasting emissions reductions.

The integrity of carbon credits has been recognized internationally as a serious problem, leading to significant efforts to develop market governance systems which are expected to continue over the next several years. Last month, the [Integrity Council for the Voluntary Carbon Market](#) (ICVCM or Integrity Council), released its [Core Carbon Principles \(CCPs\) and Program-level Assessment Framework](#) as a “significant step forward for consistent transparency by requiring programs to publish comprehensive information in an accessible manner so all stakeholders can understand how projects issuing CCP-labelled carbon credits impact emissions, society and the environment.”

Additionally, there are a number of rating agencies that are developing grading systems to evaluate projects and flag risks. The four major rating agencies are:

- [Sylvera](#)
- [BeZero](#)
- [Calyx Global](#)
- [Renoster Systems](#)

Sylvera and Renoster specialize in nature-based projects while BeZero and Calyx assess a broader range from cookstoves to methane capture.

Determining offsets criteria for BEUDO buildings will take time

Given the current inflection point in the global carbon offset market and the maturation of offset governance expected to occur, having several years to detail BEUDO carbon offset criteria through a regulatory process including additional public input will help Cambridge better identify acceptable offsets for BEUDO compliance from either global or local sources.

Please see the attached *Options Outline* for a staff analysis on the pros and cons of setting criteria for:

1. Participation in global carbon markets
2. Restricting offsets use to existing local/regional markets, or
3. Creating a new local carbon fund

The key challenges of implementing rigorous offset standards and securing sufficient offset supply are currently present within each considered option.

We also understand that BEUDO buildings may need support in identifying and accessing offsets that meet the amendment criteria, and the City will consider options to provide this support, similar to the facilitation of access to high-quality renewable electricity through the community aggregation program.

Proposed Amendment by Councillor Azeem:

Amendment	Category from CDD table	Proposed Amendments
2	Exemptions	<p>Charge the Review Board with approving all decarbonization plans and carbon offsets</p> <p>Codify that of the 9 review board members there shall be no less than 50% representation from climate advocates and climate scientists on the Review Board, 2 climate activists and 5 technical experts who understand the urgency of climate change.</p>

Erwin, Nicole

From: LeBlanc, Diane
Sent: Thursday, April 27, 2023 1:33 PM
To: Erwin, Nicole
Subject: FW: Amendment for ordinance committee BEUDO

From: Mallon, Alanna <amallon@cambridgema.gov>
Sent: Wednesday, April 26, 2023 4:41 PM
To: LeBlanc, Diane <dleblanc@cambridgema.gov>; Stephen, Naomie <nstephen@cambridgema.gov>
Cc: Zondervan, Quinton <qzondervan@cambridgema.gov>
Subject: Amendment for ordinance committee BEUDO

Madam Clerk,

Please see the following proposed amendment to consider when we get there:

Amendment	Category from CDD table	Proposed Amendments
1	Threshold	Over 100sf (w/2 or less owners)

Thank you,
Alanna

Alanna Mallon
Pronouns: She, Her, Hers
Cambridge Vice-Mayor

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AMENDMENTS ADOPTED IN COMMITTEE ON APRIL 26, 2023

Amendment	Category from CDD table	Proposed Amendments
1	Threshold	Over 100sf (w/2 or less owners)
2	Exemptions	<p>Charge the Review Board with approving all decarbonization plans and carbon offsets</p> <p>Codify that of the 9 review board members there shall be 2 climate activists and 5 technical experts who understand the urgency of climate change.</p>
3a	Offsets	<p>Insert AVID+/PAVERE framework into the ordinance so that only quality offsets may be used</p> <p>Require that if available, local/regional offsets must be used before any other offsets</p>
3b	Offsets	Develop a pool of local/regional credits (pre-approved by the Review Board with CDD assistance) that BEUDO owners can incorporate into their decarbonization plans.
4	Policy Review	Change completion date of initial review from 2032 to 2028

Additional details not included in the CDD framework, to be clarified with ordinance language:

- Improved Campus Definition
- Improved Emissions Factors Definition
- Delete Net Zero Definition
- Add additional “Purpose” language
- Adjust Baseline Emissions Calculation
- Adjust Compliance Schedule for commercial buildings
- Alternative Compliance Pathways
- Create External Compliance Credits
- Embodied Emissions

Erwin, Nicole

From: Aaliya Hussain <ahsn@mit.edu>
Sent: Friday, April 14, 2023 8:00 AM
To: council@cambridgema.gov
Cc: City Clerk
Subject: 4/12 Ordinance Committee Hearing - Public Comment

Hello,

I hope that this email finds you well.

My name is Aaliya Hussain. I attended the 4/12 Ordinance Committee on the proposed amendments to BEUDO, and I request that the public comment that I provided, copied below the dashed line, be entered into the public record.

Thank you.

Best regards,
Aaliya Hussain

Hello. My name is Aaliya Hussain. As an MIT student, I am here today to call upon the Cambridge City Council to hold my university accountable to effective and timely climate action. Specifically, I call upon the City Council to pass the *strong* version of BEUDO that will hold MIT—and other large institutions—to the 2035 deadline.

Despite its abundant intellectual and financial resources, MIT has dragged its feet in acting on the climate crisis, wasting time that we do not have. To date, MIT has yet to put any of its \$27B endowment into climate action, and to students, faculty, and staff who protest MIT's inaction—and continued ties to the fossil fuel industry, MIT tells us simply that MIT is not a democracy and that we are voiceless in our own institution's decision-making process.

Fortunately, Cambridge is a democracy. I call upon the City Council today to hear our voices and hold powerful institutions like MIT accountable. It is unacceptable and frankly, undemocratic to pass the closed-door, greenwashed version of BEUDO. Do not let these institutions waste any more time, and think critically about whether their track records on climate truly indicate that they are honestly committed to buildings emission reduction. Pass the BEUDO that is by people and for the people.

Thank you.

Erwin, Nicole

From: Jessica Bryant <jessawbryant@gmail.com>
Sent: Thursday, April 13, 2023 8:08 PM
To: City Council
Cc: City Clerk
Subject: Building Energy Use Disclosure Ordinance (BEUDO)

Dear City Councillors:

I am a Cambridge resident and a member of Mothers Out Front. I also work at a biotech company in Cambridge.

I am writing to express my support of the Building Energy Use Disclosure Ordinance (BEUDO).

I urge you to support amendments that set 2035 as the deadline for large buildings to reach net zero greenhouse gas emissions.

Please avoid the use of global offsets, which are highly unreliable and make no impact locally.

Thanks for all you do for the city!

Jessica Bryant

3

Erwin, Nicole

From: Jennifer Lee Schwartz <jenschwartz798@gmail.com>
Sent: Wednesday, April 12, 2023 10:15 PM
To: City Clerk
Subject: Comment for BEUDO Record

Hello Ms. LeBlanc,

Below are my comments from the Hearing for BEUDO that I would like to be added to the record. Thank you.

I'm Jen and I'm a resident and employee in Cambridge. I originally came to the BEUDO hearing tonight to urge the city council to remove the option for global offsets because I knew the largest emitters could afford to retrofit.

However, tonight it's become clear to me that these largest emitters agree in their claims that Eversource is in their way of meeting emissions goals without offsetting.

It's become clear that nobody in this room wants offsets to happen, but they seem necessary, perhaps because Eversource is unable (or perhaps unwilling) to provide enough support to meet our admirable emissions goals. I urge the city council to not coddle the hand that refuses to feed us. We must fight those that stand in the way of net zero, even if they are disguised as a green energy provider. We must demand the most from Eversource, more than they offer.

If we ensure we have enough electricity on the grid, Harvard and MIT can afford to retrofit with electric equipment. They have the money. They can also afford the technology to generate their own electricity, but they are pushing back against buying it. It may be worthwhile to consider appeasing them by focusing on pushing for more infrastructure from Eversource. This move could win support from both the universities and those vying for reduced emissions.

I urge you to please do all you can to eliminate or reduce "necessary" offsetting allowances by addressing the roadblocks to net zero - lack of infrastructure and unwillingness to comply fast enough.

Thank you.

Jen

From: Eric Grunebaum <eric.grunebaum@gmail.com>
Sent: Wednesday, April 12, 2023 8:50 PM
To: City Council
Cc: City Clerk
Subject: Comments on Ordinance C'tee BEUDO hearing tonight ~

Eric Grunebaum of 98 Montgomery St.

I'm a life-long resident of Cambridge and was a member of the Net Zero Finance and Incentives Working Group many years ago.

Honorable City Council and City Staff,

Thank you for the opportunity to comment – I'm not here to elaborate on the growing threat of climate change which you are well aware of, but to say that the technology and economics for high efficiency, fully electrified buildings is here.

Most of you know my work on behalf of the Rindge Avenue Greenway which Friends of Jerry's Pond is advocating for to advance equity, health and climate adaptation for our largest environmental justice community.

However, at a company called GreenerU, my days are spent working to decarbonize, electrify and add solar to buildings.

GreenerU designs, engineers and builds energy projects. And I have two building electrification examples to describe tonight – and these are not hypotheticals, they're real projects in Metro-Boston happening right now for nonprofits.

The first example is MSPCA's animal hospital: a 100,000 s.f. building we switched to air source heat pumps while doing a deep energy retrofit – all without interrupting their day-to-day operations.

The second is a project for a 40,000 s.f. temple and school in Wayland, Mass. where we're moving them away from gas to an air source heat pump system as well.

We're scoping similar projects for many building types all over New England.

The economics work in part because of the incentives: 20–30% from the utility programs.

As for space constraints, heat pumps typically replace gas-burning and AC equipment on roofs and next to buildings. Space has not been a substantial challenge.

Another worry is the grid can't handle the load, but when combined with envelope improvements and deep energy retrofits – required under the new code which goes into effect on July 1st – the impact is minimized.

As with EV chargers and solar, it'll be dealt with over years as electrification advances. And remember, the electric utilities will be big winners.

Please be courageous! Electrification is happening right now in the real world. As William Gibson wrote, "*The future is already here. It's just not evenly distributed.*"

Please provide the policy framework to distribute the future more evenly!

Thank you,

Eric

Erwin, Nicole

From: Sarah Merin <sarahmerin@icloud.com>
Sent: Wednesday, April 12, 2023 5:59 PM
To: City Council; City Clerk
Cc: Lee Farris
Subject: Support strongest possible BEUDO amendments

Dear Councilors and Clerk,

Please support the strongest possible BEUDO amendments. I don't have time to write all that I would like, but I'll just say that if Cambridge Massachusetts is not setting the best example for cities nationwide, then that is a huge blow to the efforts to minimize Climate change. If not us, WHO? If not now, WHEN? A liveable future is at stake. I am not a radical, but I see no way to not phrase this in the strongest of terms. I don't understand why it seems that for profit developers' desires trump those of the residents.

Thank You,

Sarah Merin, LICSW
Voter, Cambridge Highlands

Erwin, Nicole

From: E Rass <elizarass@gmail.com>
Sent: Wednesday, April 12, 2023 6:42 PM
To: City Clerk
Subject: BUEDO Ordinance, April 12, 2023

I support Buedo because:

Our children and grand-children will be ill-prepared for the horrific effects unless we take decisive action now.

1. High-tech-Cambridge is perfectly positioned to invent and create entire industries to improve products such as heat pumps, solar panels and other alternatives to fossil fuels. Since we know that our planet is in trouble, any nation that enters this field early will be well-rewarded for its foresite. Jobs will come to Cambridge if we enact this ordinance, and jobs will leave Cambridge if we wait for other cities to take the lead.

2. Any building that participates in this program will become more valuable to both property owners and sellers.

3. Reliable scientific research predicts catastrophic outcomes resulting from continued human dependence on fossil fuels. The greatest obstacle to mitigating future climate change is the widespread misinformation being disseminated by **those who profit from the sale of fossil fuels, but also by developers and building-owners** who would be required to carry often heavy costs in order to comply with the proposed rules.

4. The Sierra Club, Atlantic Chapter writes:

<https://atlantic2.sierraclub.org/content/conservation-chair-lets-put-out-fires>

“...contemporary heat pump technology...is widely used in cold-climate countries such as Norway, where 60% of households have heat pumps. New York City has already enacted Local Law 97, requiring phased-in 40% to 80% emissions reduction by 2030 in large buildings that will apply to 60% of the city’s buildings.”

5. Therefore, living in a building that would be affected by this ordinance, I accept responsibility to help protect this fragile planet. And despite the personal expense and inconvenience of retrofitting my apartment, I completely support the ordinance and trust other citizens of Cambridge will also.

Elizabeth Rassweiler

F

From: marie elena saccoccio <saccocciom@yahoo.com>
Sent: Wednesday, April 12, 2023 5:40 PM
To: City Council; City Clerk; City Manager
Subject: Fw: POR 2023 #14 Revisited
Attachments: Trinity Church and BERDO.pdf; NYC ll97 adjustments.pdf

Council Members,

I am resubmitting what I emailed previously with the following additions. After Charter Right exercised by Councilor Toner on the Net Zero Amendment, I was curious to find what other jurisdictions are doing, aside from Boston. I came across LL97 of NYC and have learned that NYC has exercised many exemptions to their mandate. After much engagement with condo owners, I see now that the City has wisely revisited to applicability of the mandate to such a class. Not my job to engage in extensive research for this City, and this is such a momentous amendment that it would be wise to engage an outside entity to provide a more extensive study and survey. To be sure, this will be the only city in the nation to apply such a mandate to Houses of Worship and Historic Landmarks with no accommodation or relief. Please just take another look at the NYC exemptions!!

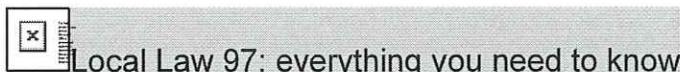
I also note that the City Solicitor has submitted a rather foreboding opinion essentially warning that you are entering unchartered territory. I also note that by Special Act this City asked to be relieved of the restrictions of the Dover Amendment because the municipality felt overly burdened by the influence of the universities. Were the Houses of Worship overly burdening as well??

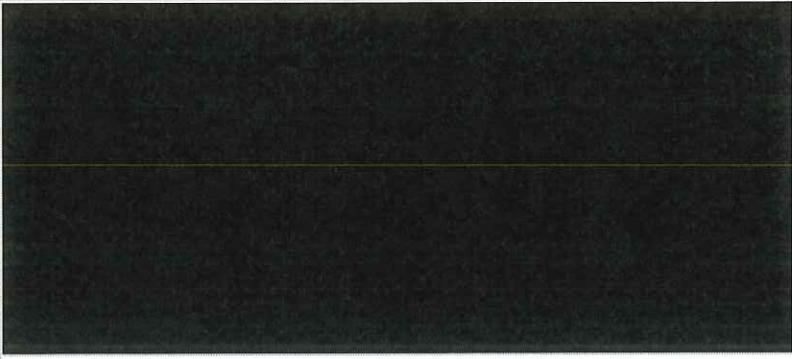
Please take a look at the law in NYC:

The law is deliberately comprehensive, although there are a few exemptions to be aware of:

- City-owned buildings (except senior colleges in the City University of New York system)
- A classified religious place of worship
- Nonprofit hospitals and healthcare facilities
- Industrial buildings used predominantly to generate electric power or steam
- Rent-regulated housing
- Housing that is owned by (or on land owned by) the NYC housing authority
- Buildings that are part of a federal housing program
- Housing Development Fund Corporation (HDFC) properties
- Multi-family dwellings of 3 stories or lower, with no central HVAC or hot water system

Most exempt buildings will instead have to commit to a reduction of carbon emissions, rather than a cap.





Local Law 97: everything you need to know

Local Law 97 outlines new building limitations for carbon emissions across New York city. We explain what it is,...

But also read through the NYC listing of "adjustments." The document is attached here. Truly an acknowledgment that there are other laws and other departments which have jurisdiction over our built environment, namely our historic built environment. Adjustments start on page 16 of the attached document.

Again, as always, thank you for your time and attention.

Marie Elena Saccoccio, Esquire
55 Otis Street
Cambridge, MA 02141

----- Forwarded Message -----

From: marie elena saccoccio <saccocciom@yahoo.com>
To: City Council <citycouncil@cambridgema.gov>; City Clerk <cityclerk@cambridgema.gov>; citymanager@cambridgema.gov <citymanager@cambridgema.gov>
Cc: Paul Toner <ptoner@cambridgema.gov>; Denise Simmons <dsimmons@cambridgema.gov>; Carlone Dennis <dcarlone@cambridgema.gov>; Betty Saccoccio <bsaccoccio@comcast.net>; 'Marilee Meyer' <mbm0044@aol.com>; jmspera@comcast.net <jmspera@comcast.net>; Joan Pickett <jpickett7@yahoo.com>; Audrey Cunningham <mommiedear@rocketmail.com>
Sent: Monday, February 6, 2023 at 05:00:31 PM EST
Subject: POR 2023 #14

City Council, City Manager:

To the point, this is a drastic change from anything anyone ever anticipated. This needs study and a real plan with those effected most at the table. I note, I see no mention of hardship waivers or exclusions for historic landmarks or even houses of worship. The faith community was never even at the table. This is exactly the kind of policy that could shutter our churches but then again perhaps this is not high on priority of most of the Council these days.

I am attaching here an eyepopping article from the Boston Business Journal profiling Trinity Church in Copley Square as using 18 times as much fossil fuel as the John Hancock tower. We all know that could never be true but this is the kind of crazy data that is being collected.

Please give this more time. To involve developers like Alexandria, an incredibly successful REIT, and Harvard and MIT who share the highest endowments in the world, while excluding our small developments and houses of worship is just plain outrageous. Please read through the attached article. This is the kind of data this city

will be relying upon. This is not a competition. We don't need to be first. We need to be right and efficient and wise.

Marie Elena Saccoccio, Esquire
55 Otis Street
Cambridge, MA 02141
BBO#552854

FOR THE EXCLUSIVE USE OF SACCOCCION@YAHOO.COM

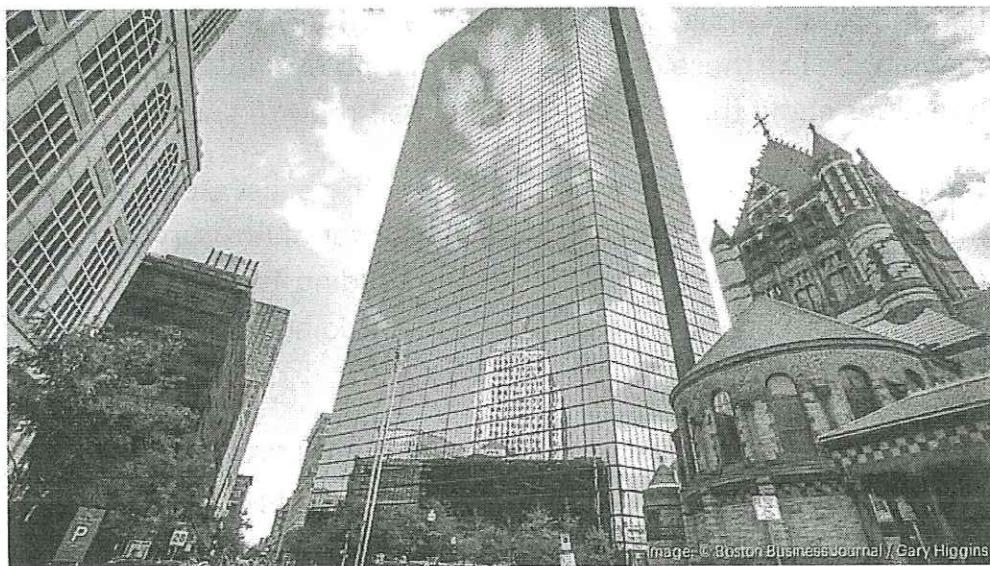
From the Boston Business Journal:

<https://www.bizjournals.com/boston/news/2022/02/13/church-and-skyscraper-flaws-found-in-emissions-dat.html>

SUBSCRIBER CONTENT:

The church and the skyscraper: Flaws found in Boston emissions data

Feb 13, 2022, 7:17pm EST



Gary Higgins / Boston Business Journal

Trinity Church, as reflected in the ground-floor windows of 200 Clarendon.

Trinity Church sits in the shadow of the 200 Clarendon tower, a dark and quiet sanctuary just across St. James Avenue from the

bustle of Boston's largest office building.

But according to data on the city's website, Trinity's recent contribution to climate change is far more vast than that of the former Hancock tower — or any Boston hospital, university, laboratory, office building or factory. As the city's numbers have it, the church emitted 18 times as much greenhouse gas in 2020 as its glass-and-steel neighbor across the street did: over 214,000 metric tons of carbon dioxide equivalent.

Put another way, the house of worship supposedly generated well over 500 times the emissions per square foot as the 62-floor skyscraper next door.

Those numbers, experts say, are clearly wrong. However, Trinity's dubious emissions totals are far from the only problem with the data collected under the city's Building Energy Reduction and Disclosure Ordinance, better known as BERDO, according to a Business Journal analysis.

More than a quarter of the properties are listed on the city's website as having failed to report their energy usage last year. A handful of emissions totals appears to be off by several orders of magnitude, like those of Trinity. Such glaring examples raise questions about the accuracy of other self-reported numbers.

"Some of the data is just so dramatically off, it's just skewing all the numbers," said Frank Mruk, executive director of Roxbury Community College's Center for Smart Building Technology. "If the data is bad, everything's bad. It's not really doing what it's supposed to do."

The city is moving now to revamp the reporting process, to better ensure the data's accuracy. Since the law's passage in 2013, property owners have reported the data themselves using an U.S. Environmental Protection Agency tool. The mistakes, in many cases, are from smaller operators that may not be well-versed in energy usage data. Under a proposal under consideration by city regulators, property owners would need to hire a third-party expert to check their numbers every five years. However, some continue to have concerns that accurate reporting will still be complicated.

The numbers are about to become a lot more important.

Under an update to the city ordinance passed last fall, known as BERDO 2.0, owners of buildings over 20,000 square feet are required to cut their emissions until they reach net zero by 2050. They will be judged against increasingly tougher benchmarks every five years, beginning in 2025 for many of them. If they fail to hit those targets, they could face financial penalties.

The accuracy of the data is critical, too, in the city's fight to limit the effects of climate change. The large buildings subject to the ordinance are responsible for roughly two-fifths of Boston's total greenhouse gas emissions, according to the city.

Compliant, or not compliant?

Some property owners report the publicly available information on their BERDO compliance is inaccurate. For instance, the city's website indicates that Mass General Brigham facilities — including Massachusetts General Hospital and Brigham and Women's Hospital — did not report energy usage this past year.

After the 2020 BERDO data was made public last October, the Business Journal reached out to Mass General Brigham about its purported non-compliance. A spokesperson said the health care system had, in fact, reported its data to the city.

A spokesperson for the city's Environment, Energy and Open Space cabinet later confirmed that Mass General Brigham had submitted the data. But as of Friday, MGB facilities were still listed as non-compliant on the BERDO website.

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A 2020 report from the Boston-based business group A Better City found that of 19 member buildings listed online as non-compliant with BERDO regulations for the previous year, four were in reality compliant. Another nine were in the process of complying, the report said.

"Initially, we were shocked that not all of our members were in compliance. When we dug more deeply, the (causes) of it were more administrative," said Yve Torrie, A Better City's director of climate, energy and resilience.

The city spokesperson acknowledged that a building's current compliance status may not be accurately reflected in the publicly available data.

"As we work on updating BERDO 2.0 we are evaluating ways to support additional data transparency for buildings that comply after the city's reporting deadline," the spokesperson said.

If the city does not receive data from a property, or the data appears inaccurate, staffers will attempt to contact the building owners or managers to help them, according to the spokesperson. But sometimes the city does not have their phone number or email address on file, and the frequency of attempts depend on staffing, she said.

Even if city officials know a building is in compliance, if it is listed as non-compliant on the website, businesses could suffer a hit to their public and community relations efforts, especially as calls to beat back climate change grow more pitched.

Better BERDO ahead?

For some properties, the problem has not been the lack of data. It's been the accuracy of that data.

A 2020 analysis from the Boston Climate Action Network identified six buildings that reported "clearly false" energy data in 2019, including Trinity Church. Those errors severely skewed BERDO's reported total emissions, according to BCAN: The half-dozen facilities were supposedly responsible for more than a third of all greenhouse-gas emissions from the more than 1,700 buildings that fell under BERDO that year.

This past year, the city labeled 66 properties as having submitted possible data errors, though it did not identify Trinity or a few other buildings with unrealistically high emissions as such.

staff to oversee the reporting, or the resources to hire a consultant. For nonprofits, condo buildings and other smaller properties, that's not always the case.

A spokesperson for Trinity Church could not be immediately reached for comment on its BERDO data.

The city is aiming to improve the reliability of the data through third-party verification requirements, part of regulations it rolled out after the City Council passed BERDO 2.0.

Some property owners worry that will not fix their reporting issues. Under the proposal, an outside expert is required only to check the data in 2022, 2026 and every five years afterward. In public comments in response to the proposal, some expressed concern that utilities would not provide them with the information they need in a timely manner.

Tim Scarpa, a Boston-based portfolio management director at the apartment developer and manager AvalonBay Communities, told the Business Journal that in order to fully understand energy usage in multifamily buildings, utilities must consolidate all accounts, including for individual units and common areas, and combine them in one report.

"We need the data in order to plan for potential energy savings updates, upgrades, and retrofits," Scarpa said. "If it takes too long to obtain this critical information, we may miss opportunities to take quick action in planning for 2025."

A Better City's Torrie said that the organization's members are concerned the city does not have enough staff to oversee reporting, especially now that buildings between 20,000 and 35,000 square feet will need to begin reporting under BERDO 2.0.

"You've got to hold the hand of 1,300 new buildings that have never reported before," Torrie said.

The city's Air Pollution Control Commission is holding a virtual meeting on Monday, to hear public testimony on the proposal and

possibly to vote to finalize it.



Greg Ryan

Senior Reporter - *Boston Business Journal*

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**LOCAL LAWS
OF
THE CITY OF NEW YORK
FOR THE YEAR 2019**

No. 97

Introduced by Council Members Constantinides, The Speaker (Council Member Johnson) and Council Members Torres, Kallos, Rosenthal, Levin, Rivera, Koo, Powers, Levine, Reynoso, Richards, Salamanca, Menchaca, Chin, Lander, Ampry-Samuel, Ayala, Cumbo, Rose, Brannan, the Public Advocate (Mr. Williams), Espinal, Rodriguez, Lancman, Dromm, Gibson, Treyger, Cornegy, Van Bramer, Moya, Holden, Cohen, Eugene, Barron, Adams, Koslowitz, Cabrera and King.

A LOCAL LAW

To amend the New York city charter and the administrative code of the city of New York, in relation to the commitment to achieve certain reductions in greenhouse gas emissions by 2050

Be it enacted by the Council as follows:

Section 1. Chapter 26 of the New York city charter is amended by adding a new section 651 to read as follows:

§ 651. Office of building energy and emissions performance. a. There shall be in the department an office of building energy and emissions performance. The office shall be headed by a director, who is a registered design professional, who shall be appointed by and shall report to the commissioner. The duties of the office shall include, but not be limited to:

- 1. Overseeing implementation of building energy and emissions performance laws and policies for existing buildings, new construction and major renovations;*
- 2. Establishing or administering protocols for assessing annual energy use in buildings;*
- 3. Monitoring buildings' energy use and emissions, and reviewing building emissions assessment methodologies, building emissions limits, goals and timeframes to further the goal of*

achieving a 40 percent reduction in aggregate greenhouse gas emissions from covered buildings by calendar year 2030, relative to such emissions for the calendar year 2005;

4. Creating an online portal for the submission of annual building emissions assessments by owners;

5. Receiving and validating annual building emissions assessments;

6. Auditing building emissions assessments and inspecting covered buildings, as necessary, to ensure proper reporting;

7. Determining recommended penalties, including minimum penalties, for buildings that are noncompliant with applicable emissions limits;

8. Reviewing applications for alternative methods of compliance with building emissions limits, including adjustments of emissions limits, deductions for the purchase of greenhouse gas offsets or renewable energy credits, deductions for the use of distributed energy resources, and adjustments for special categories of buildings or for special use and occupancies;

9. Working in close coordination with the mayor's office of long-term planning and sustainability; receiving advice and recommendations, as applicable, from the advisory board established pursuant to section 28-320.2 of the administrative code; and

10. Ensuring the participation and cooperation of agencies, including but not limited to the department of environmental protection, the department of housing preservation and development and the department of citywide administrative services. Such participation and cooperation shall include, but not be limited to, detailing agency staff to assist office staff consistent with agency and office functions and reporting to the office on building energy performance issues and related enforcement efforts.

§ 2. Subdivision e of section 24-802 of the administrative code of the city of New York, as added by local law number 22 for the year 2008, is amended to read as follows:

e. "City government operations" means [operations described in the Government Inventory Methodology and the Government Inventory Results sections of the Inventory of New York City Greenhouse Gas Emissions, dated April 2007] *operations, facilities, and other assets that are owned or leased by the city for which the city pays all or part of the annual energy bills.*

§ 3. Paragraph (1) of subdivision a of section 24-803 of the administrative code of the city of New York, as amended by local law number 66 for the year 2014, is amended to read as follows:

(1) Reduction of emissions citywide. There shall be, at minimum, a [thirty] 40 percent reduction in citywide emissions by calendar year 2030, and an [eighty] 80 percent reduction in citywide emissions by calendar year 2050, relative to such emissions for the base year for citywide emissions.

§ 4. Subdivision b of section 24-803 of the administrative code of the city of New York, as added by local law number 22 for the year 2008, is amended to read as follows:

b. (1) Reduction of emissions from city government operations. There shall be, at minimum, a [thirty] 40 percent reduction in city government emissions by [calendar] *fiscal* year [2017] 2025, and a 50 percent reduction in city government emissions by calendar year 2030, relative to such emissions for the base year for city government emissions.

(2) The emissions reduction required by paragraph [one] 1 of this subdivision shall be achieved through the applicable policies, programs and actions included in PlaNYC, *energy efficiency retrofits*, and any additional policies, programs and actions to reduce greenhouse gas emissions that contribute to global warming, *including methods to ensure equitable investment in environmental justice communities that preserve a minimum level of benefits for all communities*

and do not result in any localized increases in pollution. If the office determines that such emissions reduction is not feasible despite the best efforts of city government operations, such office shall report such findings and make recommendations with respect to policies, programs and actions that may be undertaken to achieve such reductions.

(3) Reduction of emissions by the New York city housing authority. The New York city housing authority shall make efforts to reduce greenhouse gas emissions by 40 percent by the year 2030 and 80 percent by the year 2050, relative to such emissions for calendar year 2005, for the portfolio of buildings owned or operated by the New York city housing authority. If the office determines that such emissions reduction is not feasible despite the best efforts of city government operations, such office shall report such findings and make recommendations with respect to policies, programs and actions that may be undertaken to achieve such reductions.

§ 5. Chapter 3 of title 28 of the administrative code of the city of New York is amended by adding a new article 320 to read as follows:

ARTICLE 320
BUILDING ENERGY AND EMISSIONS LIMITS

§ 28-320.1 Definitions. As used in this article, the following terms shall have the following meanings:

BUILDING EMISSIONS. The term “building emissions” means greenhouse gas emissions as expressed in metric tons of carbon dioxide equivalent emitted as a result of operating a covered building and calculated in accordance with rules promulgated by the department in consultation with the mayor’s office of long term planning and sustainability. The term “building emissions” shall not include greenhouse gas emissions emitted during a local state of emergency declared by the mayor pursuant to section 24 of the executive law or a state of emergency declared by the governor pursuant to sections 28 of the executive law, where such local or state emergency has an impact on building emissions.

BUILDING EMISSIONS INTENSITY. The term “building emissions intensity” means, for a covered building, the number obtained by dividing the building emissions by the gross floor area for such building, expressed in metric tons of carbon dioxide equivalent per square foot per year.

CARBON DIOXIDE EQUIVALENT. The term “carbon dioxide equivalent” means the metric used to compare the emissions of various greenhouse gases based upon their global warming potential as defined in the Intergovernmental Panel on Climate Change Fifth Assessment Report (2014).

CITY BUILDING. The term “city building” means a building that is owned by the city or for which the city regularly pays all of the annual energy bills.

Exception: The term “city building” shall not include any senior college in the city university of New York system.

CLEAN DISTRIBUTED ENERGY RESOURCE. The term “clean distributed energy resource” means a distributed energy resource that (i) uses any of the following sources to generate electricity: hydropower, solar photovoltaics, geothermal wells or loops, tidal action, waves or water currents, and wind; or (ii) is designed and operated to store energy, including, but not limited to, batteries, thermal systems, mechanical systems, compressed air, and superconducting equipment.

COVERED BUILDING. The term “covered building” means, as it appears in the records of the department of finance, (i) a building that exceeds 25,000 gross square feet or (ii) two or more buildings on the same tax lot that together exceed 50,000 gross square feet (9290 m^2), or (iii) two or more buildings held in the condominium form of ownership that are governed by the same board of managers and that together exceed 50,000 gross square feet (9290 m^2).

Exceptions:

1. An industrial facility primarily used for the generation of electric power or steam.
2. Real property, not more than three stories, consisting of a series of attached, detached or semi-detached dwellings, for which ownership and the responsibility for maintenance of the HVAC systems and hot water heating systems is held by each individual dwelling unit owner, and with no HVAC system or hot water heating system in the series serving more than two dwelling units, as certified by a registered design professional to the department.
3. A city building.
4. A housing development or building on land owned by the New York city housing authority
5. A rent regulated accommodation.
6. The real estate owned by any religious corporation located in the city of New York as now constituted, actually dedicated and used by such corporation exclusively as a place of public worship.

7. Real property owned by a housing development fund company organized pursuant to the business corporation law and article eleven of the private housing finance law.

DISTRIBUTED ENERGY RESOURCE. The term “a distributed energy resource” means a resource comprised of one or multiple units capable of generating or storing electricity, all at a single location that is directly or indirectly connected to an electric utility distribution system. The resource may serve all or part of the electric load of one or more customers at the same location, and it may simultaneously or alternatively transmit all or part of the electricity it generates or stores onto the electric distribution system for sale to or use by other customers at other locations.

GREENHOUSE GAS. The term “greenhouse gas” means a unit of greenhouse gas, including carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF_6), and nitrogen trifluoride (NF_3).

GREENHOUSE GAS OFFSET. The term “greenhouse gas offset” means a credit representing one metric ton of carbon dioxide equivalent emissions reduced, avoided, or sequestered by a project from a measured baseline of emissions and which has been verified by an independent, qualified third party in accordance with offset standards referenced by rules of the department.

FINANCIAL HARDSHIP (OF A BUILDING). The term “financial hardship (of a building)” means a building shall be considered to be subject to financial hardship where, for the combined two years prior to the application for an adjustment to annual building emissions limit pursuant to section 28-320.7, the building:

1. Had arrears of property taxes or water or wastewater charges that resulted in the property's inclusion on the department of finance's annual New York city tax lien sale list;

2. Is exempt from real property taxes pursuant to sections 420-a, 420-b, 446 or 462 of the real property tax law and applicable local law and the owner had negative revenue less expenses as certified to the department by a certified public accountant, or by affidavit under penalties of perjury; or

3. Had outstanding balances under the department of housing preservation and development's emergency repair program that resulted in the property's inclusion on the department of finance's annual New York city tax lien sale list.

METRIC TONS OF CARBON DIOXIDE EQUIVALENT. The term “metric tons of carbon dioxide equivalent” means the global standard unit in carbon accounting to quantify greenhouse gas emissions, also expressed as tCO_2e .

RENEWABLE ENERGY CREDIT. The term “renewable energy credit” means a certificate representing the environmental, social and other non-power attributes of one megawatt-hour of electricity generated from a renewable energy resource, which certificate is recognized and

tradable or transferable within national renewable energy markets or the New York generation attribute tracking system. This term also means the environmental, social, and other non-power attributes of one megawatt-hour of electricity generated from a hydropower resource that does not trade or transfer renewable energy certificates for those hydropower resources in any renewable energy market or via the New York generation attribute tracking system, provided that the hydropower resource owner certifies the amount of energy produced in each reporting year and that it has not sold the non-power attributes equal to its energy production more than once.

RENT REGULATED ACCOMMODATION. *The term “rent regulated accommodation” means a building (i) containing one or more dwelling units with a legal regulated rent pursuant to the emergency tenant protection act of 1974, the rent stabilization law of 1969 or the local emergency housing rent control act of 1962, (ii) containing one or more dwelling units required by law to be registered and regulated pursuant to the emergency tenant protection act of 1974 or the rent stabilization law of 1969, (iii) buildings developed with subsidies received pursuant to section 1701q of title 12 of the United States code and (iv) buildings participating in a project-based assistance program pursuant to section 1473f of title 42 of the United States code.*

§ 28-320.2 Advisory board. *There shall be an advisory board convened, by the office of building energy and emissions performance upon the effective date of this article, in January of 2029 and in January of 2039, to provide advice and recommendations to the commissioner and to the mayor’s office of long term planning and sustainability relating to effectively reducing greenhouse gas emissions from buildings. Such recommendations shall include, but not be limited to:*

- 1. A report to be delivered to the mayor and 1. A report and recommendations to be delivered to the mayor and the speaker of the city council no later than January 1, 2023 for additional or improved approaches to assessing building energy performance. Such report shall include, but not be limited to:*
 - 1.1. An approach for buildings to submit energy use or greenhouse gas emissions and other information for the purpose of assessing energy performance of covered buildings;*
 - 1.2. A methodology that includes the metric of measure, adjustments to the metric, the approach to comparing the output to a benchmark, alternative compliance paths, credit for beneficial electrification and distributed energy resources, and an approach for a trading mechanism as described in section 28-320.11;*
 - 1.3. Recommendations for addressing tenant-controlled energy usage;*
 - 1.4. Recommendations for amendments to the audit required under section 28-308.2 of the administrative code, including consideration of whether such audit should be replaced by a capital plan;*
 - 1.5 Recommendations for reducing building emissions from rent regulated accommodations;*

- 1.6 Recommendations for allowing additional time to comply with the emissions limits for buildings converting to a new occupancy group or use with lower emissions limits or some other change in status that would affect applicability of the provisions of this article;
 - 1.7 An evaluation of the extent to which the mayor's 80x50 energy infrastructure pathways study is incorporated and addressed within the recommendations made pursuant to items 1.1 through 1.6 of this section; and
 - 1.8 A reference guide to delineate the responsibilities of the building designer and owners to comply with emissions limits.
2. A report to be delivered to the mayor and the speaker of the city council no later than January 1, 2023, providing an analysis of, and any recommendations for improving, energy and emissions performance requirements for covered buildings. Such recommendations shall be targeted to achieve at least a 40 percent reduction in aggregate greenhouse gas emissions from covered buildings by calendar year 2030 relative to such emissions for the calendar year 2005. Such report shall include, but not be limited to assessments of:
 - 2.1. Incentives for reduction of peak energy demand;
 - 2.2. Methods to allow for staggered reporting cycles for compliance with energy and emissions performance improvements;
 - 2.3. Methods for calculating penalties for non-compliance;
 - 2.4. Estimated emissions reductions associated with any recommended energy performance requirements;
 - 2.5. The economic impact, including benefits, of achieving the energy and emissions performance requirements;
 - 2.6. Methods for achieving earlier or larger reductions from city-owned buildings;
 - 2.7 Separate improvement targets for base building energy systems and tenant-controlled energy systems;
 - 2.8 Methods for achieving emissions reductions from manufacturing and industrial processes; and
 - 2.9 Methods for achieving emissions reductions from hospitals while maintaining critical care for human health and safety.

§ 28-320.2.1 Advisory board composition. Such advisory board shall be staffed with registered design professionals and be composed of 16 members including the chairperson, 8 of the members

of such advisory board shall be appointed by the mayor or the mayor's designee, and 8 of the members of such advisory board shall be appointed by the speaker of the council. The mayor shall appoint one architect, one operating engineer, one building owner or manager, one public utility industry representative, one environmental justice representative, one business sector representative, one residential tenant representative, and one environmental advocacy organization representative. The speaker shall appoint one architect, one stationary engineer, one construction trades representative, one green energy industry representative, one residential tenant representative, one environmental justice organization representative, one environmental advocacy representative and one not for profit organization representative. The director of such office, or the designee of such director, shall serve as chairperson of the advisory board. The advisory board may convene in working groups. Such working groups may include individuals not on such advisory board to address the recommendations required by this article. The mayor shall invite the appropriate federal, state and local agencies and authorities to participate, including but not limited to the New York state energy research and development authority. Such advisory board shall convene a working group on hospitals that shall be composed of engineers, architects, and hospital industry representatives.

§ 28-320.3 Building emissions limits. Except as otherwise provided in this article, or otherwise provided by rule, on and after January 1, 2024 a covered building shall not have annual building emissions higher than the annual building emissions limit for such building as determined in accordance with this section based on the occupancy group of the building.

§ 28-320.3.1 Annual building emissions limits 2024-2029. For calendar years 2024 through 2029 the annual building emissions limits for covered buildings shall be calculated pursuant to items 1 through 10 of this section. For the purposes of such calculation the department shall provide a method for converting categories of uses under the United States environmental protection agency Portfolio Manager tool to the equivalent uses and occupancy groups set forth in this section. For a covered building with spaces classified in more than one occupancy group, the annual building emissions limit shall be the sum of the calculated values from items 1 through 10 of this paragraph, as applicable for each space.

1. For spaces classified as occupancy group A: multiply the building emissions intensity limit of 0.01074 tCO₂e/sf by the corresponding gross floor area (sf);
2. For spaces classified as occupancy group B other than as described in item 6: multiply the building emissions intensity limit of 0.00846 tCO₂e/sf by the corresponding gross floor area (sf);
3. For spaces classified as occupancy groups E and I-4: multiply the building emissions intensity limit of 0.00758 tCO₂e/sf by the corresponding gross floor area (sf);
4. For spaces classified as occupancy group I-1: multiply the building emissions intensity limit of 0.01138 tCO₂e/sf by the corresponding gross floor area (sf);

5. For spaces classified as occupancy group F: multiply the building emissions intensity limit of 0.00574 tCO₂e/sf by the corresponding gross floor area (sf);
6. For spaces classified as occupancy groups B civic administrative facility for emergency response services, B non-production laboratory, Group B ambulatory health care facility, H, I-2 and I-3: multiply the building emissions intensity limit of 0.02381 tCO₂e/sf by the corresponding gross floor area (sf);
7. For spaces classified as occupancy group M: multiply the building emissions intensity limit of 0.01181 tCO₂e/sf by the corresponding gross floor area (sf);
8. For spaces classified as occupancy group R-1: multiply the building emissions intensity limit of 0.00987 tCO₂e/sf by the corresponding gross floor area (sf);
9. For spaces classified as occupancy group R-2: multiply the building emissions intensity limit of 0.00675 tCO₂e/sf by the corresponding gross floor area (sf);
10. For spaces classified as occupancy groups S and U: multiply the building emissions intensity limit of 0.00426 tCO₂e/sf by the corresponding gross floor area (sf).

§ 28-320.3.1.1 Greenhouse gas coefficient of energy consumption for calendar years 2024 through 2029. The annual building emissions of a covered building in accordance with this section, greenhouse gas emissions shall be calculated as follows for calendar years 2024 through 2029:

1. Utility electricity consumed on the premises of a covered building that is delivered to the building via the electric grid shall be calculated as generating 0.000288962 tCO₂e per kilowatt hour, provided, however, that the department, in consultation with the office of long term planning and sustainability, shall promulgate rules governing the calculation of greenhouse gas emissions for campus-style electric systems that share on-site generation but make use of the utility distribution system and for buildings that are not connected to the utility distribution system.
2. Natural gas combusted on the premises of a covered building shall be calculated as generating 0.00005311 tCO₂e per kbtu.
3. #2 fuel oil combusted on the premises of a covered building shall be calculated as generating 0.00007421 tCO₂e per kbtu.
4. #4 fuel oil combusted on the premises of a covered building shall be calculated as generating 0.00007529 tCO₂e per kbtu.
5. District steam consumed on the premises of a covered building shall be calculated as generating 0.00004493tCO₂e per kbtu.

6. *The amount of greenhouse gas emissions attributable to other energy sources, including but not limited to distributed energy resources, shall be determined by the commissioner and promulgated into rules of the department.*

§ 28-320.3.2 Building emissions limits for calendar years 2030 through 2034. For calendar years 2030 through 2034 the annual building emissions limits for covered buildings shall be calculated pursuant to items 1 through 10 of this section. For the purposes of such calculation the department shall provide a method for converting categories of uses under the United States environmental protection agency Portfolio Manager tool to the equivalent uses and occupancy groups set forth in this section. For a covered building with spaces classified in more than one occupancy group, the annual building emissions limit shall be the sum of the calculated values from items 1 through 10 of this paragraph, as applicable for each space. The department may establish different limits, set forth in the rules of the department, where the department determines that different limits are feasible and in the public interest. Where such limits are set by rule, the average emission limits for all covered buildings shall not be less restrictive than the average emissions impact of the building emissions limits outlined in items 1 through 10 of this section. The advisory board and the office of long term planning and sustainability shall provide advice and recommendation regarding such limits.

1. *For spaces classified as occupancy group A: multiply the building emissions intensity limit of 0.00420 tCO₂e/sf by the corresponding gross floor area (sf);*
2. *For spaces classified as occupancy group B other than as described in item 6: multiply the building emissions intensity limit of 0.00453 tCO₂e/sf by the corresponding gross floor area (sf);*
3. *For spaces classified as occupancy groups E and I-4: multiply the building emissions intensity limit of 0.00344 tCO₂e/sf by the corresponding gross floor area (sf);*
4. *For spaces classified as occupancy group I-1: multiply the building emissions intensity limit of 0.00598 tCO₂e/sf by the corresponding gross floor area (sf);*
5. *For spaces classified as occupancy group F: multiply the building emissions intensity limit of 0.00167 tCO₂e/sf by the corresponding gross floor area (sf);*
6. *For spaces classified as occupancy groups B civic administrative facility for emergency response services, B non-production laboratory, Group B ambulatory health care facility, H, I-2 or I-3: multiply the building emissions intensity limit of 0.01193 tCO₂e/sf by the corresponding gross floor area (sf);*
7. *For spaces classified as occupancy group M: multiply the building emissions intensity limit of 0.00403 tCO₂e/sf by the corresponding gross floor area (sf);*

8. For spaces classified as occupancy group R-1: multiply the building emissions intensity limit of 0.00526 tCO₂e/sf by the corresponding gross floor area (sf);
9. For spaces classified as occupancy groups R-2: multiply the building emissions intensity limit of 0.00407 tCO₂e/sf by the corresponding gross floor area (sf);
10. For spaces classified as occupancy groups S and U: multiply the building emissions intensity limit of 0.00110 tCO₂e/sf by the corresponding gross floor area (sf).

§ 28-320.3.2.1 Greenhouse gas coefficients of energy consumption for calendar years 2030 through 2034. For the purposes of calculating the annual building emissions of a covered building in accordance with this section, the amount of greenhouse gas emissions attributed to particular energy sources shall be determined by the commissioner and promulgated into rules of the department by no later than January 1, 2023. The commissioner shall consult with the advisory board required by this article to develop such greenhouse gas coefficients for utility electricity consumption. When developing such coefficient, the commissioner shall consider factors including, but not limited to, the best available New York state energy research and development authority and State Energy Plan forecasts for Zone J for the end of the compliance period and beneficial electrification.

§ 28-320.3.4 Building emissions limits for calendar years 2035 through 2050. No later than January 1, 2023, the commissioner shall establish by rule annual building emissions limits and building emissions intensity limits applicable for calendar years 2035 through 2039 and building emissions limits and building emissions intensity limits applicable for calendar years 2040 through 2049. Such limits shall be set to achieve an average building emissions intensity for all covered buildings of no more than 0.0014 tCO₂e/sf/yr by 2050.

§ 28-320.3.5 Building emissions limits on and after calendar year 2050. No later than January 1, 2023 the commissioner shall establish by rule annual building emissions limits and building emissions intensity limits applicable for calendar years commencing on and after January 1, 2050. Such limits shall achieve an average building emissions intensity for all covered buildings of no more than 0.0014 tCO₂e/sf/yr.

§ 28-320.3.6 Deductions from reported annual building emissions. The department may authorize a deduction from the annual building emissions required to be reported by an owner pursuant to section 28-320.3 where the owner demonstrates the purchase of greenhouse gas offsets or renewable energy credits, or the use of clean distributed energy resources, in accordance with this section.

§ 28-320.6.1 Deductions from reported annual building emissions for renewable energy credits. A deduction from the reported annual building emissions shall be authorized equal to the number of renewable energy credits purchased by or on behalf of a building owner, provided (i) the renewable energy resource that is the source of the renewable energy credits is considered by the New York independent system operator to be a capacity resource located in or directly deliverable

into zone J load zone for the reporting calendar year; (ii) the renewable energy credits are solely owned and retired by, or on behalf of, the building owner; (iii) the renewable energy credits are from the same year as the reporting year; and (iv) the building that hosts the system producing the energy does not receive a deduction under § 28-320.6.3. Covered buildings claiming deductions for renewable energy credits under this section must provide the department with the geographic location of the renewable energy resource that created the renewable energy credits. The department, in consultation with the mayor's office of long term planning and sustainability, shall promulgate rules to implement this deduction.

§ 28-320.3.6.2 Deductions from reported annual building emissions for purchased greenhouse gas offsets. For calendar years 2024 through 2029, a deduction shall be authorized for up to 10 percent of the annual building emissions limit. Such a deduction shall be authorized only where within the reporting calendar year, greenhouse gas offsets equivalent to the size of the deduction as measured in metric tons of carbon dioxide equivalent and generated within the reporting calendar year have been (i) purchased by or on behalf of the owner in accordance with an offset standard referenced by rules of the department, (ii) publicly registered in accordance with such offset standard, and (iii) retired or designated to the department for retirement. Such greenhouse gas offsets must exhibit environmental integrity principles, including additionality, in accordance with rules promulgated by the department in consultation with the office of long term planning and sustainability. For the purposes of this section, additionality means a requirement that an offset project is not already required by local, national or international regulations. Prior to the department promulgation of rules, the department shall consult the advisory board on environmental justice as established in local law 64 of 2017.

§ 28-320.3.6.3 Deductions from reported annual building emissions for clean distributed energy resources. For calendar years 2024 through 2029, a deduction from the reported annual building emissions shall be authorized based upon the calculated output of a clean distributed energy resource located at, on, in, or directly connected to the building subject to the report. The department shall promulgate rules to set forth how such deduction shall be calculated, in accordance with the following:

1. For a clean distributed energy resource that generates electricity, the department shall establish separate calculations for each type of commercially available clean distributed energy resource, which shall not be revised more frequently than once every three years.
2. For a clean distributed energy resource that stores electricity, the deduction shall be based on the size of the resource and its ability to reduce greenhouse gas emissions during designated peak periods.

§ 28-320.3.7 Reports. By May 1, 2025, and by May 1 of every year thereafter, the owner of a covered building shall file with the department a report, certified by a registered design professional, prepared in a form and manner and containing such information as specified in rules of the department, that for the previous calendar year such building is either:

1. In compliance with the applicable building emissions limit established pursuant to section 28-320.3; or

2. Not in compliance with such applicable building emissions limit, along with the amount by which such building exceeds such limit.

§ 28-320.3.7.1 Extension of time to file report. An owner may apply for an extension of time to file an annual report required by section 28-320.3.7 in accordance with this section and the rules of the department. An extension may be granted where the owner is unable to file the certified report by the scheduled due date despite such owner's good faith efforts, as documented in such application. An extension granted pursuant to this section shall not modify the owner's obligation to comply with the applicable emission limits for such calendar year.

§ 28-320.3.8 Continuing requirements. In 2055, the office of building energy and emissions performance shall prepare and submit to the mayor and the speaker of the council recommendations whether to repeal or amend any of the requirements of this article.

§ 28-320.3.9 Extension for certain income-restricted housing. This section is applicable to covered buildings that are owned by a limited-profit housing company organized under article 2 of the private housing finance law, or contain one or more dwelling units for which occupancy or initial occupancy is restricted based upon the income of the occupant or prospective occupant thereof as a condition of a loan, grant, tax exemption, or conveyance of property from any state or local governmental agency or instrumentality pursuant to the private housing finance law, the general municipal law, or section 420-c of the real property tax law. Such buildings are exempted from the annual building emissions limits set forth in section 28-320.3.1 and 28-320.3.2 and from any applicable reporting requirements.

§ 28-320.3.10 Changes in building status. The department may establish by rule procedures for a building to apply for additional time to comply with the emissions limits when such building converts to a new occupancy group or use with lower emissions limits, or undergoes a change affecting the applicability of this article to such building.

§ 28-320.4 Assistance. The office of building energy and emissions performance shall establish and maintain a program for assisting owners of covered buildings in complying with this article, as well as expand existing programs established to assist owners in making energy efficiency and renewable energy improvements. These programs shall be made available to assist building owners without adequate financial resources or technical expertise.

§ 28-320.5 Outreach and education. The office of building energy and emissions performance shall establish and engage in outreach and education efforts to inform building owners about building emissions limits, building emissions intensity limits and compliance with this article. The materials developed for such outreach and education shall be made available on the office's website. Such outreach shall include a list of city, state, federal, private and utility incentive programs related to energy reduction or renewable energy for which buildings reasonably could be eligible. The office of building energy and emissions performance shall also provide outreach, education, and training opportunities for buildings' maintenance and operations staff.

§ 28-320.6 Penalties. An owner of a covered building who has submitted a report pursuant to section 28-320.3.7 which indicates that such building has exceeded its annual building emissions limit shall be liable for a civil penalty of not more than an amount equal to the difference between the building emissions limit for such year and the reported building emissions for such year, multiplied by \$268.

§ 28-320.6.1 Determination of penalty. In considering the amount of the civil penalty to be imposed pursuant to this article, a court or administrative tribunal shall give due regard to aggravating or mitigating factors including:

1. The respondent's good faith efforts to comply with the requirements of this article, including investments in energy efficiency and greenhouse gas emissions reductions before the effective date of this article;
2. The respondent's history of compliance with this article;
3. The respondent's compliance with the conditions of any adjustment to the applicable building emissions limit, issued by the department pursuant to section 28-320.7;
4. Whether the non-compliance was directly related to unexpected and unforeseeable events or conditions during the calendar year outside the control of the respondent;
5. The respondent's access to financial resources; and
6. Whether payment of such penalty would impact the operations of facilities critical to human life or safety .

§ 28-320.6.2 Civil penalty for failure to file report. It shall be unlawful for the owner of a covered building to fail to submit an annual report as required by section 28-320.3.7 on or before the applicable due date. An owner of a covered building subject to a violation for failure to file a report shall be liable for a penalty of not more than an amount equal to the gross floor area of such covered building, multiplied by \$0.50, for each month that the violation is not corrected within the 12 months following the reporting deadline; provided, however, that an owner shall not be liable for a penalty for a report demonstrating compliance with the requirements of this article if such report is filed within 60 days of the date such report is due.

§ 28-320.6.3 False statement. It shall be unlawful to knowingly make a material false statement in a report or other submission filed with the department, pursuant to this article. A violation of this section shall be a misdemeanor and subject to a fine of not more than \$500,000 or imprisonment of not more than 30 days or both such fine and imprisonment. A person who violates this section shall also be liable for a civil penalty of not more than \$500,000.

§ 28-320.6.4 Penalty recovery. Civil penalties provided for by this article may be recovered in a proceeding before an administrative tribunal within the jurisdiction of the office of administrative trials and hearings. Administrative summonses returnable to such tribunal for violations of this

article may be issued by the department or by an agency designated by the department. Civil penalties provided for by this article may also be recovered in an action by the corporation counsel in any court of competent jurisdiction.

§ 28-320.7. Adjustment to applicable annual building emissions limit. *The department, in consultation with the mayor's office of long term planning and sustainability or any other agency designated by the mayor, may grant an adjustment of the annual building emissions limit applicable to a covered building in existence on the effective date of this article or for which a permit for the construction of such building was issued prior to such effective date, provided that the owner is complying with the requirements of this article to the maximum extent practicable.*

1. Such an adjustment may be granted upon a specific determination that:

- 1.1. Capital improvements are necessary for strict compliance with the limit set forth in section 28-320.3 and it is not reasonably possible to make such improvements due to (i) a constraint imposed by another provision of law including but not limited to designation as a landmark, landmark site, interior landmark, or within a historic district pursuant to chapter 3 of title 25 of the administrative code, or (ii) a physical condition of the building or building site including but not limited to lack of access to energy infrastructure, space constraints, or lack of access to a space within a building covered by a lease in existence on the effective date of this section;*
- 1.2. The owner has made a good faith effort to purchase greenhouse gas offsets to comply with section 28-320.3 but a sufficient quantity is not available at a reasonable cost; and*
- 1.3. The owner has availed itself of all available city, state, federal, private and utility incentive programs related to energy reduction or renewable energy for which it reasonably could participate.*

2. Such an adjustment may be granted upon a specific determination that:

- 2.1. The cost of financing capital improvements necessary for strict compliance with the limit set forth in section 28-320.3 would prevent the owner of a building from earning a reasonable financial return on the use of such building or the building is subject to financial hardship as defined in this article. In evaluating the ability of an owner to earn a reasonable financial return, the department may consider future savings expected from such capital improvements;*
- 2.2. The owner is not eligible for any program funded by the city or enabled by a local law that provides financing for the purpose of energy reduction or sustainability measures. Proof of ineligibility for financing must be demonstrated by rejection from any such program funded by the city or enabled by a local law or an affidavit explanation why such owner could not reasonably participate in such programs;*

- 2.3. *The owner has made a good faith effort to purchase greenhouse gas offsets or renewable energy credits to comply with section 28-320.3 but a sufficient quantity is not available at a reasonable cost; and*
- 2.4. *The owner has availed itself of all available city, state, federal, private and utility incentive programs related to energy reduction or renewable energy for which it reasonably could participate.*

§ 28-320.7.1 Effective period. An adjustment granted pursuant to item 1 of section 28-320.7 may be effective for a period of not more than three calendar years. An adjustment granted pursuant to item 2 of such section may be effective for a period of not more than one calendar year.

§ 28-320.7.2 Application. An application for such an adjustment shall be made in the form and manner determined by the department and certified by a registered design professional.

§ 28-320.8 Adjustment to applicable annual building emissions limit for calendar years 2024-2029. The department may grant an adjustment of the annual building emissions limit for calendar years 2024 through 2029 applicable to a covered building in existence on the effective date of this article where such covered building emissions in calendar year 2018 exceeds the building emissions limit as prescribed by section 28-320.3.1 by more than 40 percent, as reported to the department by a registered design professional. The adjustment shall result in a required building emissions limit that is 70 percent of the calendar year 2018 building emissions for the covered building. Such adjustment may be granted where:

1. *The owner of a covered building demonstrates that the building emissions in excess of the building emissions limit is attributable to special circumstances related to the use of the building, including but not limited to 24 hour operations, operations critical to human health and safety, high density occupancy, energy intensive communications technologies or operations, and energy-intensive industrial processes;*
2. *The owner of a covered building demonstrates that the energy performance of the covered building is equivalent to a building in compliance with the New York city energy conservation code in effect on January 1, 2015; and*
3. *The owner of the covered building has submitted a plan to the department setting forth a schedule of alterations to the covered building or changes to the operations and management of the covered building sufficient to ensure that the covered building will be in compliance with the annual building emissions limits for calendar years 2030 through 2034, as required by section 28-320.3.2.*

§ 28-320.8.1 Effective period. An adjustment granted pursuant to section 28-320.8 may be effective for the reporting years 2025 through 2030, as prescribed by section 28-320.3.7, provided that the certificate of occupancy has not been amended after December 31, 2018.

§ 28-320.8.1.1 Extension of effective period. The commissioner may also grant an extension of the effective period of the adjustment to applicable annual building emissions limit for calendar years 2030-2035, as prescribed by section 28-320.3.8. Such extension may be granted upon submission of a schedule of alterations to the covered building or changes to the operations and management of the covered building in accordance with section 28-320.8 sufficient to ensure that by 2035 the covered building will comply with a required building emissions limit that is 50 percent of the reported 2018 building emissions for the covered building.

§ 28-320.8.2 Application. An application for an adjustment shall be submitted to the department before July 1, 2021 in the form and manner determined by the department and certified by a registered design professional.

§ 28-320.9 Adjustment to applicable annual building emissions limit for not-for-profit hospitals and healthcare facilities. The department shall grant an adjustment of the annual building emissions limits for calendar years 2024-2029 and 2030-34 where:

1. The building is classified as a not-for-profit hospital, not-for-profit health center, or not-for-profit HIP center, in existence on the effective date of this article; and
2. By no later than July 21, 2021, the owner of the covered building submits an application to the department for such adjustment in a form and manner prescribed by the department.

For calendar years 2024 through 2029, the adjustment shall result in the covered building being subject to an emissions limit that is 85 percent of the calendar 2018 building emissions for such covered building. For calendar years 2030 through 2034, the adjustment shall result in the covered building being subject to an emissions limit that is 70 percent of the calendar 2018 building emissions for such covered building.

§ 28-320.10 Fee schedule. The department may establish by rule a schedule of fees that shall be paid upon the filing of a report or an application for an adjustment to the applicable building emissions limit pursuant to this article. Such schedule may include a fee for the late filing of a report.

§ 28-320.11 Carbon trading study. The office of long term planning and sustainability shall conduct a study on the feasibility of a citywide trading scheme for greenhouse gas emissions from buildings and submit a report and implementation plan with the findings of such study to the mayor and the speaker of the council no later than January 1, 2021. Such study shall include methods to ensure equitable investment in environmental justice communities that preserve a minimum level of benefits for all covered buildings and do not result in any localized increases in pollution. Such study shall also include an approach to a marketplace for credit trading, pricing

mechanisms, credit verification, and mechanisms for regular improvement of the scheme. Such study should also consider the reports and recommendations of the advisory board.

§ 6. Chapter 3 of title 28 of the administrative code of the city of New York is amended by adding a new article 321 to read as follows:

ARTICLE 321

ENERGY CONSERVATION MEASURE REQUIREMENTS FOR CERTAIN BUILDINGS

§ 28-321.1 Definitions. As used in this article, the following terms shall have the following meanings:

COVERED BUILDING. The term “covered building” means a building (i) containing one or more dwelling units with a legal regulated rent pursuant to the emergency tenant protection act of 1974, the rent stabilization law of 1969 or the local emergency housing rent control act of 1962, (ii) containing one or more dwelling units required by law to be registered and regulated pursuant to the emergency tenant protection act of 1974 or the rent stabilization law of 1969, (iii) buildings developed with subsidies received pursuant to section 1701q of title 12 of the United States code and (iv) buildings participating in a project-based assistance program pursuant to section 1473f of title 42 of the United States code , (v) real estate owned by any religious corporation located in the city of New York as now constituted, actually dedicated and used by such corporation exclusively as a place of public worship and, as it appears in the records of the department of finance, (i) a building that exceeds 25,000 gross square feet or (ii) two or more buildings on the same tax lot that together exceed 50,000 gross square feet (9290 m^2), or (iii) two or more buildings held in the condominium form of ownership that are governed by the same board of managers and that together exceed 50,000 gross square feet (9290 m^2).

Exceptions:

1. Real property, not more than three stories, consisting of a series of attached, detached or semi-detached dwellings, for which ownership and the responsibility for maintenance of the HVAC systems and hot water heating systems is held by each individual dwelling unit owner, and with no HVAC system or hot water heating system in the series serving more than two dwelling units, as certified by a registered design professional to the department.
2. An industrial facility primarily used for the generation of electric power or steam.
3. A covered building as defined in article 320.

§ 28-321.2 Required energy conservation measures for certain buildings. A covered building must comply with either section 28-321.2.1 or section 28-321.2.2.

§ 28-321.2.1 Energy compliant buildings. The owner of a covered building shall demonstrate that, for calendar year 2024, the annual building emissions of such covered building did not exceed what the applicable annual building emissions limit would be pursuant to section 28-320.3.2 if such building were a covered building as defined in article 320 of this chapter.

§ 28-321.2.2 Prescriptive energy conservation measures. By December 31, 2024, the owner of a covered building shall ensure that the following energy conservation measures have been implemented where applicable:

1. Adjusting temperature set points for heat and hot water to reflect appropriate space occupancy and facility requirements;
2. Repairing all heating system leaks;
3. Maintaining the heating system, including but not limited to ensuring that system component parts are clean and in good operating condition;
4. Installing individual temperature controls or insulated radiator enclosures with temperature controls on all radiators;
5. Insulating all pipes for heating and/or hot water;
6. Insulating the steam system condensate tank or water tank;
7. Installing indoor and outdoor heating system sensors and boiler controls to allow for proper set-points;
8. Replacing or repairing all steam traps such that all are in working order;
9. Installing or upgrading steam system master venting at the ends of mains, large horizontal pipes, and tops of risers, vertical pipes branching off a main;
10. Upgrading lighting to comply with the standards for new systems set forth in section 805 of the New York city energy conservation code and/or applicable standards referenced in such energy code on or prior to December 31, 2024. This provision is subject to exception 1 in section 28-310.3, provided that July 1, 2010 is replaced by January 1, 2020 for the purposes of this section;
11. Weatherizing and air sealing where appropriate, including windows and ductwork, with focus on whole-building insulation;
12. Installing timers on exhaust fans; and

13. Installing radiant barriers behind all radiators.

§ 28-321.3 Reports. By May 1, 2025, an owner of a covered building shall submit a report to the department to demonstrate compliance with this section in accordance with section 28-321.3.1 or section 28-321.3.2.

§ 28-321.3.1 Energy compliant buildings reports. The owner of a covered building shall file with the department a report, certified by a registered design professional, prepared in a form and manner and containing such information as specified in rules of the department, that for calendar year 2024 such building was in compliance with the applicable building emissions limit established pursuant to section 28-320.3.2.

§ 28-321.3.2 Prescriptive energy conservation measures reports. A retro-commissioning agent, as defined in article 308, shall prepare and certify a report in a form and manner determined by the department. The report shall include such information relating to the completion of the prescriptive energy conservation measures as shall be set forth in the rules of the department including, at a minimum:

1. Project and team information:

1.1. Building address.

1.2. Experience and certification of persons performing the prescriptive energy conservation measures and any staff involved in the project.

1.3. Name, affiliation, and contact information for persons performing the prescriptive energy conservation measures, owner of building, and facility manager of building.

2. Building information:

2.1. List of all HVAC, domestic hot water, electrical equipment, lighting, and conveyance equipment types serving the covered building.

§ 28-321.4 Penalties. Penalties that may be assessed for violations of section 28-321.2 shall be determined by department rule.

§ 7. This local law takes effect 180 days after it becomes law, except that prior to such effective date the department of buildings and the office of long term planning and sustainability may take such measures as are necessary for the implementation of this local law, including the promulgation of rules.

THE CITY OF NEW YORK, OFFICE OF THE CITY CLERK, s.s.:

I hereby certify that the foregoing is a true copy of a local law of The City of New York, passed by the Council on April 18, 2019 and returned unsigned by the Mayor on May 20, 2019.

MICHAEL M. McSWEENEY, City Clerk, Clerk of the Council.

CERTIFICATION OF CORPORATION COUNSEL

I hereby certify that the form of the enclosed local law (Local Law No. 97 of 2019, Council Int. No. 1253-C of 2018) to be filed with the Secretary of State contains the correct text of the local law passed by the New York City Council, presented to the Mayor and neither approved nor disapproved within thirty days thereafter.

STEVEN LOUIS, Acting Corporation Counsel.

Erwin, Nicole

From: Susan Muncott <muncott@mit.edu>
Sent: Wednesday, April 12, 2023 5:29 PM
To: City Council
Cc: City Clerk
Subject: Re: Support for the strong version of BEUDO

My name is Susan Muncott and I am a Lecturer at MIT D-Lab where I have been teaching since 1997. Before that, I was an undergrad and graduate students graduating. Thus, I have been at MIT for over three decades.

I strongly support the BUEDO Amendment.

Why? I have dedicated my career to teaching students. And also cross-registered students from Brandeis, Harvard, Wellesley and other area colleges and universities. I teach a course: Water, Climate Change and Health. In Nov 2022, our class we did a climate survey at MIT. One of the shocking outcomes of that survey was that 59% often, and 33% sometimes (92% total) of MIT survey respondents felt climate anxiety.

For those of us who have children or grandchildren, and for those of us who have students, we all know that young people's futures are being compromised. This is at least a partial explanation for why there is such a high level of climate anxiety in our MIT community.

Everyone in this room is aware that our climate is changing U.N. Secretary General Antonio Guterres, in launching the recent 2023 IPCC Report has said:

- * Concentrations of CO₂ are at their highest in 2 million years.
- * 1.5 degrees C Paris Agreement limit is achievable, but it will take a quantum leap in climate action.
- * Leaders of the developed world must commit to net zero as soon as 2040.
- * Ensure net zero electricity generation by 2035.

This mandate is in keeping with the intention of the BEUDO regulation put forward by Mayor Siddiqui and Concillors Nolan and Zondervan.

I support the strong version of BEUDO that has been proposed by Mayor Siddiqui, Councillor Nolan, and Councillor Zondervan.

MIT should be showing their support for it as well.

The strong version of the BUEDO ordinance is the path that will take us towards this rapid decarbonization.

We can do this if we work together on this critical goal.

Erwin, Nicole

9

From: Michael Grill <mgrill@fairlaneproperties.com>
Sent: Wednesday, April 12, 2023 5:09 PM
To: City Council; City Clerk
Cc: Jason Alves
Subject: Ordinance Committee- 4/12/23- Exclude All Condominiums from 2035 timeline/Provide technical assistance

Councilors, As the Chair of the 432 Columbia Street Condo Trust (the Trust for 1035 Cambridge Street), I'd like to request that condominiums, both residential and commercial, be excluded from the proposed 2035 timeline. In addition, I'd like to request that the City's program with BlocPower be expanded to small commercial property owners including commercial condominiums.

At 1035 Cambridge Street, we have six unit owners, a finance company, a bicycle manufacturer, a not-for-profit, an Asian cultural center, an architect, and a real estate company. Besides Fairlane, the ownership percentages range from 1.8% to 16.2%. These small business owners have 14 HVAC units ranging from 3 to 15 tons, half of which are 15 years old or older. According to the Condo Trust documents, these owners are responsible for replacing these units. These unit owners or their tenants pay for their own electric and gas bills. While the City may look at the GHG's of 1035 Cambridge Street as if the building was one building, 1035 Cambridge Street is in fact six separate buildings with six unit owners making separate decisions on the type of units to purchase without regard for the City's net zero goals. The Condo Trust has no ability to require specific replacements. Even if this ability was available, the ability to enforce requirements for specific HVAC units is limited. Also, the Trust cannot require a unit owner to replace an existing unit, regardless of how many therms the unit may be using.

Condominium decision-making is different from the decisions of a single building owner. 66.6% of unit owners need to agree on replacing the Trust's 35 tons. Unit owners will need to decide when to replace their own units and will decide on the specifications on a new unit.

Commercial condominiums and small commercial property owners need technical assistance, since the answers for replacing rooftop HVAC units is a complex task, with new HVAC units possibly requiring new ductwork and structural rooftop supports because of additional weight.

Best,
Michael Grill
Chair, 432 Columbia Street Condominium Trust
Manager, Fairlane Columbia, LLC

Michael S. Grill
Fairlane Properties, Inc.
1035 Cambridge Street
Cambridge, MA 02141
(617) 725-1000 Tel
(617) 494-1911 Fax
mgrill@fairlaneproperties.com
<http://www.linkedin.com/in/michaelgrillboston1>
[@michaelgrill](https://twitter.com/michaelgrill)
www.fairlaneproperties.com

Erwin, Nicole

From: Mal Malme <mal.malme@gmail.com>
Sent: Wednesday, April 12, 2023 5:02 PM
To: City Council; City Clerk
Subject: BEUDO

- **Cambridge City Council:**

I have lived in Cambridge for over twenty years and each year I become more concerned about the increasing inequality. I support the Green New Deal as it would address this inequality by creating a green economy and real economic opportunity for those who have been kept out of benefitting from our city's innovation economy. Please pass the strong version of BEUDO that was proposed by Mayor Siddiqui, Councillor Nolan, and Councillor Zondervan and reject the city manager version that protects commercial development. Cambridge has the opportunity to be a leader in climate action, and to live up to our commitment of progressive equitable stewardship of our city for all those who live and work here, and for those who will inherit what will be left if we don't act now. Pass the strong version of BEUDO and ensure that Cambridge is a safe, equitable, green place for all.

Thank you.

Mal Malme, 32 Essex Street, Cambridge

-Mal Malme
(Mal or they/them)
Theater artist, healthcare clown, human

Erwin, Nicole

From: Shelley Rieman <shelleyrieman@gmail.com>
Sent: Wednesday, April 12, 2023 4:47 PM
To: Lee Farris
Cc: City Council; City Clerk
Subject: Re: Residents Alliance supports strong BEUDO ordinance to cut emissions

Dear Councilors,

Please pardon my piggy backing onto Lee's note to you; I'm on a train now.

BUEDO is a great and timely idea. We need to do everything we can to fight global warming and to make our city sustainable.

Thanks,

Shelley Rieman

201 Franklin St, Cambridge, MA 02139

On Wed, Apr 12, 2023 at 1:41 PM Lee Farris <Lee@leefarris.net> wrote:

4/12/23

Dear Mayor and Councilors,

Passing a strong BEUDO with local carbon offsets is an essential step in combating climate change. As a city, our climate goals have not been achieved. We want to be environmental leaders and need to continue to fight aggressively. We need to accelerate the switch away from fossil fuel and should have goals that are far ahead of the world, including a date of 2035 for the largest commercial buildings in the city to be fossil fuel free.

We want Cambridge to be a positive example of taking effective action to reduce climate change, so that we leave the world habitable for our grandkids. Therefore we ask that the 2035 deadline be enacted.

Councilors, we ask you not to give the universities and other large buildings a way out by allowing them to use global carbon offsets, as they requested in private meetings with city staff. As you know, global offsets are poorly monitored, and there are many instances where they have actually harmed indigenous people.

The ordinance includes an Alternative Compliance Payment option of for situations where building emissions cannot be directly reduced. This fee of \$234/ton is the established cost of local decarbonization from Boston's ordinance.

We oppose using global offsets because we want to reduce emissions locally. Reducing local carbon emissions will also have the co-benefit of improving the quality of the air we breathe in Cambridge itself, and will cut the number of premature deaths caused by fine particulate pollution, especially in low-income communities and communities of color, children, the elderly, and people with chronic health conditions.

We also note that the Council's version was developed collaboratively and publicly, and its supporters made numerous concessions to offer flexibility, including the campus designation, the emissions factors, the deferred compliance credits, and much more to make a 2035 deadline feasible.

Passing a strong BEUDO ordinance will support green jobs and reduce inequality. The Cambridge Community Foundation [report](#) showed that 40% of Black residents are in the bottom quintile of the city's income ladder. The Green Jobs program, passed in March 2023, will use local offsets from the BEUDO ordinance to create free green jobs

training programs and economic opportunity for low-income residents in Cambridge. Workers who refurbish our buildings to deal with climate change will earn a living wage. Weakening BEUDO by allowing the use of global carbon offsets will reduce opportunities for green jobs.

We commend the city for starting a program to help multi-family buildings decarbonize. Because residential buildings cause only 15% of Cambridge's emissions, it makes sense to focus first on decarbonizing the big commercial properties. As the new multi-family program generates experience and knowledge, those lessons can then be used to develop an ordinance regarding residential buildings.

The City Council should move to pass this policy without changes to local carbon offsets. Thank you for your consideration.

Sincerely,

Lee Farris, President
Cambridge Residents Alliance: *Working for a Livable, Affordable and Diverse Cambridge*
<https://www.cambridgeresidentsalliance.org/>

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You received this message because you are subscribed to the Google Groups "CResABoard" group.

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To view this discussion on the web visit <https://groups.google.com/d/msgid/cresaboard/A14C3244-0618-47F6-A240-096A8D4E432C%40LeeFarris.net>.

From: Sukia Akiba <sukiaakiba@gmail.com>
Sent: Wednesday, April 12, 2023 4:43 PM
To: City Council
Cc: City Clerk
Subject: BEUDO

My name is Sukia Akiba and I live and work in Cambridge Ma.

I'm here to urge you to pass the strong version of BEUDO that was proposed by Mayor Siddiqui, Councillor Nolan, and Councillor Zondervan. Reject the city manager's fundamental rewrite for commercial development. Don't let Cambridge's large corporations and institutions greenwash this important ordinance.

The goal of this work is to reduce emissions locally, thereby creating green jobs and economic opportunity right here in Cambridge. Global offset purchases don't work as a substitute for the environmental and economic benefits of local decarbonization.

Many thanks,

*Sukia Akiba, MS, MBA
Cambridge Ma. 02138
Preferred Pronouns: She, Her, Hers
Cell: 857-800-6116
Office: 800-208-1768 ext 701
Email: | SukiaAkiba@gmail.com*

Erwin, Nicole

From: Joanne Dermody Mullan <joannedermody@yahoo.com>
Sent: Wednesday, April 12, 2023 4:17 PM
To: City Council
Cc: City Clerk
Subject: Pass the strong version of BEUDO !

Dear City Councillors,

As a Cambridge Resident and the parent of an 11 yr old child I urge you to pass the strong version of BEUDO that was proposed by Mayor Siddiqui, Councillor Nolan, and Councillor Zondervan. Reject the city manager's fundamental rewrite for commercial development. Don't let Cambridge's large corporations and institutions greenwash this important ordinance.

Josephine Mullan

40 Gold Star Road,

Cambridge,

MA 02140

Erwin, Nicole

From: D'Agostino, Chris <cdagostino@hks.harvard.edu>
Sent: Wednesday, April 12, 2023 3:56 PM
To: City Council
Cc: City Clerk
Subject: Public Comment for Cambridge Green New Deal Hearing

Dear Council Members,

I'm a Cambridge resident currently living on Oxford Street, and I am writing this email to urge you all to pass the strong version of BEUDO that was proposed by Mayor Siddiqui, Councillor Nolan, and Councillor Zondervan. I'm particularly concerned about the city manager's fundamental rewrite for commercial development, and Cambridge corporations greenwashing this important ordinance.

The latest IPCC report reminds us of just how quickly we need to drive our emissions to zero. As a wealthy/progressive city, Cambridge needs to be ahead of the curve if we are to have a chance to avoid 1.5 degrees of warming.

Thank you,
Chris D'Agostino

Erwin, Nicole

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From: Beth O'Neill Maloney <beth@kendallsquare.org>
Sent: Wednesday, April 12, 2023 3:49 PM
To: City Council; City Clerk
Cc: Farooq, Iram
Subject: KSA Letter with respect to 4.12.23 Ordinance Committee Meeting on BEUDO
Attachments: KSA BEUDO TESTIMONY APRIL 2023.pdf

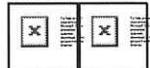
Good Afternoon Madam Mayor, Madam Vice Mayor and Councillors Simmons, McGovern, Zondervan, Azeem, Toner, Caralone and Nolan,

Please find attached our letter regarding BEUDO with respect to today's Ordinance Committee meeting.

Thank you for your consideration.

Beth

Beth O'Neill Maloney
Kendall Square Association
EXECUTIVE DIRECTOR | *she/her/hers*
510 Kendall Street, Cambridge MA 02142
M: 617 460-5181





April 12, 2023

Good afternoon,

The nonprofit Kendall Square Association (KSA), a 100+ member organization committed to supporting the many innovative, purpose-driven organizations that make Cambridge unique, represents both building owners and tenants. The KSA's membership includes MIT, life science and tech companies, large and small from around the globe, national nonprofits including Draper, and the Broad, Whitehead, and Ragon Institutes, local nonprofits, restaurants and more.

KSA members are united by more than geography, we are *united by our commitment to build a better future, together*. Our members are applying innovative solutions to the challenges that impact us all, from cancer and COVID-19 to climate change and more.

The City of Cambridge's BEUDO ordinance has a long history already, so today, on behalf of the KSA, I would like to share five brief points here.

1. The goal of BEUDO is to reduce GhG emissions. That's a collective goal. Everyone at today's hearing, and every member of the KSA wants to reduce GhG emissions. The question is how. **The answer is by working together.** Collaboration between the stakeholders—the City, the utilities (Eversource), and the community—which includes business and nonprofit organizations of all sizes, residents, and advocates—is essential to yield a meaningful, effective process. **An adversarial process is simply a waste of energy.**

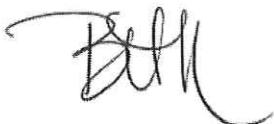
2. KSA members are focused on achieving net zero emissions, many of them are committed to achieving net zero before 2035. Those members include MIT, Amgen, Google, and many more—and they will reach net zero through ***innovation, conservation, and, importantly, impactful, verifiable offsets***. KSA members offer a model for reducing emissions, and Cambridge would do well to leverage this community's expertise and celebrate its success, rather than penalize organizations with deadlines designed to make headlines rather than meaningful reductions in global GhG.

3. It's important that Cambridge's ordinance be based on science, and facts. Here are a few facts that matter.

- There are at least 50 buildings in Kendall that are LEED certified Platinum, Gold, and Silver, and there are more under construction.

- Today, the grid is less than 20% renewable—we need to bring more renewable energy into the grid.
 - Eversource has made plain that providing enough electricity to power so that Cambridge's large existing buildings can reach net zero by 2035 means that **Eversource will have to take resources away from other communities, including under-resourced and environmental justice communities.**
 - Even a brief review of MIT's Fast Forward Climate Plan demonstrates the many, many ways MIT is renovating and constructing buildings to reduce GhG, and their offsets are game-changing—for example, MIT initiated a Power Plant Agreement that took a coal plant out of service. Let's celebrate these meaningful offsets, and the innovations that come from MIT, such as the development of "green" concrete here.
4. **A net zero target of 2050 makes sense for all of Cambridge, and would align this City with the Commonwealth and all of our neighbors from Boston to Somerville and beyond.** There is deep concern about the negative impact a 2035 net zero deadline for 100,000+ sf nonresidential buildings will have on this community, which is already experiencing layoffs and facing a range of economic headwinds. *It is critical that, if 2035 remains the deadline for these large buildings, which comprise a massive portion of Cambridge's tax base, the flexibility in the ways to get to net zero afforded by offsets, exemptions, and baseline options remain a part of any BEUDO amendments.*
5. **The KSA is committed to working collaboratively with the City and with all stakeholders to help reduce GhG emissions and build a better future for all of us, together.** We stand ready to work with all of you.

Thank you for your consideration,



Beth

Beth O'Neill Maloney
Executive Director
Kendall Square Association

Erwin, Nicole

From: Bill Boehm <bill@boehmarchitecture.com>
Sent: Wednesday, April 12, 2023 3:39 PM
To: City Council
Cc: City Clerk
Subject: Green New Deal

Dear Councillors

I am a long-term resident of Cambridge and an architect.

My practice is currently doing an 80-unit 100% affordable Passive House certified project in Lawrence. If a non-profit in Lawrence can commit to being as energy-forward as to attain the highest level of energy efficiency, commercial property owners in Cambridge can also step up to help set a higher bar for energy efficiency.

While the green new deal will not impose new requirements on residential projects, it will ask large, commercial developers to use expertise that is readily available to calculate expected emissions (including embodied energy) and to hit net zero targets.

Please support this important and well-considered proposal.

thanks,

Bill Boehm

18 Laurel St.

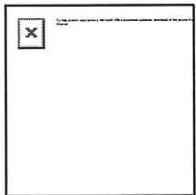
From: Sunrise Cambridge <sunrisemovementcambridge@gmail.com>
Sent: Wednesday, April 12, 2023 3:37 PM
To: City Council
Cc: City Clerk
Subject: Youth Letter in support of BEUDO

To the City Council,

We are writing in strong support of the BEUDO amendments proposed by Councilors Zondervan and Nolan and Mayor Siddiqui. Please see this [open letter](#) for a statement from Sunrise Cambridge with dozens of signatures from our members and supporters among Cambridge Rindge and Latin students. We look forward to a productive, climate-forward hearing tonight!

Best,
Sunrise Cambridge

"We are a movement to stop climate change and create millions of good-paying jobs in the process" (Sunrise Principles-Tenet 1)



From: Richard Goldberg <rgoldberg170@gmail.com>
Sent: Wednesday, April 12, 2023 3:20 PM
To: City Council; City Clerk
Subject: BEUDO Ordinance

Dear Council,

I urge you to take the bold step to pass the BEUDO Ordinance without weakening it by amendments that will benefit large real estate interests, wealthy high tech business, Big Pharma, and the well-endowed institutions of higher learning. I realize that the ironically named Community Development department of the City has already signaled to the above-named "stakeholders" their willingness to slow-walk the scheduled reductions of fossil fuel pollution, and I urge you not only to disregard their objections but also to question why a city agency already has policy recommendations before hearing what residents think. What exactly is the point of "public comment?"

I also realize that the arguments to delay compliance and reduce targets will be made largely as a needed concession to lower-income residents and businesses for whom pollution remediation will be a hardship. The solution for this is to create special programs that target just these folks and not large entities flush with cash.

If development will slow because Cambridge enacts BEUDO -- something I sincerely doubt-- so be it. Energy conservation should not be sacrificed. Who are the winners in a race to the bottom? Oddly enough, a more energy resilient Cambridge is a good investment, and it will pay dividends over time.

Thank you.

Sincerely,

Richard Goldberg
170 Harvard Street, Cambridge 02130 rgoldberg170@gmail.com

From: Nancy Donohue <ndonohue@cambridgechamber.org>
Sent: Wednesday, April 12, 2023 3:03 PM
To: City Clerk; Crane, Paula; City Council
Subject: BEUDO - Ordinance Committee Meeting
Attachments: BEUDO Ordinance Hearing testimony 4-12-23.pdf

Attached please find a letter for the record for tonight's Ordinance Committee Meeting on BEUDO.

Thank you,
Nancy

Nancy E. Donohue
Director of Government and Community Affairs
Cambridge Chamber of Commerce
One Kendall Square, Building 600, Suite 204
Cambridge, MA 02139
Ph: (617) 876-4213
www.cambridgechamber.org



CAMBRIDGE

CHAMBER of COMMERCE

April 12, 2023

David P. Maher
Chamber President & CEO
Gilda Nogueira, Chair
East Cambridge Savings Bank
Robyn Culbertson, Vice Chair
Cambridge Office for Tourism
Jay Kiely, Vice Chair
BioMed Realty
Paul Lee, Treasurer
Hong Kong Restaurant
Katherine Rafferty, Secretary
Mount Auburn Hospital
Alex Attia
The Charles Hotel
Ken Barron
CARU Associates
Dennis Benzan
La Fabrica
Michelle Consalvo
Takeda
Kara Cournoyer
Novartis
Julie Cox
Astellas
Sarah Gallop
MIT
Bob Gittens
Bridges Homeward
Sean Hope
Hope Real Estate
Michelle Lower
Alexandria Real Estate
Thomas Lucey
Harvard University
Susan Martin
MossBia
Jim McSweeney
CIP Group
Michael Guleserian
Sheraton Commander
Carl Nagy-Koechlin
Just-A-Start Corporation
Krina Patel
BioGen
Wayne Patenaude
Cambridge Savings Bank
Sasha Purpura
Food for Free
Elizabeth Schwab
Google

Mayor Sumbul Siddiqui
Members of the City Council
Cambridge City Hall
Cambridge, MA 02139

Mayor Siddiqui and City Councillors,

On behalf of our members, who range from small locally owned businesses to cutting edge life science companies and world-renowned academic institutions, I am writing to express our ongoing concern that before any final vote is taken on the proposed Building Energy Use Disclosure Ordinance (BEUDO) the City Council needs to ensure that it is achievable, attainable and perhaps most importantly that it is developed on science-based solutions with input from energy experts regarding the current and planned state of our grid infrastructure.

The city of Cambridge continues to be a national leader in climate change; proven by our green building zoning, green roof zoning, the net-zero stretch code, removal of parking requirements and pledge to housing density. And yes, the extraordinary partnership and commitment of our business and institutional partners, many of whom have been leading the way enacting climate saving policies and emissions reductions.

In Cambridge, we are lucky to have many of our larger businesses and universities at the forefront of developing innovative sustainability plans and goals that address the very real threats posed by climate change. We want Cambridge to continue being a thoughtful leader, but the city must lead by example and demonstrate true leadership by working together with other cities and towns to tackle the challenging issues of our time.

The issue of climate change is a global one. When it comes to infrastructure, like so many other difficult issues such as affordable housing, food insecurity and homelessness, it requires regional solutions. These issues cannot be solved within our borders. We must lead by example and demonstrate true leadership by working together with other cities and towns to tackle the challenging issues of our time.

It has become increasingly clear that without the ability to use verified carbon credits, reaching net-zero by 2035 is both unattainable and

unrealistic. The state of the electrical grid, current technology, lack of infrastructure, onsite renewable energy, and workforce development challenges, to name a few, cannot be addressed expeditiously and equitably enough to meet a 2035 goal.

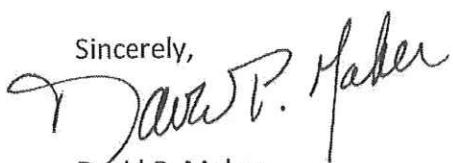
While many of our largest commercial property owners are aiming for 2035, they will need to use carbon credits to achieve this goal. These verified carbon credits actually reduce global emissions unlike the threat of penalties that some have proposed. A carbon tax, or whatever term of art proponents use to describe it, will not solve this problem and it will be debilitating to medium and small property owners as well as condominium and apartment buildings. It will also have the unintended consequence of raising rents and housing costs which are already a significant challenge.

We believe strongly that a one size fits all BEUDO approach will not work. Smaller commercial owners, those under 100,000 sq. ft., will be at a distinct disadvantage. They are simply not equipped and ready to meet the accelerated 2035 timeline. Along with specific business segments including our hospitals and senior care facilities who are all currently struggling financially to our affordable housing rental partners and nonprofits. These segments deserve an exemption from the accelerated 2035 timeline. In addition, properties in older commercial districts like Central and Harvard Squares face unique plot specific issues.

We are all in agreement that we need to craft a workable solution that achieves the net-zero goal we all can all be proud of. Cambridge's BEUDO must focus on realistic and attainable carbon-reduction strategies that are science-based solutions, not just wishful thinking, which will deliver the shared desired outcomes.

As always, the Chamber looks forward to continuing our work with the city and the Council to ensure Cambridge remains a desirable place to live, work and thrive.

Sincerely,



David P. Maher
President & CEO

Erwin, Nicole

20

From: Kathy Watkins <kathywatkins@mac.com>
Sent: Wednesday, April 12, 2023 2:48 PM
To: Caralone, Dennis; Zondervan, Quinton; McGovern, Marc; Siddiqui, Sumbul; Azeem, Burhan; Mallon, Alanna; Simmons, Denise; Toner, Paul; Nolan, Patricia
Cc: City Clerk
Subject: support for BEUDO

Dear Mayor Siddiqui and City Councilors,

I am writing in support your passing a strong BEUDO. I live in a flood zone and heat island and do not have the financial means to move to a safer area. My apartment building has few environmental safeguards and I will likely be flooded out once again at some time in the future. (This has already happened.) Allowing universities and corporations to sidestep vital climate preparedness measures would show Cambridge residents that once again the council and administration favors the powerful over everyone else. I also urge you not to allow global carbon offsets. Independent research has shown that these offsets are a scam.

Much of Cambridge is already unlivable in the hot summer months and will become more so unless our buildings pollute less . I hope you pass a strong BEUDO and do not allow amendments that are designed to water it down.

Thank you.

Sincerely,

Kathy Watkins
90 Fawcett St Apt 511
Cambridge

From: Argueso, Pablo <Pablo.Argueso@tufts.edu>
Sent: Wednesday, April 12, 2023 2:05 PM
To: City Council; City Clerk
Subject: Follow the facts, adopt Strong BEUDO Amendments

Dear Mayor and City Councilors,

The temperature today is 70 degrees F, it is expected to reach the 80s tomorrow. This winter has been snowless for Cambridge. Last summer Cambridge experienced a serious drought. Climate change is not a thing of the future, it is unfolding before your eyes.

As a father and a scientist, I urge you to follow science and data: the data is unequivocally saying that we must act now for our future to be difficult but still livable.

We can't undo the damage that we have done, but we can, and must, stop doing more damage. Which is why I urge you to pass favorably strong BEUDO amendments to cut emissions by 2035 and invest in reductions here in Cambridge. Large buildings need to do their share to keep Cambridge thriving.

Sincerely,

Pablo Argueso
26 Bigelow St. Unit B
Cambridge MA 02139

From: Lee Farris <Lee@LeeFarris.net>
Sent: Wednesday, April 12, 2023 1:42 PM
To: City Council
Cc: City Clerk
Subject: Residents Alliance supports strong BEUDO ordinance to cut emissions

4/12/23

Dear Mayor and Councilors,

Passing a strong BEUDO with local carbon offsets is an essential step in combating climate change. As a city, our climate goals have not been achieved. We want to be environmental leaders and need to continue to fight aggressively. We need to accelerate the switch away from fossil fuel and should have goals that are far ahead of the world, including a date of 2035 for the largest commercial buildings in the city to be fossil fuel free.

We want Cambridge to be a positive example of taking effective action to reduce climate change, so that we leave the world habitable for our grandkids. Therefore we ask that the 2035 deadline be enacted.

Councilors, we ask you not to give the universities and other large buildings a way out by allowing them to use global carbon offsets, as they requested in private meetings with city staff. As you know, global offsets are poorly monitored, and there are many instances where they have actually harmed indigenous people.

The ordinance includes an Alternative Compliance Payment option of for situations where building emissions cannot be directly reduced. This fee of \$234/ton is the established cost of local decarbonization from Boston's ordinance.

We oppose using global offsets because we want to reduce emissions locally. Reducing local carbon emissions will also have the co-benefit of improving the quality of the air we breathe in Cambridge itself, and will cut the number of premature deaths caused by fine particulate pollution, especially in low-income communities and communities of color, children, the elderly, and people with chronic health conditions.

We also note that the Council's version was developed collaboratively and publicly, and its supporters made numerous concessions to offer flexibility, including the campus designation, the emissions factors, the deferred compliance credits, and much more to make a 2035 deadline feasible.

Passing a strong BEUDO ordinance will support green jobs and reduce inequality. The Cambridge Community Foundation report showed that 40% of Black residents are in the bottom quintile of the city's income ladder. The Green Jobs program, passed in March 2023, will use local offsets from the BEUDO ordinance to create free green jobs training programs and economic opportunity for low-income residents in Cambridge. Workers who refurbish our buildings to deal with climate change will earn a living wage. Weakening BEUDO by allowing the use of global carbon offsets will reduce opportunities for green jobs.

We commend the city for starting a program to help multi-family buildings decarbonize. Because residential buildings cause only 15% of Cambridge's emissions, it makes sense to focus first on decarbonizing the big commercial

properties. As the new multi-family program generates experience and knowledge, those lessons can then be used to develop an ordinance regarding residential buildings.

The City Council should move to pass this policy without changes to local carbon offsets. Thank you for your consideration.

Sincerely,

Lee Farris, President

Cambridge Residents Alliance: *Working for a Livable, Affordable and Diverse Cambridge*

<https://www.cambridgeresidentsalliance.org/>

From: Jack Rubien <jackrubien@gmail.com>
Sent: Wednesday, April 12, 2023 12:52 PM
To: City Council
Cc: City Clerk
Subject: Support strongest possible BEUDO amendments

To the City Council,

I am writing to you because the climate crisis will affect life as we know it and we can't wait to do something to address it. The climate crisis is an emergency, and we need to treat it that way. The most recent UN Report calls for reducing greenhouse gas emissions aggressively now. Cambridge should share that goal and aim for net zero GHG emissions from large buildings by 2035.

Just as we as individuals take responsibility for small and large steps to reduce our GHG emissions, large building owners should take responsibility for reducing their GHG emissions.

Please support the strongest possible BEUDO Amendments.

Thank you,

Jack Rubien

MIT Graduate Student

From: Vinita Bhaskar <bhaskar.vinita@gmail.com>
Sent: Wednesday, April 12, 2023 12:17 PM
To: City Council
Cc: City Clerk
Subject: BEUDO Amendment Actions Needed

To Cambridge City Council:

I am writing to you today because I care deeply about the climate crisis and reducing greenhouse gas emissions in Cambridge. I live in East Cambridge off of route 28 with my husband and my 19 month old son. While we are fortunate to live next to a few parks, route 28 and the surrounding areas lack a solid tree canopy. Like so many parts of Cambridge, we have traffic but no trees. (While bike lanes are being built, we don't feel safe biking in the city - we don't really feel safe driving in our neighborhood because no one obeys the posted speed limits on 28.) Any significant temperature shifts are felt more in our neighborhood than in other parts of the city, and we could use some support.

The climate crisis is an emergency, and we need to treat it that way. Think about the weather we're having this week, and then consider what April used to feel like here in New England. Think back to this winter. We bought a toddler snow sled for my son, who recently discovered how much he loves sledding; we were all looking forward to sledding together but there was little to no snow this winter. That's not normal for our part of the country. We dusted off the sled two times this winter, and I felt so much mom guilt. We need to do better and do better now for my son, the other toddlers, and all of our Cambridge kids.

The situation feels hopeless for most members of the Millennial and Gen Z generations. We grew up focusing on reducing, reusing, and recycling on an individual scale, but what good can that really do when corporate interests and developers create more pollution collectively? The time to change things is now. And while it does feel like we are out of time, I do believe aggressive action can still save all of us. The most recent UN Report calls for reducing greenhouse gas emissions aggressively now. Cambridge should share that goal and aim for net zero GHG emissions from large buildings by 2035.

Just as we as individuals take responsibility for small and large steps to reduce our GHG emissions, large building owners should take responsibility for reducing their GHG emissions.

Please support the strongest possible BEUDO Amendments.

Thank you,

Vinita Bhaskar
262 Monsignor OBrien Hwy
Cambridge, MA 02141

Erwin, Nicole

25

From: Kristine Jelstrup <kejelstrup@gmail.com>
Sent: Wednesday, April 12, 2023 12:11 PM
To: City Council
Cc: City Clerk
Subject: Mothers Out Front Op Ed in Cambridge Day Supporting Strong BEUDO Amendments

Dear City Council:

I just wanted to send you the Op Ed that Cambridge Mothers Out Front had published in Cambridge Day. It explains why we support strong BEUDO amendments. We believe that change starts here and that Cambridge should lead on climate. Please support strong BEUDO Amendments.

<https://www.cambridgeday.com/2023/04/07/cambridge-has-a-chance-to-address-climate-crisis-with-strong-beudo-amendments-in-coming-vote/>

Margery Davies, Elena Fagotto, Lowry Hemphill, Kristine Jelstrup, Hannah Mahoney and Amy Oliver for Cambridge Mothers Out Front

From: Manraj Gill <manraj@mit.edu>
Sent: Wednesday, April 12, 2023 12:07 PM
To: City Council
Cc: City Clerk
Subject: Public Comment on Green New Deal and BEUDO

To Cambridge City Councilors:

My Name is Manraj Gill, I am a graduate student at MIT and have been living in Cambridge at Windsor Street (252 Windsor Street, Apartment 3) for the past 4 years.

I am writing today to encourage you to pass the Green New Deal and BEUDO immediately!

It is imperative that these be passed without making the emission charges less potent. I urge you to pass the strong version of BEUDO that was proposed by Mayor Siddiqui, Councillor Nolan, and Councillor Zondervan and to reject the city manager's fundamental rewrite for commercial development. Don't let Cambridge's large corporations and institutions greenwash this important ordinance. Specifically, I want to express my opposition to MIT and Harvard's option of using global carbon offsets because the aim should be to drastically reduce local emissions!

Thank you.
-Manraj

Manraj Gill
Ph.D. Student | Gene-Wei Li lab
MIT | Department of Biology
he/him | 68-241

From: JANE STOLEROFF <jstoleroff@comcast.net>
Sent: Wednesday, April 12, 2023 11:07 AM
To: Azeem, Burhan; Carbone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk; City Manager
Subject: new BEUDO amendment PLEASE READ

Dear Cambridge Councilors,

I am a trustee and resident condo owner of nearly 40 years at 6 Crawford St. (apt 2), and even longer time Cambridge resident. I am writing you today to implore you to reconsider any BEUDO amendment to include 50+ multi dwelling condo buildings to be phased in with the residential home time frame and to include representation from the city's many condo associations through the CCA to the Council's BEUDO ordinance committee for BEUDO implementation planning and promulgating BEUDO amendments.

Unfortunately I am unable to attend tonight's meeting.

First I'd like to express my appreciation to City Councilors Azeem, Mallon, McGovern, Nolan, Simmons, Toner, and Mayor Siddiqui. Thank you Councilor Simmons for holding the open meeting and to each of you for listening to the requests of condo associations to be exempted from the originally drafted BEUDO amendments. Those amendments were drawn up without any input from condominium owners, and they would have imposed harsh, and in some cases, impossible compliance demands.

Condos want to participate in the city's carbon emission reduction goals, but we need to be treated fairly and given the same consideration as other residential property owners.
Cambridge's residential property accounts for 20 percent of the city's green house gas emissions. BEUDO condominiums make up only 1.7 percent. Our homes should not be singled out for more aggressive compliance standards than residential property as a whole.

BEUDO condo buildings, especially older, more difficult to retrofit buildings such as Crawford Court Condos will need time, special consideration, technical help, and financial assistance to make the necessary changes to support the goal of Net Zero by 2050. Quite honestly to tag on the responsibility for condos to finance and determine how to retrofitting these buildings feels daunting and prohibitive without the identified assistance (planning, technical, financial) from the city.

Currently, Crawford Court Condo Association's buildings are undergoing a major, lengthy and very expensive facade project. While the cost of over \$50,000 incurred to every unit owner is onerous, I - as a trustee - made the hard decision and voted to implement this enormous burden for the health and safety to our community. I understand having to weigh hardship with practical, safety and the bigger cause. But we provided time to owners and spent time with technical consultants assessing resources to identify a well thought out implementation plan. We kept owners up to date regularly as to what to expect physically, financially and time wise. Please note, we did not include planning and assessment for BEUDO with this project. We would need yet much more time and resources to begin to sort out BEUDO implementation.

Quite honestly, this all feels daunting and prohibitive. I am currently retired, having worked for the Commonwealth for over 40 years and am worried that I would no longer be able to afford to live in Cambridge. I also worry that if I needed to, I would not be able to sell my unit. Who would buy at market value only to be subject to cover the financial burden that BEUDO implementation would cost? I worry about the same for my neighbors, many of whom are either retired, students or on a fixed income. (You undoubtedly have heard from many of them). I worry as a trustee how to mandate conversion for individual owners.

Please consider

- extending the phase in for multi-dwelling condos by adding them to the residential category,
- offering financial assistance to condo associations and to condo owners,
- offering technical assistance,
- removing the penalty fining structure, and
- most importantly, adding representation from multi dwelling condo associations through the CCA to obtain necessary input and participation for BEUDO planning

Thank you for your time and consideration.

Respectfully submitted,
Jane Stoleroff

cc: Sumbul Siddiqui, Mayor; Alanna M. Mallon, Vice-Mayor; Burhan Azeem, Dennis J. Carlone, Marc C. McGovern, Patricia M. Nolan, E. Denise Simmons, Paul F. Toner, Quinton Y. Zondervan, and Yi-An Huang, City Manager

Erwin, Nicole

From: Elena Fagotto <elenafagotto@gmail.com>
Sent: Wednesday, April 12, 2023 10:48 AM
To: City Council; City Clerk
Subject: Cambridge Needs Strong BEUDO Amendments

Dear Mayor Siddiqui and City Councillors,

You have heard from me so many times, as a mother and as a Mother Out Front member. I am determined to do all I can to address the climate crisis and make sure that all children have a chance to have a future that will have many problems, but will not be catastrophic. Our choices today, as individuals, as institutions, as businesses, will determine what our children's future will hold.

I encourage you to choose strong BEUDO amendments because change is incremental. In the US, with its federal government, so much can happen at the local and state level to address our climate emergency. The US are responsible for 1/4 of all the CO2 emissions that were produced so far, with only 5 percent of the global population. This creates a huge climate justice problem. I know many of you care about justice. See BEUDO as a justice issue. An American city with the talents and the resources of Cambridge needs to take responsibility and show other cities how this is done.

1. I urge to stick to a 2035 deadline, because time is of the essence: emissions are cumulative, we can't afford to keep adding and ruining our atmosphere and our planet.
2. Please say no to global offsets. Their impact is highly debatable, they replace other more productive uses of land and resources. There needs to be price parity between any offset and the cost of a metric ton of emissions in Cambridge (\$234) and any offset must be a local one. Let's use resources to retrofit affordable housing, our schools, our senior centers. Let's invest in green jobs for our community. Let's make Cambridge healthier for those who live and grow here.
3. Eversource needs to be pushed, because this is not business at usual. Eversource is a public utility and as such should invest in the public interest. The state, with Governor Healey, is pushing for 100 green energy by 2035, Cambridge has just adopted the building stretch code: the stars are aligned, Cambridge wouldn't be doing anything reckless by adopting strong BEUDO Amendments and Eversource will follow.

You are all aware of the tragedy of the commons, and this is what is happening with our climate. But the tragedy of the commons can be averted with strong regulations and norms that temper private interest in favor of the common good. As our elected representatives, it is your duty to protect Cambridge residents and regulate the behavior of large polluters. We count on you to do this on our behalf. Your choices on BEUDO have local and global ramifications. And they do impact our climate emergency.

Thank you for all you do, I greatly appreciate it
Elena Fagotto

26 Bigelow St Unit B
Cambridge MA



"Mobilizing for a livable climate"
www.mothersoutfront.org/team/massachusetts/cambridge/

From: Jeanne Heiple <jmheiple@comcast.net>
Sent: Wednesday, April 12, 2023 10:29 AM
To: Azeem, Burhan
Subject: BEUDO City Council Ordinance Committee Meeting

I am traveling so may not be able to attend the Council Committee Meeting on the 12th to offer my comments in person, so I am writing again to express my concerns.

My name is Jeanne Heiple and I rent and occupy a 2 unit condominium at 1105 Massachusetts Avenue in Cambridge.

I want to express my appreciation to City Councillors Azeem, Mallon, McGovern, Nolan, Simmons, Toner, and Mayor Siddiqui for listening to the requests of condo associations to be exempted from the originally drafted BEUDO amendments. Those amendments were drawn up without any input from condominium owners, and they would have imposed harsh, and in some cases, impossible compliance demands. Condos want to participate in the city's carbon emission reduction goals, but we need to be treated fairly and given the same consideration as other residential property owners.

Cambridge's residential property accounts for 20 percent of the city's green house gas emissions. BEUDO condominiums make up only 1.7 percent. Our homes should not be singled out for more aggressive compliance standards than residential property as a whole.

BEUDO condo buildings, especially older, more difficult to retrofit buildings, will need time, special consideration, technical help, and financial assistance to make the necessary changes to support the goal of Net Zero by 2050. Let's work together to get that done.

Thank you for listening.

Jeanne Heiple

Erwin, Nicole

30

From: Rachel Wyon <r.wyon2010@gmail.com>
Sent: Wednesday, April 12, 2023 10:03 AM
To: City Council
Cc: City Clerk
Subject: Support strongest possible BEUDO amendments

To the City Council:

I am writing to you again.

Today at 5:30 is the hearing on the BEUDO amendments. It is of the utmost importance that you, as our elected city councilors, take a stand for our children and grandchildren who will inherit an unlivable climate - unless we do everything in our power to reduce emissions now.

Now is the time to take seriously the climate emergency we face today. A huge percentage of Cambridge's emissions come from large buildings. These greenhouse gases affect us all in many ways:

- Fine particulate pollution causes asthma for many young children and others right here in Cambridge.
- My son is a school teacher in northern California where climate change has caused devastating fires, atmospheric rivers causing floods, and huge snowfalls; last month extreme weather caused his school to be closed for almost two weeks
- Global heating in Central America, and specifically in our Sister City, San José Las Flores, El Salvador, is causing a severe water shortage now; each household receives an hour of running water every other day in order to ration it during the hot summer months.
- The cumulative effects of GHG in the atmosphere across the globe is causing drought and water scarcity for over 2 billion people, especially in Africa and the Middle East.

All these reasons are very personal and heartbreaking for me. I feel strongly that Cambridge must do everything possible to reduce our emissions.

Moreover, the most recent UN Report calls for reducing greenhouse gas emissions aggressively now. Cambridge should share that goal and aim for net zero GHG emissions from large buildings by 2035.

Just as we as individuals take responsibility for small and large steps to reduce our GHG emissions, large building owners should take responsibility for reducing their GHG emissions.

Please support the strongest possible BEUDO Amendments.

Thank you,

Rachel Wyon

283 Sidney Street

member of Cambridge Mothers Out Front

r.wyon2010@gmail.com

From: Nancy Pendergast <pendergast.nancy@gmail.com>
Sent: Wednesday, April 12, 2023 7:27 AM
To: City Council
Cc: City Clerk
Subject: BUEDO

To the Council-

I write again in support of BUEDO. In support of a 2035 deadline, because 2050 is too late. In support of genuine reduction of emissions. Carbon offsets are a work around that takes advantage of global disparity of wealth. I thank the Councillors and Mayor who have worked for many months on this ordinance with transparency, keeping their eyes on the goal of a cleaner, healthier city and world.

Nancy Pendergast

48 Harvey St

From: Walker Chan <wrchan@walkerchan.com>
Sent: Wednesday, April 12, 2023 7:20 AM
To: City Council
Cc: City Clerk
Subject: BEUDO

Dear Councilors,

I'm writing to urge you to pass the strong version of BEUDO that was proposed by Mayor Siddiqui, Councillor Nolan, and Councillor Zondervan, and to reject the city manager's fundamental rewrite for commercial development.

I am a small business owner and MIT alum, and I believe that we must all do our part to help this city -- and our planet -- move forward in making logical decisions that affect not only our own futures, but also those of future generations and of this planet. We must maintain the integrity of the price for failing to remove one ton of emissions. Succumbing to a reliance on cheap global carbon offsets is not only cowardly, but it is also a great injustice. We have seen how such greenwashing efforts have made little to no real emission reductions, and furthermore have forced Indigenous Peoples across the globe off their land. The latest IPCC report reminds us of just how quickly we need to drive our emissions to zero.

The City Council should move to pass this policy *without the new changes* and guide our city forward.

A sincere thank you to those of you who have continued to support these efforts; your work does not go unnoticed.

Best,
Walker Chan
3 Crawford Street

From: Mina Reddy <minareddy@gmail.com>
Sent: Tuesday, April 11, 2023 10:42 PM
To: City Council
Cc: City Clerk
Subject: Support strongest possible BEUDO amendments

Dear Mayor, Vice Mayor, and City Councillors:

As a Cambridge resident and a member of Mothers Out Front, I am writing to urge you to approve strong amendments to the Building Energy Use Disclosure Ordinance (BEUDO). We have no time to waste to reduce greenhouse gas emissions. Although Cambridge declared a climate emergency in 2009 and has taken a number of important measures, we have not yet tackled the greatest source of emissions in the city: large buildings.

Proposed amendments set 2035 as the deadline for large buildings to reach net zero greenhouse gas emissions, which moves us towards recommendations from the United Nations. Reductions should not be done in whole or in part through global offsets, which are highly unreliable, may have negative impacts on local populations in other parts of the world, and create no local benefits.

Thank you for your consideration.

Mina Reddy

103 Auburn Street

From: Cynthia Hibbard <cshibbard79@gmail.com>
Sent: Tuesday, April 11, 2023 10:34 PM
To: City Council
Cc: City Clerk; greencambridgeboard@googlegroups.com
Subject: Comment Letter for April 12th Ordinance Committee Hearing on BEUDO Amendments
Attachments: Letter Green Cambridge to City Council Ordinance Cte re BEUDO Amend 041123.docx

Dear Ordinance Committee and City Council Members -

I am submitting the attached comment letter on behalf of the Green Cambridge Board of Directors. Thank you very much for your and the city staff's work to bring about meaningful reductions in Cambridge's greenhouse gas emissions!

Sincerely,

Cynthia Hibbard
Green Cambridge Board Chair and President



April 11, 2023

Cambridge City Council Ordinance Committee

via email

Subject: Proposed BEUDO Amendments

Dear Ordinance Committee:

Green Cambridge supports the City Council's enacting the strongest possible BEUDO Amendments to achieve net zero greenhouse gas emissions from existing large buildings by 2035.

Green Cambridge is a 501(c)3 non-profit organization that works to create a more sustainable city and to protect the environment for the health and safety of all. Green Cambridge's leadership and advocacy contributed to the City's creation of "Getting to Net Zero Task Force" in 2013, and the resulting Net Zero Action Plan adopted by the City Council in 2015 (8 years ago!). Unfortunately, in spite of multiple climate initiatives since that time, the 2020 Net Zero Action Plan Evaluation Report found that citywide greenhouse gas emissions have remained relatively unchanged.

The time for urgent action to make real progress is now. The March 20th U.N. Intergovernmental Panel on Climate Change's (IPCC) Sixth Assessment Report (AR6) made it compellingly clear that we are approaching climate tipping points, that we are not going to meet the 1.5° C warming goal in the Paris Climate Accord, and that net zero by 2050 is not good enough. To have a chance of getting to an economy-wide national and international goal of net zero by 2040 or even 2050, we must take the most cost-effective actions first, and now.

The Rocky Mountain Institute's (RMI) research (<https://rmi.org/insight/the-economics-of-electrifying-buildings/> and <https://rmi.org/insight/policies-for-better-buildings/>) shows that after limiting new construction to electric service only, **the most cost-effective way to achieve net zero in cities is whole-building retrofits of large buildings.** In addition to kick-starting the greenhouse gas emissions reduction process, large whole-building retrofits drive job creation, and develop markets for renewable energy and energy efficiency.

The City of Cambridge is already on this path! Thank-you, City Council, for adopting the new Specialized Stretch Energy Code for new construction and substantial renovations, and for working toward participation

Cambridge City Council Ordinance Committee

April 11, 2023

Page 2

in a DOER pilot program to ban fossil fuels in new construction. The next most cost-effective action is early reductions in large existing buildings – the proposed BEUDO Amendments!

For those who are concerned that Cambridge is moving too quickly into uncharted waters, fear not! In 2019 New York City enacted Local Law 97 (<https://www.nyc.gov/site/sustainablebuildings/ll97/local-law-97.page>). Local Law 97 sets carbon caps for buildings over 25,000 square feet (same threshold as BEUDO). The caps go into effect in 2024 and ratchet down toward a 40 percent reduction by 2030 and net zero by 2050. Carbon fees for exceeding the limits start in 2025 and are currently \$268/metric ton (compared with a proposed \$234/ton for Cambridge). In addition to New York City and Cambridge, San Francisco, Washington D.C., Boston, and St. Louis are preparing to assess carbon fees from building owners who fail to comply with updated local regulations that limit large buildings' greenhouse gas emissions and/or curb energy usage, according to a Nov. 16, 2022, Moody's Investors Service report. Atlanta, Denver, Chicago, Los Angeles, Miami and Houston will soon do the same (<https://www.cfodive.com/news/five-us-cities-target-building-energy-use-emissions-fines/637538/>)

Green Cambridge believes it is important to move forward with the proposed BEUDO Amendments as soon as possible. We support setting enforceable greenhouse gas reduction targets that businesses, universities, Eversource, and residents can plan for and budget for. The proposed BEUDO Amendments have reasonable hardship exceptions and energy provider failure exceptions. Green Cambridge urges the Ordinance Committee to report the proposed BEUDO Amendments out favorably to the City Council for final approval and implementation.

Sincerely,

A handwritten signature in black ink, appearing to read "Cynthia Hibbard".

Cynthia Hibbard, Green Cambridge Board Chair and President
On behalf of the Green Cambridge Board

cc: City Clerk

Steven Nutter, AICP, Green Cambridge Executive Director

Green Cambridge Board of Directors

Margery Davies and Lowry Hemphill, Mothers Out Front

Erwin, Nicole

35

From: Val <wangvalerie@yahoo.com>
Sent: Tuesday, April 11, 2023 9:31 PM
To: City Council
Cc: City Clerk
Subject: Support strongest possible BEUDO amendments

Dear City Councilors,

I am a resident of Cambridge and the parent of two children in the Cambridge Public Schools. As a supporter of strong and equitable climate action, I am writing in support of the crucial piece of Green New Deal legislation: amendments to the city's Building Energy Use Disclosure Ordinance. We are at a crucial inflection point in the history of this planet and of humankind, and we need to respond immediately.

I urge you keep the 2035 target date for all large commercial buildings to reach Net Zero emissions, and keep the limitations on the use of global carbon offsets.

Buildings are by far the largest source of greenhouse gas emissions in Cambridge and the health burdens of both climate change and greenhouse gas emissions are suffered disproportionately by communities of color and low-income communities—both globally and right here in Cambridge. I want our city leaders to pass a strong policy to ensure that the largest property owners in our city – which are also the biggest polluters – transition off of fossil fuels and cut their emissions.

We need to pass on a healthy planet to our children and all those in the next generations to come.

Best,
Val

From: Annie Snyder <annejsnyder@gmail.com>
Sent: Tuesday, April 11, 2023 8:02 PM
To: City Council
Cc: City Clerk
Subject: Green New Deal comments

Hello Council,

My name is Annie, and I currently live on Washington street and am a student at MIT. I would like to voice my support for the strong version of BEUDO that was proposed by Mayor Siddiqui, Councillor Nolan, and Councillor Zondervan after extensive collaboration and compromise. As a young person, looking at the future is stressful and uncertain regarding climate change. It is incredibly important that we commit to effective and real change, not just performative greenwashing. It is crucial that we recognize the externalities of pollution and carbon emissions that for all of history have come at no cost to those doing them.

I am all for small businesses, more housing, and academic institutions. However, some of these institutions are incredibly wealthy, sitting on endowments of 24+ (MIT) and 53+ (Harvard) billion dollars. At the same time, they impose climate externalities on all of us, our children, and our children's kids.

We have the power to change the future by doing things the right way, but we have to do so with urgency. I cannot stress how much I support the integrity of the price for failing to remove one ton of emissions, of \$234/ton (aligned with Boston). Do not give wealthy institutions a way out by allowing them to use cheap global carbon offsets. These schemes are highly problematic and harm already struggling groups- there are examples from Kenya and Southern Chile in which Indigenous Peoples were forcefully displaced from their land for carbon offset programs that didn't even actually reduce emissions. We cannot keep greenwashing out policies and harming real people across the globe, while not even reducing our climate impacts.

Thank you for your time and attention,
Annie Snyder

From: Tod Minotti <tosienterprises@hotmail.com>
Sent: Tuesday, April 11, 2023 5:59 PM
To: City Council
Cc: City Clerk
Subject: BEUDO

Hello, My name is Tod Minotti and I live at 253 Norfolk Street, Cambridge. My business is the owner of multiple condos around Cambridge and I am writing to you today on behalf of Porter Street Condominiums at 6 Arlington Street.

I am writing today to express my appreciation to City Councillors Azeem, Mallon, McGovern, Nolan, Simmons, Toner, and Mayor Siddiqui. Thank you for listening to the appeals of condo associations to be exempted from the originally drafted BEUDO amendments. Those amendments were drawn up without any input from condominium owners, and they would have imposed harsh, and in some cases, impossible compliance demands. Condos want to participate in the city's carbon emission reduction goals, but we need to be treated fairly and given the same consideration as other residential property owners.

Larger condo buildings, especially older, more difficult to retrofit buildings, will need time, special consideration, technical help, and financial assistance to make the necessary changes to support the goal of Net Zero by 2050. Please provide us a seat at the table to participate in drafting a reasonable path forward to get that done.

Thank you for listening.

Tod Minotti
Tosi Enterprises
253 Norfolk Street, unit 3.1
Cambridge, MA 02139
cell 802 280-5174

From: Michael Batson <mikebatson13@aol.com>
Sent: Tuesday, April 11, 2023 5:36 PM
To: Azeem, Burhan; Carbone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk; City Manager
Subject: BEUDO Amendments

All:

My name is Michael Batson. I own one of the condo units at One First, which is a 197-unit condominium association located in East Cambridge between First Street, Otis Street, Second Street and Cambridge Street. I have lived at One First since moving to Cambridge in 2009 and spent some of that time on the Board of Managers and as the association's Vice President. In my nearly 14 years at One First, I have assisted in implementing and/or participated in numerous efforts to reduce One First's environmental impact, including but not limited to reducing both electricity and water usage and improving our recycling programs.

I am writing today as a long-time resident to express my support for the exemption of condo associations from the originally drafted BEUDO amendments. Those amendments were crafted without any input from condo owners and would impose harsh, and in some cases impossible, compliance standards/demands. I understand many of you support the position of the condo associations and thank Mayor Siddiqui and City Councilors Azeem, Mallon, McGovern, Nolan, Simmons and Toner for their support.

One First is made up of a diverse group of owners. Some have chosen it as a place to retire; some are young professionals who appreciate the charm of living in Cambridge; some are young families who are just setting out. Notwithstanding our different backgrounds, most of the owners at One First are responsible members of the community and work to make it better. One First, like most condo associations, wants to participate in the city's carbon emission reduction plans, but we need to be treated fairly and given the same consideration as other residential property owners.

Cambridge's residential property accounts for 20 percent of the city's greenhouse gas emissions. BEUDO condominiums make up only 1.7 percent. Our homes should not be singled out for more aggressive compliance standards than residential property as a whole simply because they are grouped together as larger associations. BEUDO condo buildings, especially older, more difficult to retrofit buildings, will need time, special consideration, technical help and financial assistance to make the necessary changes to support the goal of Net Zero by 2050. Forcing a more accelerated timeline, particularly one that requires compliance in a mere 12 years, will only serve to alienate long-time residents and create financial hardships that may force many families out of their homes.

We should work together as a community to achieve these goals, not as competing forces.

Thank you for taking the time to listen to our concerns.

Regards,
Michael Batson
One First Condominium, Unit Owner
Cambridge Resident since 2009

From: Sharon deVos <sharondevos@gmail.com>
Sent: Tuesday, April 11, 2023 4:49 PM
To: City Council; City Clerk; Mothers Out Front
Subject: BEUDO Amendments

Dear City Councillors,

I am a Cambridge resident and a member of Mothers Out Front Cambridge. I am writing to you with an urgent request. Please support amendments that set 2035 as the deadline for large buildings to reach net zero GHG emissions and to do so without using global offsets.

Members of the City Council have taken some steps in the past 10 years to address our climate emergency, passing BEUDO in 2014, and since 2021, Beudo Amendments to require large buildings to actually reduce not just report GHG emissions have been discussed. But from 2011- 2019 emissions from these largest commercial and institutions have increased by 30%!!! This is unacceptable and I believe immoral that these corporations have been so irresponsible and now claim that the BEUDO requirements cannot be met without global offsets.

The US has emitted one quarter of the world's greenhouse gas emissions, more than any other country, although we currently have only 4% of the world's population. Half the global population lives in areas highly vulnerable to climate change. Globally as well as in Massachusetts, many people especially the most vulnerable have experienced serious health effects from climate change. Many people have been forced from their homes and have become refugees.

This is an incredible injustice to the people in the developing world as well as an incredible injustice to all youth and to future generations.

The International Panel on Climate Change (IPCC) has concluded the world must abandon fossil fuels as a matter of urgency rather than entrusting our future climate to untried technological fixes. The IPCCs report shows that the world has only a narrow chance of limiting global heating to 1.5 degrees Celsius. We have a chance to avoid the worst, but only if we act responsibly and immediately. We have to stop burning fossil fuels, and we have to transition to renewables as fast as possible. The technology is available and is much less expensive than continuing with fossil fuels.

The UN Secretary General Antonio Guiterez has declared, "The world is in a race against time. We cannot afford slow movers, fake movers, or any kind of greenwashing. We need to ensure net zero commitments are ambitious and credible and must align with the highest standards of environmental integrity and transparency." He warned that high emitting countries and corporations are not just turning a blind eye." They were adding fuel to the flames by continuing to invest in climate choking industries."

Please do not turn away from this opportunity to address our climate and humanity crisis we must face. We owe our children and the world's children a liveable future.

Thank you,
Sincerely,
Sharon deVos
118 Antrim St.

From: jude <glaubman.jude@gmail.com>
Sent: Tuesday, April 11, 2023 4:21 PM
To: City Council; City Clerk
Subject: Support for BEUDO proposal with NO changes

Dear Councillors

I am writing to you about the upcoming meeting on Wednesday as I am unable to attend it in person or virtually.

Please accept this letter as my public comment.

I urge you to pass the strong version of BEUDO that was proposed by Mayor Siddiqui, Councillor Nolan, and Councillor Zondervan.

I ask you to reject the city manager's fundamental rewrite for commercial development. Do not let Cambridge's large corporations and institutions greenwash this important ordinance. Global carbon offset schemes are a ruse that do not address fundamental problems but instead serve to offset corporate responsibilities who continue to extract and pollute, harming the most vulnerable people and lands.

Moreover, we need green infrastructure investments here in Cambridge. I live in a six family limited equity coop on Auburn Street. Four out of the six families have lived in our building for over 25 years and are on low and fixed incomes. We are grappling with how to upgrade our apartments to get off fossil fuels. We want to switch to solar power and to upgrade our electrical inputs to convert to electric stoves and heat pumps. But we just do not have the resources to figure out how to do it. Income inequality is an issue in Cambridge especially harming Black families and low income elders. The Green New Deal for Cambridge is a step in the right direction to make available the resources we need to make the changes necessary to stop climate catastrophe.

The City Council should pass this policy without changes.

Jude Glaubman
154 Auburn Street
Cambridge MA 02139

Erwin, Nicole

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From: Matthew Schreiner <matschr@comcast.net>
Sent: Tuesday, April 11, 2023 3:11 PM
To: City Council; City Clerk
Subject: Green New Deal for Cambridge and BEUDO

Dear Council and Clerk,

I'd like to support the BEUDO regulation version proposed by Mayor Siddiqui. We can't continue to rush towards destructive global heating. We can only address that by eliminating carbon fuels the world has accumulated over hundreds of millions of years. It's a fact that a livable planet can only be achieved by systematically reducing our economic output. I know we're only one village in the world, but that doesn't exempt us from addressing it. All towns, at least in the richer fraction of the world, will have to do the same.

We've had decades of planning to do the minimum, which we now know hasn't been enough, and still we don't meet those minimum targets. Let's take a big bite out now, and we'll still find out it isn't enough. Office buildings will happily spend \$20/ton to release carbon dioxide. And as the planet warms, we find out that the trees meant as carbon sinks end up burning and providing no benefit.

Please do the most you can do to eliminate CO2 emissions,

Matthew Schreiner
26 Grozier Rd.
Cambridge

Erwin, Nicole

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From: Jimenez, Anthony <ajimenez@smma.com>
Sent: Tuesday, April 11, 2023 2:44 PM
To: City Council
Cc: City Clerk
Subject: Support for strong BUEDO amendments with a net zero emissions target of 2035

Dear Cambridge City Council and City Clerk,

I am writing to express my support for the proposed strong BUEDO amendments with a net zero emissions target of 2035. As someone who works in Cambridge, I believe that reducing our carbon emissions is crucial for the well-being of our community and for the future of our planet.

The proposed amendments represent an important step towards achieving a net zero carbon emissions policy for 2035. I strongly urge you to adopt these amendments and work towards implementing policies and practices that promote sustainable energy use and reduce carbon emissions from both new and existing buildings.

I understand that the upcoming hearing on this matter is scheduled for tomorrow, and I am unable to attend in person. However, please know that I stand behind the efforts of those advocating for this important cause.

Thank you for your consideration of this matter, and I urge you to take action towards achieving a net zero carbon emissions policy for our city.

Sincerely,
Anthony Jimenez, PE

Anthony Jimenez, PE
Senior Associate | Electrical Engineer

SMMA
1000 Massachusetts Avenue, Cambridge, MA 02138
t: 617.520.9435
ajimenez@smma.com | [Profile](#)

[LinkedIn](#) | [Twitter](#) | [Instagram](#)

www.smma.com

Erwin, Nicole

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From: Karen Klein <kklein@brandeis.edu>
Sent: Tuesday, April 11, 2023 1:47 PM
To: City Council
Cc: City Clerk
Subject: BEUDO

To Whom It May Concern

As a Cambridge resident, consistent voter, mother, grandmother, and friend of Mothers Out Front, I am writing with a sense of urgency. I have read the latest scientific reports on the threats of climate change, how these instances will have grave impacts on us in Cambridge and globally. As a Voter in our city, I turn over my voice to yours and hope that you will do the right thing in moving with a steady commitment to vote on a strong set of amendments to BEUDO.

I am aware that global offsets are one of the solutions being considered. Please remember that global offsets will have no effect on the gas emissions locally. While we all want to reduce greenhouse gas emissions globally, you have the responsibility as our elected voices to put the interests of Cambridge residents, the kids we're raising, the air we're all breathing, first.

I have put my voice and my trust in you. Please don't disappoint me.

Thank you,
Karen Klein

From: Dan Phillips <danlphillips234@gmail.com>
Sent: Tuesday, April 11, 2023 11:16 AM
To: Cambridge Charter Review Committee; City Clerk
Subject: A Better Cambridge's Statement in Support of At-Large Proportional Representation

Dear Members of the Cambridge Charter Review Committee,

A Better Cambridge (ABC) recognizes that the charter review is an important opportunity for Cambridge to reassess its system of government. We would first like to express our thanks to the Charter Review Committee (Committee) for its work to identify any shortcomings in how our fellow citizens are represented and how effective our government is in creating real, positive change for our City. Given that housing costs have long been identified as the most important issue to Cambridge residents, we at ABC hope the Committee prioritizes effective representation, because the same people who bear the brunt of the housing crisis tend to have the hardest time getting their voice heard. For new Cambridge residents, lower-income households, folks who are too busy with school, work, multiple jobs, caring for family, etc., it can be challenging to engage deeply in our political process. We appreciate the Committee's focus on making politics more accessible for more people. To match our city's values, we urge the Committee to ensure that any changes to the charter serve to promote democracy, not constrict it. We are therefore concerned that the Committee is considering shifting the city council from at-large proportional representation to either a "ward" based system or a hybrid system with some ward and some at-large councillors. We also want to highlight the importance of leadership in resolving the housing crisis.

ABC strongly opposes transitioning from at-large proportional representation to any ward-based system because of the negative effects on political representation and housing production.

First, a ward-based or hybrid system will disproportionately amplify the voices of homeowners and disempower renters who already have an undersized impact on how the city government is run, despite making up a majority of the city's population. Renters move more, and would much more frequently transfer between wards, severing the link between them and their existing ward councillor. This would present a larger barrier to renters building strong relationships with their representatives. Furthermore, councillors would be less focused on addressing renters' needs because they would become a less vocal, less reliable constituency. It is already challenging for renters to run for City Council, and our persistent housing shortage could force prospective candidates to leave their ward and disrupt their candidacy if they could not find housing within their budget. A lack of renter representation on the City Council is a gap in representation that we hope is addressed during the charter reform process.

Second, a councillor representing a ward has an incentive to "protect" their turf over prioritizing citywide needs. Many politicians see affordable housing and apartments as undesirable, and while they may acknowledge a need for it, will push for it to go outside of their district. With more than 21,000 people on the CHA's waitlist and rents climbing, it is urgent that we accelerate housing and affordable housing production. Yet, a recent study has shown that shifting to a ward-based system harms housing production. Cambridge can't afford for political haggling over where new homes will go to delay housing production.

Third, wards undermine proportional representation's ability to make every vote count. Even without an intent to gerrymander, there is no way to draw ward lines without breaking up constituencies, so councillors would lose the ability to unite geographically diverse coalitions. We hope the Committee can improve our current system of proportional representation rather than adopt a new, less representative system. Under the current system, a councillor appealing to voters in a particular neighborhood that reaches the threshold purely on that basis can already be elected that way. By moving to wards, we would be imposing the importance of arbitrary neighborhood boundaries on voters in a way they don't seem to be expressing in their voting patterns. Cambridge may be geographically small, but it has a lot of big ideas, and proportional representation is far better at giving everyone a chance to be heard through their vote and elected representatives.

Lastly, ABC understands the Committee is considering other charter changes as well, such as having an elected mayor instead of a city manager. Although ABC is not taking a stance at this time, we would like to express the importance of executive leadership and accountability. Housing has been the number one issue for years, but Cambridge hasn't seen the kind of bold action that our elections show voters want.

Thank you,

A Better Cambridge

Erwin, Nicole

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From: Robert Snider <robert.snider20@icloud.com>
Sent: Tuesday, April 11, 2023 11:01 AM
To: City Council
Cc: Robert Snider; Zondervan, Quinton; McGovern, Marc; City Clerk; mmonestine@centralsq.org; Patrick Barrett; MICHAEL SIMON; Francis X. Colannino
Subject: Central Property Opposition to BEUDO proposed Amendments
Attachments: BEUDO Letter-April 11-2023.pdf

Please see attached letter to Mayor and the city Council

Central Property Management LLC
Michael P. Simon, Manager
700 Massachusetts Avenue
Cambridge, Massachusetts
02139

April 11, 2023

Mayor Sumbu Siddiqui
Cambridge City Council
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, Mass. 02139

Via email only to below listed recipients.

RE: Proposed Amendments to the Building Energy Use Disclosure Ordinance #2021-26

Dear Mayor Siddiqui and Honorable City Council,

Kindly reject all proposed amendments to the Beudo plan.

The management decisions made by Central for its buildings in Central Square are all made starting with our belief that Central Square is our home neighborhood, a network of tenants operating businesses, owners maintaining and operating the buildings, customers that trade with the businesses and a municipal government that provides security and essential governmental services. Fundamental changes to that network should be made only with great respect and only with substantial time allotted for every single interest to be heard. That has not been done here. The problems and costs are substantially underestimated and the ability to construct the changes are substantially overestimated.

That real estate law changes very little over centuries must be acknowledged. The wisdom of treating real property with respect is based upon the fact that real estate investment is substantial, the loans secured to make such investments require decades to pay off, and multiple interests rely upon real estate to operate almost all the economic interests of society. As usual, Central's tenants are subject to long term leases that provide for rents and the sharing of expenses. A cascade of decisions over long periods of time come from reliance on leases. Imposing substantial costs on real estate will throw all such relationships into chaotic disarray. The function of municipal government is to provide reliable stability, not to throw everyone out in a hasty desire for virtuous energy use.

In its haste to effectuate its goal of "net zero" emissions based upon an unscientific political goal; Cambridge ignores necessary interests. Telling is the failure to include as the first source of knowledge the Eversource experts who are needed to implement the changes. Indeed, almost every major project takes longer to construct than originally estimated. We have

recently seen what economic disruption does to people and to business when we were hit with the Covid crisis. Numerous businesses did not survive. People lost assets accumulated over decades. Another such shock will do deeper damage.

Some of Central's buildings are over 100 years old. They have received expensive maintenance and upgrades. We appreciate the costs and difficulties of what BEUDO will demand so that our pessimistic certainty that what is demanded cannot be accomplished without the destruction of the buildings and rebuilding from the ground up is founded on experience. Concrete and brick are not pliable substances that may be remolded into something else.

The smallest governmental entity that should deal with fundamental energy use is the Commonwealth as a whole. We see no expertise in Cambridge greater than that of the Commonwealth and the Commonwealth's date for implementation is 2050. We will appreciate an assessment of what is different about Cambridge that shows that it needs to enact a faster time than the Commonwealth as a whole. We will also appreciate a detailed financial assessment of what the additional costs will be for all the buildings effected by size and what, if anything, Cambridge will do to help pay such costs. Frankly, if the goal is so important, Cambridge should pay for it with tax credits, so the economic burden does not fall on simple citizens trying to make a living. Additionally, kindly point to any engineering studies showing how such changes may be made a matter of practical science and engineering.

Please consider that modern technology has made the continued use of fossil fuels more efficient and cleaner than before and will certainly continue to do so all without turning the world upside down. Why not continue to rely on such organic improvements?

Central adopts the points made by the erudite Patrick W. Barrett, Esq. in his letter.

By the way, Central's work in maintaining the historical architectural integrity of Central Square was recognized by the city. Practically, the implementation of BEUDO will dissolve any effort to preserve the history of Cambridge because the changes demanded will gut architectural integrity.

Very truly yours,



Michael P. Simon, Manager

cc: Zondervan, Quinton qzondervan@cambridgema.gov
McGovern, Marc mmcgovern@cambridgema.gov
Council@cambridgema.gov
cityclerk@cambridgema.gov
Monestine, Michael mmonestine@centralsq.org
Barrett III, Patrick W. jbrealtyllc@gmail.com

Erwin, Nicole

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From: Allison Kroner <aekroner@gmail.com>
Sent: Tuesday, April 11, 2023 10:16 AM
To: City Council
Cc: City Clerk
Subject: Support strongest possible BEUDO amendments

Dear City Councillors:

I am a Cambridge resident and a member of Mothers Out Front. I have a two year old, Lucy, and I want her to grow up in a thriving world, not one ravaged by the effects of climate change.

The climate crisis is an emergency, and we need to treat it that way. We cannot wait for others to act for us! The most recent UN Report, based on the latest research, calls for reducing greenhouse gas emissions aggressively now.

Cambridge has an opportunity to lead the way for our state and our country by doing its part by enacting a strong set of amendments to the Building Energy Use Disclosure Ordinance (BEUDO).

I urge you to support amendments that set 2035 as the deadline for large buildings to reach net zero greenhouse gas emissions. And I urge you to avoid the use of global offsets, which are highly unreliable and make no impact locally.

Just as we as individuals take responsibility for small and large steps to reduce our greenhouse gas emissions, large building owners should take responsibility for reducing their emissions as well.

Please support the strongest possible BEUDO amendments.

Thank you,

Allison Kroner, 14 Gold Star Road, Cambridge, MA

--

Allison Kroner Barron, MPA | 617-816-4770 | aekroner@gmail.com

Erwin, Nicole

From: JDP Bay Square <jdp@baysquare.org>
Sent: Tuesday, April 11, 2023 10:08 AM
To: City Clerk
Subject: Public Comment on CMA 2021 #238 : Ordinance #2021-26 re. BEUDO Amendments

Dear City Clerk:

Since the new proposed revisions to the amendment have not yet been made available to the public even one day before the meeting, I cannot comment with any certainty on the text of amendments that will be presented on April 12. Therefore I am instead commenting on what I have heard from several city councillors — that condominiums will be excluded from the enforcement provisions of the amended ordinance, and instead included along with other Cambridge residential properties as the city develops plans for them to meet its Net Zero goals.

I'd like to thank Councillors Azeem, Mallon, McGovern, Nolan, Simmons, Toner, and Mayor Siddiqui for listening to and supporting the reasonable requests of condominium associations to be exempted from the enforcement dictates of the originally drafted version of the BEUDO amendments. As previously constructed, the arbitrary timelines and financial penalties imposed by those amendments would have caused major hardships for a considerable number of Cambridge condominium homeowners (who in some cases would be forced by sanitary code to leave their homes as their buildings were retrofitted); all this for a class of residents who had no part in the development of those same amendments. There was obviously no consideration then for the special circumstances condominium owners must operate under by way of their governing documents, nor of the fact that by nature of their density, BEUDO condominiums are more energy efficient dwelling units than most smaller non-BEUDO residential properties.

It is only fair that condominium owners will now be considered along with other smaller residential homeowners in the City, properties that will hopefully have the opportunity to actively participate in a thoughtful, nuanced, fair, well crafted, and appropriately supported approach to meeting Cambridge's Net Zero goals.

John Patrick M.D.

950 Massachusetts Ave. Apt 508

Cambridge, MA 02139

From: Kiran Vaya <kiran.vaya@gmail.com>
Sent: Tuesday, April 11, 2023 9:39 AM
To: Azeem, Burhan; Caralone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk; City Manager; City Council
Subject: BEUDO - One First Condominiums

Dear City Councillors,

I am an owner of One First Condominium Association, 150 Cambridge Street Cambridge, MA 02141. I am writing to urge you to exempt condominiums from proposed amendments to the city's Building Energy Use Disclosure Ordinance (BEUDO). It is far more appropriate for us to be considered in the phase of enforcement planning that will include the significant majority of homeowners in Cambridge.

Condominium associations and their trustees were omitted from all the approximately 40 meetings for the early planning and drafting of these amendments over two years. Consequently, city planners have drawn up a one-size-fits all approach to emission reductions that ignores legitimate issues that will make it financially and practically difficult to impossible for many condominium buildings to comply.

After months of trying to plead our case to councillors and CDD staff, condominium leaders from around the city attended a "BEUDO Residential Focus Group" on January 25 organized by the Community Development Department. These condo leaders, including a number from the Cambridge Condominium Alliance, were hopeful they would hear the city had made adjustments that would meet our needs. Instead, they were presented with yet another take-it-or-leave-it PowerPoint presentation that rehashed the same unworkable scheme that was unveiled in September. None of the legitimate concerns we have expressed since then have been addressed.

If the city is willing to partner with us, we believe there are ways many condominiums can craft an approach that will have us arrive at the city's Net Zero goal without the threat of onerous fines and impossible deadlines. As citizens and homeowners under the same financial constraints as every other residential property owner, we ask that condominium compliance be taken up during the next phase of BEUDO enforcement that will consider most of the city's residential property.

Respectfully,

Kiran Vaya & Gaurav Vaid

150 Cambridge Street, Unit A407

Cambridge MA 02141

From: Erin Shackelford <shackelford.erin@gmail.com>
Sent: Tuesday, April 11, 2023 9:31 AM
To: City Council
Cc: City Clerk
Subject: Support strongest possible BEUDO amendments

Dear City Councillors:

I am a Cambridge resident and a member of Mothers Out Front.

The climate crisis is an emergency, and we need to treat it that way. The most recent UN Report, based on the latest research, calls for reducing greenhouse gas emissions aggressively now. Cambridge has an opportunity to do its part by enacting a strong set of amendments to the Building Energy Use Disclosure Ordinance (BEUDO).

I urge you to support amendments that set 2035 as the deadline for large buildings to reach net zero greenhouse gas emissions. And I urge you to avoid the use of global offsets, which are highly unreliable and make no impact locally.

Just as we as individuals take responsibility for small and large steps to reduce our greenhouse gas emissions, large building owners should take responsibility for reducing their emissions as well.

Please support the strongest possible BEUDO amendments.

Thank you,
Erin Shackelford
16 Alberta Terrace #2

From: Neil Miller <neilmiller95@gmail.com>
Sent: Tuesday, April 11, 2023 9:19 AM
To: City Council; City Clerk
Subject: Keep Cambridge innovative -- 8 story mass timber workforce housing
Attachments: How Mass Timber Makes New US Wood Building Construction Possible.pdf

Dear City Council and Housing Committee,

I'm attaching an article about an amazing new apartment building rising now in Seattle. It's 8 stories in the Central District neighborhood, made out of mass timber. When built, it will provide 126 units of middle-income workforce housing. Some highlights from the article:

- This was built by a non-profit developer, with no public subsidy besides a Wood Innovations grant from the US Forest Service
- Much of the building was prefabricated, cutting down on construction time
- The building's carbon footprint is probably net-negative, due to carbon sequestered in the timber and the reduction in carbon emissions compared to steel
- The architect says the cost of wood vs. concrete is about equal. Being able to build quickly and start leasing is especially important to make the match work out.
- The architect says, for sustainable sourcing, she wanted to get timber from within 400 or 500 miles. The farthest reaches of Maine, and its timber industry, is within 400 miles.

In 2019, the International Code Committee changed its model code to allow for the use of mass timber up to a height of 85 feet (eight or nine stories), or "as tall as 18 stories if certain additional requirements are met." The BPDA already has a Boston Mass Timber Accelerator, which in February said it would partner with the developers at the Bunker Hill Housing Redevelopment and, separately, a 24-story residential building in Charlestown with 20% affordable units.

In Cambridge we pride ourselves on being innovative and embracing sustainability. Imagine if one of these were proposed here? That would be so exciting -- and it would tackle so many of our goals and challenges at once!

I hope you keep this in mind during discussions about expanding the AHO. By making this type of development by-right, it's more likely that creative projects like this can compete for scarce land and keep to a tight project schedule. If we value cost-efficiency and sustainability, the proposed AHO amendments are a great way to support the affordable housing community in building better projects.

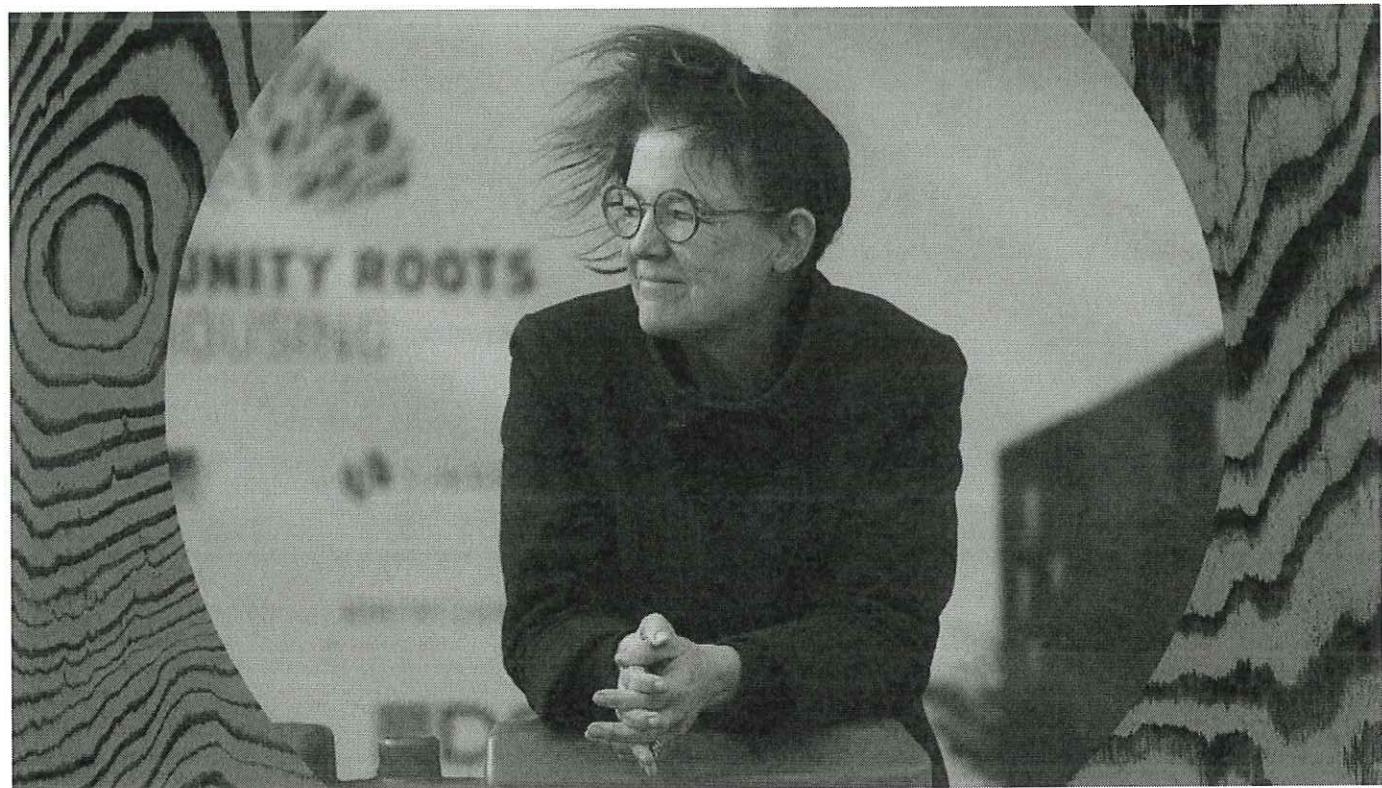
Thank you,

Neil Miller
102 Pearl St., apt. 3

Green
Timber Town

How a Seattle Architect Helped Make Timber Towers Legal in the US

“My hope is that we’re changing the 20th-century paradigm of construction,” says Susan Jones.



Susan Jones, principal architect and founder of atelierjones, in Seattle, on March 16. *Photo illustration: Stephanie Davidson; Photo: Genna Martin/Bloomberg*

By Amanda Kolson Hurley
March 23, 2023 at 9:00 AM EDT

When it opens in a few months, a new apartment complex in Seattle will be the first of its kind: specifically, the first building project in the US to break ground under a new category in the construction code, which allows for the structural use of mass timber – a group of engineered, extremely strong wood components— up to a height of 85 feet, or eight or nine stories. (Another new category allows wood structures as tall as 18 stories if certain additional requirements are met.)

For its architect, Susan Jones, it's not so much a first as the culmination of a decade spent researching, building with, and advocating for the use of wood in modern construction. Jones, who runs the small design studio atelierjones LLC in Seattle, is one of the leading authorities on mass timber in the US. She has completed several projects – including modular school classrooms, a church sanctuary and her own home – using varieties of the material.



The Heartwood housing project under construction in the Central District neighborhood of Seattle. Atelierjones collaborated with other companies that have experience with mass timber, including the construction firm Swinerton Inc., DCI Engineers Inc. and Timberlab Inc. *Photographer: Genna Martin/Bloomberg*

She also helped devise and run rigorous tests in 2017 to try to answer the question that held back mass timber's use in the US years after it caught on in Europe: Could it withstand fire? The tests, conducted on full-scale mock apartments in a federal research lab, showed that the wood forms an

outer char layer when it burns that slows the progression of the fire and protects the wood's core.

Bloomberg Green spoke to Jones as the apartment project, Heartwood, nears completion. The interview has been edited and condensed for length and clarity.

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How and when did you become interested in designing with timber?

When I was a graduate student, and we had to do our first structural piece, it was a wooden pavilion. That was the first and last time I was ever asked in graduate school to design out of wood.

Read more: Why Wood Is the Breakout Architecture Star of the Early 21st Century

Much later in my career, I was revisiting the idea of what it means to design your own house. How wood feels in a space really came back to me, from the experiences I had as a child growing up in the Pacific Northwest and living in structures that surrounded one with wood – both in this little tiny cabin that my grandparents built in the San Juan Islands in the early 1950s, and a house that my parents built in the mid-1960s. I remember touching the cedar on the living-room walls of our house, and what that felt like and what that smelled like. So when I had the chance to build my own house in 2010, '11 and '12, that opportunity began to kind of reveal and present itself.

Tell us about Heartwood.

Heartwood is a 126-unit workforce housing project. It's serving middle-income tenants. It's owned and managed by this very venerable nonprofit here in town called Community Roots Housing. This was a big departure from their core mission of deep affordability. All of their projects to date have been publicly funded because of the affordability. But no public subsidies were used at all [on Heartwood], with the exception of the [\$250,000] Wood Innovations grant that I was thrilled to get from the US Forest Service in 2019. It should be finished in July after a fairly accelerated construction schedule and lots of prefabrication.



Rendering of the view into an apartment in the Heartwood building from the entry. The mass timber complex has 113 studios and 13 one-bedroom units. *atelierjones*

It has an entire superstructure [*that is, all the aboveground parts of a building*] of mass timber, with the exception of the lateral bracing – seismic bracing – which is steel, and a very modest concrete foundation because of the lightness of wood coming down on this eight-story building.

Even with some steel and concrete, there's a lot of wood in the building. Did you calculate the carbon savings from using it?

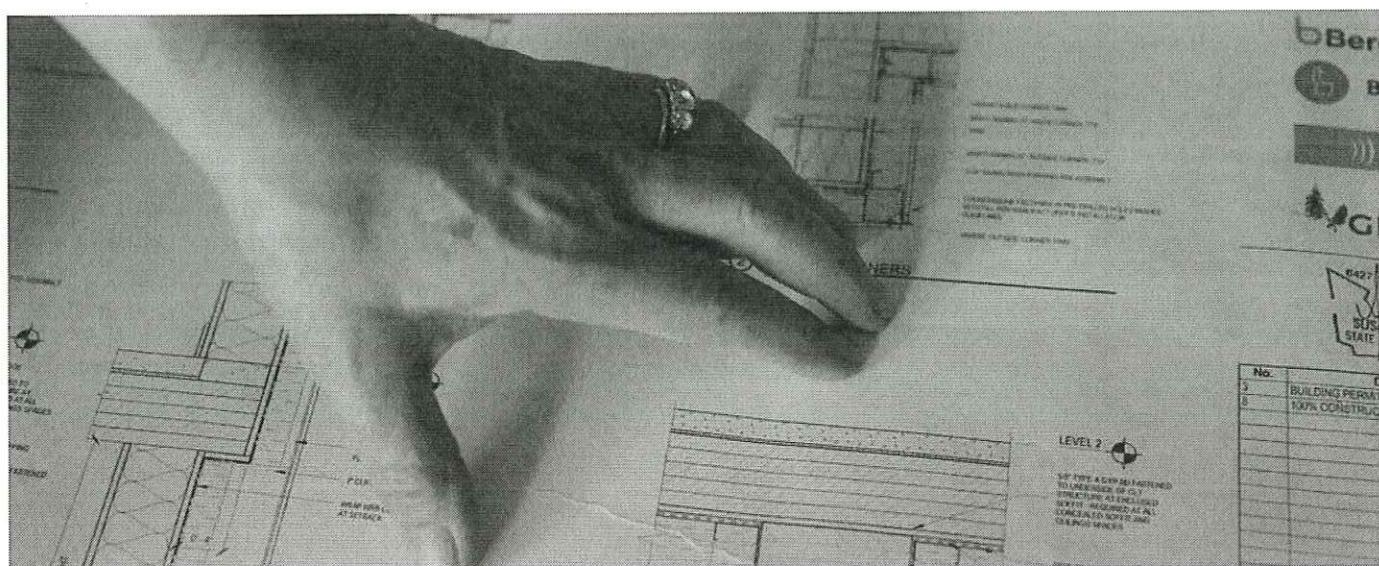
We're in the middle of doing a comparative lifecycle assessment, which means that we're modeling a concrete building to compare to our Heartwood mass timber building. And then we are doing lifecycle analyses of the carbon footprints for both of those buildings, through the University of Washington. We believe that the timber superstructure of our building, compared to the superstructure of a concrete building, will be approximately 40% lower. *[Jones later clarified that this does not include the sequestered carbon in the mass timber superstructure. When that is factored in, the carbon footprint should be net-negative, she said.]*

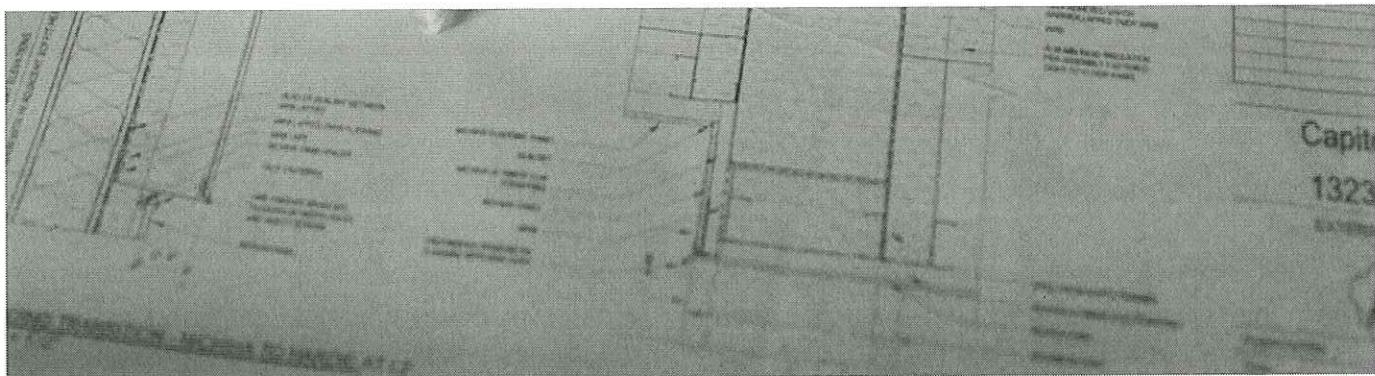
How much cost did using timber extensively add?

It's probably going to be about a wash. If you just compare wood versus concrete, those costs go way up for wood. That's really the danger in looking at it as just a substitution effect, because you have to look at it holistically to get those kind of numbers to pencil at all. But if you have the right team, who understand the timber building as a holistic system, and can work very clearly with a goal towards the maximum [amount of] prefabrication, the savings potentially come in [a shorter construction schedule]. If [leasing] can happen earlier, and you can have a couple of extra months' worth of rent, then that really begins to balance out the entire cost equation.

Where did you source the wood?

A lot of our peers in the US have been sourcing their timber from Europe. It is a bit of a hard decision to make as an architect to turn your back on the European market. But in the Pacific Northwest, we have forests that, because of the Northwest timber wars in the 1990s, are actually bursting with wood. Their forest management, their sustainable harvesting methods can be cultured through higher-value products like mass timber.





Jones shows a timber detail in the construction documents. *Photographer: Genna Martin/Bloomberg*

I made a decision fairly early on to engage with local suppliers. All of our projects have been sourced within the Cascadia biome, I'll call it, which is from southern British Columbia down to southern Oregon, about a 500-mile radius. I intend to keep it that way. The pricing sometimes is a little higher, but the benefits of being able to source within a 400-to-500-mile radius are extraordinary, and to be able to go out to those factories and meet their owners – and oftentimes, they're two, three, fourth-generation owners.

“The benefits of being able to source within a 400-to-500-mile radius are extraordinary”

They're also highly entrepreneurial and taking big risks for their particular family-owned company. And they know their forests.

You design buildings, but you also helped update the model construction code, which means taller timber buildings are allowed in jurisdictions that adopt the new code.

The International Code Council had just come out, in 2016, with a call for architects who knew mass timber to sit on this code committee. I got a call from the American Institute of Architects. They said, “We'd really like you to apply.” I said, no, I'm not a code geek. They didn't really want me for my code ability, which was very smart of them. They wanted me for my mass timber building experience. At that time I had built two [timber] projects in the West of the US. And that was about two more than almost anybody else at the time.

Out of that 18-person committee, six of them were fire [safety-focused] people, who were terrified. They would bring you to tears, listening to them talk about how we were going to design

the wooden high rises and they were all going to burn down. This was a real, obvious concern of theirs.



Glued laminated beams connect with Cross Laminated Timber (CLT) on the ceiling of an apartment. *Photographer: Genna Martin/Bloomberg*

So to see all those 18 people, including myself, sit around the table and hold the dignity of the code front and center, that was a really interesting phenomenon to experience. And then we were able to collaborate over a two-and-a-half year period, including doing a year of fire tests, and they were more successful than anybody believed.

You really could try to burn this building down for four hours, without sprinklers, and it wouldn't burn down. And then you could do it *again*, and it still wouldn't burn down.

With the growth of interest in mass timber, what does the supply chain look like? Are there enough sawmills and specialty fabricators to meet the demand?

Today, the answer is probably no. But I also think it's really changing very fast. And it's been very dynamic. Ten years ago, when I started in earnest with getting bids for my house, we only had one factory west of the Mississippi, and another one east of the Mississippi. Now we have a lot more

[timber] buildings, but we also have a lot more suppliers. And the forest capacity is there – and that's a whole other question, is to continue to ensure that the wood is coming from sustainably harvested forests.

Is greenwashing a risk?

We're trying to be really, really honest with ourselves about where the wood comes from, how it is harvested, the forest practices. And we're trying to be as clear and as honest and as transparent about the lifecycle analysis of these buildings. Like the supply chain, it's in a bit of a state of flux; we don't have all the answers. We're all learning and we're continuing to research.

“The industry as a whole figured out: Wait a minute, we’re spending a lot of carbon to make a lower-carbon building”

You’re referring to methods of lifecycle analysis?

How you quantify the sustainable footprint of a building. I mean, it wasn't that long ago that we thought a sustainable building was, you know, LEED Platinum with incredibly low operational carbon. Maybe five years ago, the industry as a whole figured out: Wait a minute, we’re spending a lot of carbon to make a lower-carbon building, right? That’s how fast the industry has been changing.

If you could look five years into the future, what do you think you would see with regard to mass timber in North America?

My hope is that we’re changing the 20th-century paradigm of construction. We are introducing a biophilic material, which has a much lower carbon footprint, into the building industry forever.

Erwin, Nicole

51

From: Ann Haycox <ann.haycox@gmail.com>
Sent: Tuesday, April 11, 2023 8:17 AM
To: City Council
Cc: City Clerk
Subject: Support strongest possible BEUDO amendments

Dear City Councillors:

I am a Cambridge resident and a member of Mothers Out Front.

The climate crisis is an emergency, and we need to treat it that way. The most recent UN Report, based on the latest research, calls for reducing greenhouse gas emissions aggressively now.

Cambridge has an opportunity to do its part by enacting a strong set of amendments to the Building Energy Use Disclosure Ordinance (BEUDO).

I urge you to support amendments that set 2035 as the deadline for large buildings to reach net zero greenhouse gas emissions. And I urge you to avoid the use of global offsets, which are highly unreliable and make no impact locally.

Just as we as individuals take responsibility for small and large steps to reduce our greenhouse gas emissions, large building owners should take responsibility for reducing their emissions as well.

Please support the strongest possible BEUDO amendments.

Thank you,

Ann Haycox

160 Chestnut Street

Cambridge, MA 02139

From: Vanessa Azzone Dhanji <azzone@gmail.com>
Sent: Tuesday, April 11, 2023 8:00 AM
To: City Council; City Clerk
Subject: Please adopt Strong BEUDO Amendments

Dear City Councilors and Mayor,

I am writing because I am very worried about the climate crisis and what our city is doing about it. I want to make sure my daughter, who is now in second grade, will have a happy and healthy future in Cambridge.

I would like to urge you to pass strong BEUDO Amendments to cut emissions from large polluters. Change starts at home, Cambridge has all the resources and should be leading on climate. Instead our emissions have been going up. Please do the right thing by passing strong BEUDO amendments to reach net zero by 2035, it's a question of public health here in Cambridge and Climate Justice around the world.

Thank you for your service, and for protecting our childrens!

Vanessa Azzone
36 William st
Cambridge MA 02139

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Vanessa Azzone
36 William Street, Apt 1
Cambridge MA 02139
cell 617 230 1801

Erwin, Nicole

53

From: Nicholas Hill <nhill@hill-energy.com>
Sent: Tuesday, April 11, 2023 8:04 AM
To: City Council
Cc: City Clerk; Council Aide
Subject: Ordinance Number 1360 - BEUDO
Attachments: BEUDO Comments 04112023 - Nicholas Hill.pdf

Comments regarding Ordinance Number 1360 – BEUDO, particularly as pertains to the proposed definitions of an “Approved Verification Body”.

Regards,

Nicholas Hill, CEM, LEED-AP
Hill Energy Services LLC
617.429.3862
nhill@hill-energy.com
www.hill-energy.com



HILL ENERGY SERVICES
WWW.HILL-ENERGY.COM

April 11, 2023

Cambridge City Council
795 Massachusetts Avenue
Cambridge, MA 02139

Submitted via email: citycouncil@cambridgema.gov

Re: Ordinance Number 1360 – BEUDO

Dear Councilors,

I am submitting comments regarding Ordinance Number 1360 which amends the Ordinance entitled “Building Energy Use,” Chapter 8.67 of the Municipal Code of the City of Cambridge.

I am an energy management professional with more than 35 years’ experience. I have performed benchmarking services for buildings throughout the Northeast US and have worked with benchmarking and reporting ordinances in Cambridge, Boston, New York City and Philadelphia.

Section 8.67.110 “Maintenance of Records and Data Verification”, parts (3) and (4) wisely requires periodic third-party verification of building energy and water usage data. My experience as a third-party verifier for Boston BERDO submissions has shown me that a fresh set of eyes is invaluable. Third-party verifiers are often energy and/or design professionals with experience analyzing energy bills and usage patterns. The role of the third-party verifier is to ensure that all data is correctly captured and reported. For example, a building might have multiple gas and electric meters serving the building’s tenants. The same parcel may have different Eversource service addresses. (Buildings in Harvard Square are prime examples of both these situations.) A good third-party verifier will understand the nuances of solar billing and be able to track the credits and debits as power is “banked” with the grid. They will understand building energy metrics and be able to guide building owners if their facilities are outside the normal range. Third-party verifiers do not verify the greenhouse gas emissions that result from electricity and natural gas usage. Those factors are set via the BEUDO statute.

The definition of the “Approved Verification Body” in 8.67.110 (3) and (4) concerns me. This requires that the verifications be performed by “a firm accredited by the American National Standards Institute to conduct greenhouse gas inventory verification services.” Such a firm is appropriate to verify the greenhouse gas emissions from a building’s non-standard energy production systems (e.g., a central utility plant). However, these firms may not be best suited to verify energy use data. Many similar ordinances require data verification by energy or design professionals. Cambridge might consider



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specifying that third-party data verifications be performed by a broad classification of energy professionals, such as the qualifications listed in Boston's "BERDO Policies & Procedures, Version 2.3, Adopted January 25, 2023", Section 3. If the City wishes to make compliance more straightforward, building owners should be permitted to use a range of qualified energy professionals for their data verification. As it is written, the definition will unnecessarily restrict the pool of verifiers to a very small group that may not be fully suited to the task.

Respectfully submitted,

Nicholas Hill, CEM LEED-AP

From: Stephen McCauley <sstevemcc@gmail.com>
Sent: Monday, April 10, 2023 10:43 PM
To: City Council
Cc: City Clerk

Dear City Councillor

I am an owner and trustee (also resident) of Porter Sq Condo Association on Mass Ave and Arlington Street. I am writing to urge you to exempt condominiums from proposed amendments to the city's Building Energy Use Disclosure Ordinance (BEUDO). It is far more appropriate for us to be considered in the phase of enforcement planning that will include the significant majority of homeowners in Cambridge.

As you know by now, condominium associations and their trustees were omitted from all the approximately 40 meetings for the early planning and drafting of these amendments over two years. Consequently, city planners have drawn up a one-size-fits-all approach to emission reductions that ignores legitimate issues that will make it financially and practically difficult to impossible for many condominium buildings including ours to comply.

After months of trying to plead our case to councillors and CDD staff, condominium leaders from around the city attended a "BEUDO Residential Focus Group" on January 25 organized by the Community Development Department. These condo leaders, including a number from the Cambridge Condominium Alliance, were hopeful they would hear the city had made adjustments that would meet our needs. Instead, they were presented with yet another take-it-or-leave-it PowerPoint presentation that rehashed the same unworkable scheme that was unveiled in September. None of the legitimate concerns we have expressed since then have been addressed.

Mine is an old building with old heating systems that would be almost impossible to replace with heat pumps, given current limited technology. Additionally, the costs of fines and etc would force me and my partner (both senior citizens, one of us with serious health problems) to move elsewhere.

If the city is willing to partner with us, we believe there are ways many condominiums can craft an approach that will have us arrive at the city's Net Zero goal without the threat of onerous fines and impossible deadlines. As residents and homeowners under the same financial constraints as every other residential property owner, we ask that condominium compliance be taken up during the next phase of BEUDO enforcement that will consider most of the city's residential property.

Respectfully,

Stephen McCauley

4 Arlington Street

Apt 21

Camb 02140

From: Ladan Khamsi <khamsi.ladan@gmail.com>
Sent: Monday, April 10, 2023 10:23 PM
To: Azeem, Burhan; Caralone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk; City Manager
Subject: BEUDO Amendments

Hello,

My name is Ladan Khamsi and my husband and I live at One First Condominium Association, a 197 unit condominium building at 150 Cambridge Street.

I am writing today to express our appreciation to City Councillors Azeem, Mallon, McGovern, Nolan, Simmons, Toner, and Mayor Siddiqui. Thank you for listening to the requests of condo associations to be exempted from the originally drafted BEUDO amendments. Those amendments were drawn up without any input from condominium owners, and they would have imposed harsh, and in some cases, impossible compliance demands. Condos want to participate in the city's carbon emission reduction goals, but we need to be treated fairly and given the same consideration as other residential property owners.

Cambridge's residential property accounts for 20 percent of the city's greenhouse gas emissions. BEUDO condominiums make up only 1.7 percent. Our homes should not be singled out for more aggressive compliance standards than residential property as a whole.

BEUDO condo buildings, especially older, more difficult to retrofit buildings, will need time, special consideration, technical help, and financial assistance to make the necessary changes to support the goal of Net Zero by 2050. Let's work together to get that done.

Thank you for listening.

Ladan and Farhad Khamsi

From: C <crizzini@gmail.com>
Sent: Monday, April 10, 2023 9:47 PM
To: City Council; City Clerk
Subject: Strong BEUDO Amendments Please

Dear City Councillors,

As a resident and a property owner I am very worried about the impact of climate change in Cambridge. It concerns me that New England is warming faster than other areas in the US (<https://www.wbur.org/news/2023/03/09/snowless-winters-boston-climate-change>) and I wonder how this will affect our community, our health and our economy.

I am writing to ask you do take action urgently, because the climate crisis is unfolding before our eyes, by adopting strong BEUDO Amendments. I hope you will stick to a 2035 net zero deadline and that you will ask big polluters to invest in LOCAL cuts, not global carbon offsets, which are a cheap and ineffective to avoid real climate action.

I do what I can to reduce emissions: I walk, I eat and shop responsibly, I avoid flying as much as I can, but I am a drop in the bucket. The climate problem requires systemic change and significant reductions, and strong BEUDO amendments would do just that.

Sincerely,
Claudia Rizzini
(2 Myrtle Ave, Unit 1)

From: Daniele Levine <danieleslevine@gmail.com>
Sent: Monday, April 10, 2023 9:31 PM
To: City Council; City Clerk
Subject: Strong BEUDO Amendments for homeless populations

Dear City Councilors,

I am emailing you as both a Cambridge resident and the executive director of Community Cooks, a non-profit that mobilizes volunteers to prepare home-cooked meals for neighbors in need in Cambridge, Somerville and beyond.

I urge you to pass strong BEUDO amendments to abate emissions from large buildings in Cambridge. These buildings contribute to the bulk of emissions in our city—and they have the resources necessary to cut emissions in Cambridge (*not* through global offsets) by 2035. A later deadline does not meet the urgency of our climate challenge.

I am acutely aware of the needs of the unhoused population that receives our meals. How will they protect themselves during extreme weather events? How will heat waves impact their already vulnerable health?

I urge you to think of the most vulnerable members of our community when you think about BEUDO and emission cuts, because they will be disproportionately burned by the changing climate.

Thank you for your service, and for your commitment to the health and safety of everyone in our community.

Sincerely,

Daniele Levine
24 Concord Avenue, Apt #402
Cambridge, MA 02139

Erwin, Nicole

58

From: 3392220700@mms.att.net
Sent: Monday, April 10, 2023 8:23 PM
To: City Clerk
Attachments: IMG_1519.jpg

April 10, 2023

City Council,

I am an owner of a condominium in a Cambridge association with 74 units.

I am writing to ask that the Building Energy Use Disclosure Ordinance (BEUDO) be amended to exclude condo associations such as ours which are included with business and educational buildings.

We are condo owners in old buildings, we are not large commercial, business or college structures such as Harvard, MIT, etc. In 2014, when the BEUDO was drafted it incorporated our residential buildings of 50+ units to be included into the same category as these large institutions.

This was unfair because our condo building representatives were excluded and not notified of this ordinance.

The Cambridge goal is to combat climate change and reduce carbon emissions. This is understood, however, this should be done in a timely and sensitive manner.

Consideration should be given to owners of condo units consisting of hard working people, families, and low income senior citizens trying to pay bills and save for retirement etc. Just this past month each condo unit was required to pay about \$ 55 K for replacing the building facades as well as other obligations such as electrical updates.

The present economy doesn't allow for all these financial and stressful demands.

Each unit in our buildings has a much smaller carbon footprint than a single family home. Studies show residential buildings of 50+ units are responsible for only 1.1 % of the carbon emissions in Cambridge.

I urge City Councillors to not make hasty decisions, and not create more financial hardship. There are alternative steps to reduce the carbon footprint.

In addition please allow condo associations a presence in the planning of the current proposed BEUDO amendment. The unique needs, especially those of older buildings such as ours should be carefully examined.

Respectfully,

Maria Grabowicz c/o
Andre J. Grabowicz
1 Crawford St. # 4
Cambridge, Ma.
02139

From: Patrick W Barrett III <jbrealtyllc@gmail.com>
Sent: Monday, April 10, 2023 7:16 PM
To: Zondervan, Quinton; McGovern, Marc
Cc: City Council; City Clerk; Michael Monestime
Subject: BEUDO
Attachments: BEUDO Letter 04102023.docx

Ordinance Committee Chairs,

Attached are my comments for the meeting on BEUDO coming up on April 12th. This ordinance is going to have significant impacts on existing buildings and I do not believe the Council fully understands how devastating these regulations are going to be on buildings under 50k sqft especially in Central Square. As a BID member I am already taxed for additional services in the square and if the amendments pass as written I will be forced to either sell my property or vote to dissolve the BID. I've fought too hard for both to have them be taken so carelessly. We can achieve a lot more working together and in my comments I've outlined how that might work and provided data, from the City of Cambridge, which supports my premise.

Respectfully,

Patrick W. Barrett III
617 778 3521

www.linkedin.com/in/pwbarrett/

Emails sent or received shall neither constitute acceptance of conducting transactions via electronic means nor shall create a binding contract in the absence of a fully signed written contract.

Mayor Siddiqui and Honorable City Council,

Over the past year many of us have been scrambling to catch up to a conversation that has apparently been ongoing since 2018 regarding BEUDO and proposed amendments due to the ordinance's "failure" to help curb greenhouse gas emissions from buildings. That "failure" is difficult to assess as it is unclear what action, if any, the Community Development took during 2016 and 2017 that would have resulted in a reduction of GHGs? The first full report for the BEUDO ordinance was issued on 5/25/16. In that report there is a "key finding" that stands out: "**More than half of Cambridge's total energy use was consumed by 5% of the City's buildings.**"¹ If CDD was able to identify in 2016 that only 5% of the buildings in the City used more than 50% of the energy in the City what action did CDD then take to put these buildings on notice? I would also point out that while the 2016 participation rate was hailed at being 95% it has dropped precipitously since then and in the latest report is now at 70%. If the program wasn't set up to properly measure the data how can we say whether or not this has been a failure? The saying, "Well begun is half done" comes to mind; BEUDO was a belly flop from the outset. Lastly If you compare the 2020 report² to the 2021³ report; in 2020 emissions dropped by 6% and energy use per square foot also decreased by 2% then for some reason in 2021 emissions dropped by a further 9% but energy use per square foot increased by 4.9%. What happened? It is not even clear based on CDD's own reports that BEUDO was a "failure" that required any action in 2018 because it is entirely possible 2018 was too soon to look back?

In March 2022 was the first time I was personally made aware of any potential changes to BEUDO (or that it existed at all). Between 2018 and this time I had completed a building that would be come subject to this ordinance and at no time during the design or even in any green building discussion did anyone from CDD mention the ordinance, their work on it, nor its potential impact. It has been since this time many of us have been trying to educate ourselves and attempt to contemplate the impacts of the proposed 2035 deadline, 2025/2030 tax scheme, and the myriad other issues the proposed amendments will impart. We asked to see who was at the table during these discussions and received a list that didn't include one property owner from Central Square but instead listed environmental consultants, Microsoft, Google, and a very niche group of very large corporations who are in the business of building labs and other large big box commercial properties. We asked if Eversource were at the table and much to our shock discovered that they had a cursory role if any, and once brought into an actual meeting to discuss how this project could be implemented they stated in very few uncertain terms that not only is 2035 next to impossible but 2050 is likely not going to yield the results Cambridge is hoping for. **Without the infrastructure necessary to fully electrify our buildings the BEUDO amendments force property owners into a tax scheme that will hit the smallest commercial and residential owners the hardest with no practical means to comply.**

If the City of Cambridge and this Council wish to actually tackle the issue of GHG emissions and climate change this aught to be done in partnership with property owners with a practical science and engineering based approach not a political score card. The city's data shows quite clearly who the

¹ <https://www.cambridgema.gov/CDD/News/2016/5/BEUDO>

² <https://www.cambridgema.gov/-/media/Files/CDD/Climate/BEUDO/2020beudoinfographicprocessed.pdf>

³ https://www.cambridgema.gov/-/media/Files/CDD/Climate/BEUDO/2021cambridgebenchmarkingreport_v4.pdf

biggest emitters are, and it isn't residential condos, residential housing, or even small commercial buildings 25k – 50ksqft.⁴

The current amendments on the table would begin taxing the smaller commercial and residential buildings at roughly \$40k per year starting in 2025. Even if I had a load letter in hand Eversource would not be able to engage my retrofit of a building completed in 2020 for about 9 – 12 months. The cost of retrofitting aside, being a zero-lot-line building, I have no practical place to put the necessary transformers and switchgear that will be required by Eversource on my site. I am not alone in these complications as nearly all BEUDO buildings in Central Square are currently on "network power." Further, adding to our complications, are the recently passed Climate Resiliency Zoning regulations that frustrate areas like Central Square with added measures and building modifications that add additional cost, logistic issues, or simply cannot be done without vacating the building. When faced with complications like these it is hard not to wonder if that is the actual goal. Is it the desire of the Council that all individual property owners should simply throw their hands up and sell to larger groups who are more capitalized, have their own sustainability teams, and have been too apathetic to show up at any of these meetings? In short, if BEUDO is going to work, we need help. The current amendments need to be adjusted and I recommend the following:

- **Exempt all buildings under 100k sqft from the current tax scheme. You will capture 76% of the GHG emitting buildings in the city and give time to practically assess these smaller pre-existing structures to figure out how they can upgrade without draining capital that could have gone to addressing the problem and maintain some vestiges of small ownership.**
- **Create an incentive program for buildings up to 50k sqft to help address funding issues and lack of technical support.**
- **Allow for a deferment where a plan has been approved by the City of Cambridge with no penalty or tax if the work is completed within a time certain.**
- **Allow for exemptions in Central Square and other areas affected adversely by the climate resiliency regulations and where space for infrastructure is limited or non-existent. In these areas work with Eversource to create a regional grid strategy instead of relying on on-site transformers and switchgear.**
- **Remove all permitting fees associated with BEUDO upgrades.**
- **Provide technical support directly to property owners. Currently CDD provides an email for mass saves or an Eversource contact. This is insufficient as the efficiencies required by BEUDO go well beyond what Mass Saves can provide and Eversource up until recently had no idea what BEUDO was and currently at the building level there is no one to talk to.**

I have included some charts from CDD's reporting on BEUDO throughout the years since its inception. I think it tells a very clear tale about who is polluting the most and thus where the greatest impact any

⁴ <https://www.cambridgema.gov/-/media/Files/CDD/Climate/BEUDO/2017beudoinfographicprocessed.pdf>
(2017) <https://www.cambridgema.gov/-/media/Files/CDD/Climate/BEUDO/2018beudoinfographicprocessed.pdf>
(2018)

regulations could have and further some cautionary information about electrifying too quickly given the current make up of the grid.

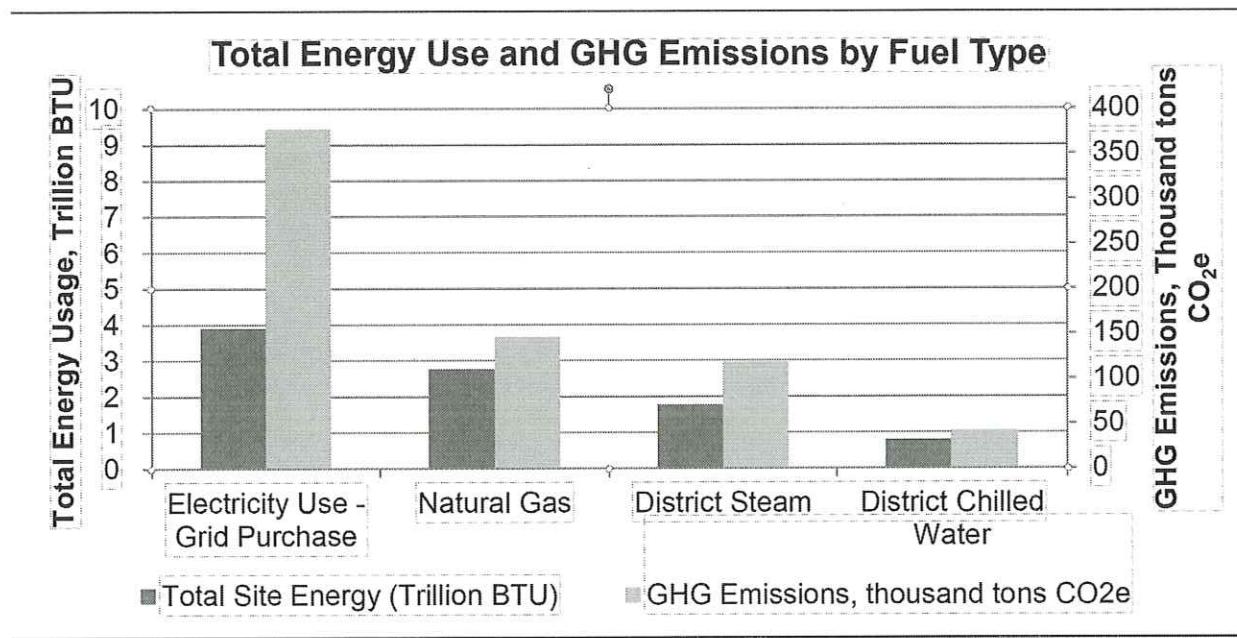


Figure 4.1: Total Energy Use and Greenhouse Gas Emissions by Fuel Type

5

MEDIAN SITE ENERGY USE INTENSITY GHG INTENSITY (KGCO₂E/FT²)

Energy use intensity is the ratio of annual energy use to square feet within a property. It reflects the overall efficiency performance of each property type.

COLLEGE/UNIVERSITY	126.9
MULTIFAMILY HOUSING	73.3
OFFICE	73.3
LABORATORY	451.5

GHG intensity demonstrates the per square foot impact of a property type on emissions of CO₂ equivalent greenhouse gases.

COLLEGE/UNIVERSITY	13.6
MULTIFAMILY HOUSING	4.7
OFFICE	10
LABORATORY	24.2

6

⁵ https://www.cambridgema.gov/-/media/Files/CDD/Climate/BEUDO/2016beudoanalysis20180125_processed.pdf (page 12)

⁶ <https://www.cambridgema.gov/-/media/Files/CDD/Climate/BEUDO/2018beudoinfographicprocessedf.pdf>

Erwin, Nicole

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From: Lauren Luther <laureneluther@gmail.com>
Sent: Monday, April 10, 2023 6:35 PM
To: City Council; City Clerk
Subject: Comment on the Affordable Housing Overlay Amendments

To the Cambridge City Council Housing Committee,

I am writing in support of the proposed amendments to the Affordable Housing Overlay.

First of all, I want to commend the elimination of setbacks for affordable housing projects. I live in a building that, along with nearly every other building on Hurley Street, has zero setback from the sidewalk. The elimination of setbacks in affordable housing is in keeping with the neighborhood feel of East Cambridge (along with many of Cambridge's other neighborhoods). Additionally, I believe that it is inequitable to hold affordable housing projects to standards that are higher than that of Cambridge's grandfathered-in existing homes, unless they are demonstrably for health and safety.

Secondly, as someone who lives close to the 49 6th Street project, I am heartened to see a portion of the Sacred Heart property be turned into affordable housing. I only wish that it did not take four years (from the first community meeting in 2021 to the proposed construction end date in 2025) to turn an extant structure into affordable housing - especially given its prior partial residential use as a rectory. I would love to see Cambridge have many more similar projects, and I support the affordable housing overlay amendments in their attempt to lower the barriers to generating them.

Lastly, I am supportive of the lifting of the height limits. Cambridge's Rindge Towers evidence that Cambridge was once capable of building large scale affordable housing to tackle a then urgent affordable housing shortage, and there's no reason that the Cambridge of today cannot rise to the challenge of tackling our present affordable housing crisis.

From the May 25, 1969 Boston Globe:

Even as debate rages

Housing 'miracle' in Cambridge

By ANTHONY J. YUDIS

Staff Writer

In recent months Cambridge organizations, educational institutions, non-profit housing groups and so-called housing experts have been engaged in debate over the useful lack of low and moderate income housing programs in land-scarce Cambridge.

The seeming image of fault has been pointed at one agency and institution after another, but so far the results have been negative—*not one new housing unit has been built.*

Yet, when one looks into the situation he finds a couple of interesting case histories showing that while debate and meetings have gone nowhere, private enterprise on two fronts has stepped quietly into the breach in attempts to produce at least part of the needed housing.

The first history is one just now reaching a modest conclusion. A "topping out" ceremony was held last week and 100 apartments will be opening soon.

The other — after three years of frustration and roadblocks set up by the same bureaucracies who continuously lament the shortage of such housing — now at long last seems about ready to get into the groundbreaking stage to add another 268 apartments.

They show that private builders — given the encouragement — can build needed housing.

It's worth taking a closer look at the first case history, since it's the kind of "theory" talked about for a long time in Cambridge: houses becoming *units* — apartments at other than luxury rentals, and other than public housing.

This is Max Wasserman's \$10 million twin 22-story towers at Ridge av. and Alewife Brook Parkway, being built under the FHA's 221(d) below market interest rate subsidy.

Considering the need in Cambridge for apartments for families who cannot qualify for public housing, and who can afford the \$100 to \$200 rentals demanded for conventional apartments, it would change that Wasserman's undertaking at the first 221(d) below market

interest rate program. One of the arguments in the past has been that 221(d) seemed too costly as high rise elevator-type developments and too unfeasible in Cambridge as spread out garden-type developments because of the scarcity and expense of land.

Recently, in Chicago, a 221(d) 12-story apartment opened in a new lake front area charging rentals from \$115.50 a month for a one-bedroom unit to \$350 for a three-bedroom unit — thus amidst apartment buildings commanding about twice that amount for rentals.

In Cambridge, Wasserman has gone one floor higher and also will be asking for comparable rentals. And while there's no question they don't meet the needs of low-income families, they do take into consideration a segment largely neglected over the years. (A percentage of them can be leased by the public housing agency for low income families or elderly.)

High rise usually means efficiencies and one-bedroom units — but the Ridge apartments include 42 three-bedroom units, as well as 332 two-bedroom units and 128 one-bedroom apartments. The average rentals (and note, they include heat, utilities and parking) are listed at \$115 for one bedroom, \$140 for two bedrooms and \$163 for three bedrooms.

There's a catch, of course. Occupants must have limited income as determined by the FHA. And a check with FHA shows that only as recently as this month the income eligibility requirements have been increased some 10 percent.

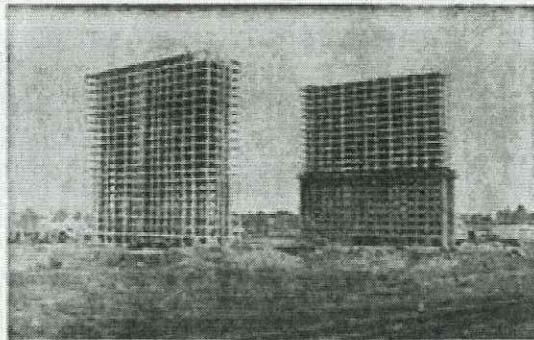
The FHA says to be eligible, one person may not earn more than \$6,700 a year; \$11,500 for a two-person family, \$16,500 for a three and four-person family, and \$11,200 for a five and six-person family. The limits prevent the very affluent from gobbling up the 221(d) market.

How did Wasserman do it?

"Well, we own our own development company and we have our own

STBHS

Continued on Page 11



HIGH RISE APARTMENTS FOR CAMBRIDGE usually mean luxury rentals—but not these 22-story units being developed by builder Max Wasserman. Rentals will average \$115 for a one-bedroom unit to \$350 for three bedrooms—including heat, utilities and parking.

Warm regards,

Lauren Luther
342 Hurley Street

From: Johanna Cockburn <johannacockburn@gmail.com>
Sent: Monday, April 10, 2023 6:01 PM
To: City Council
Cc: City Clerk
Subject: Please Pass Strong BEUDO Amendments

Dear City Councilors,

Cambridge has a unique opportunity to lead on climate by cutting emissions from large buildings and I hope you will support STRONG BEUDO amendments to regulate our biggest polluters.

As a property owner, I do all I can to make my home energy efficient and to reduce our carbon footprint. We invested in solar panels on our roof because I believe in energy democracy. But individuals like me can only do so much, because we are a small part of the problem. In Cambridge, we know that large commercial and institutional buildings are the big emitters and it is appropriate and just to ask them to do their share. The cost of pollution can't be passed on to individuals and to future generations.

Please adopt strong BEUDO amendments, with a net zero deadline of 2035. Also, say no to global offsets and ask emitters to invest in their community by abating emissions here or investing in local offsets with price parity.

As a mother, I appreciate what Cambridge does for children, I urge you to see strong BEUDO amendments as something we owe to present and future children.

Thank you,

Johanna Cockburn
325 Harvard st
Cambridge MA 02139
Johanna Cockburn
johannacockburn@gmail.com
(617) 901-0725

From: Ginger Ryan <gingerryan11@gmail.com>
Sent: Monday, April 10, 2023 5:20 PM
To: City Council; City Clerk
Cc: Peter Kelsey
Subject: Strong BEUDO Amendments

Dear Mayor Siddiqui and City Councillors,

After 8 years of the Net Zero plan, it's time to enact strong BEUDO amendments that will, if enforced, reduce building emissions to net zero and improve the health outcomes in our community.

Climate change and greenhouse gas emissions impose disproportionate health burdens on communities of color and low-income communities—both globally and right here in Cambridge.

It seems every year the window to act to prevent catastrophic climate change grows smaller than was anticipated the year before. In March, the newly released United Nations Intergovernmental Panel on Climate Change (IPCC) report issued the starker warning yet. We're running out of time.

The City Council has the opportunity to make a difference. In Cambridge, buildings account for over 80% of our greenhouse gas emissions, 70% of which from our largest buildings. Large buildings covered by BEUDO account for over 50% of all greenhouse gas emissions.

Initially, the Net Zero Plan timeline called on big buildings to track their emissions with the intention of requiring reduction in emissions beginning in 2021. Discussions began in 2021 -- now it is time to act.

We urge the City Council to support the strongest possible BEUDO amendments enabling Cambridge to reach the agreed upon goal of Net Zero emissions by 2035.

Thank you.

Respectfully,
Ginger Ryan and Peter Kelsey
35 Crescent Street
Cambridge, MA 02138

Erwin, Nicole

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From: Lois Markham <loisamarkham@gmail.com>
Sent: Monday, April 10, 2023 4:07 PM
To: City Council
Cc: City Clerk
Subject: Support strongest possible BEUDO amendments

Dear City Councilors,

I am a resident, condo-owner, and voter in Cambridge.

As I watch the effects of climate change worsen each year, I am concerned for the alarming effects this has on the health and welfare of young people everywhere in the world. I wonder what kind of future my child has ahead of her. While I think globally, I know I must urge the strongest possible actions locally.

The most recent UN Report calls for reducing greenhouse gas emissions aggressively now. Cambridge should share that goal and aim for net zero GHG emissions from large buildings by 2035.

Just as we individuals take responsibility for small and large steps to reduce our GHG emissions, large-building owners should take responsibility for reducing their GHG emissions.

Please support the strongest possible BEUDO Amendments.

Thank you,

Lois Markham

316 Rindge Ave., Unit 10

Cambridge, MA 02140

From: Becky Sarah <bsarah@gmail.com>
Sent: Monday, April 10, 2023 2:30 PM
To: City Council; City Clerk; info.ma.cambridge@mothersoutfront.org
Subject: Please strengthen BEUDO and pass the strongest possibel action on climate protection

The climate is the biggest emergency we face. Please do everything possible to reduce the damage which right now means holding the big buildings responsible for their emissions.
I'm working on my building so I know this is not asking too much of the biggest buildings--there's a lot of financial help for doing this, and lots of good advisors and information. It's not hard and it's not asking too much for huge apartment buildings to electrify.
This is the most important issue to me because I have grandchildren and they will have no place to live if we don't solve this disaster.
Thank you for your work on behalf of the City.
Becky Sarah
14 Whittier St.

Erwin, Nicole

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From: Joanna Lu <jlu818@gmail.com>
Sent: Monday, April 10, 2023 1:05 PM
To: Azeem, Burhan; Carbone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk; City Manager; City Council
Subject: An amendment to the BEUDO

Dear City Councilor,

As the owner 3 Crawford St, Unit 2, Cambridge of a condominium in a Cambridge association with 74 units, I am writing to ask that the Building Use Energy Disclosure Ordinance be amended to include all condominiums, regardless of association size, in the implementation phase planned for singlefamily and multi-family dwellings and take large multi-dwelling condo associations out of the first phase identified for business buildings. I also ask that you more carefully consider the impact of hasty conversion until the ordinance addresses the engineering challenges of old buildings, the availability of clean energy as well as Cambridge's electrical infrastructure, and the heavy financial burden on many low income residents. I also urge you to include representation from 50+ multi dwelling condos on the BEUDO planning committee.

Regards,
Jianjun Lu
781-635-6818

Erwin, Nicole

66

From: tcowen1@verizon.net
Sent: Monday, April 10, 2023 10:12 AM
To: Azeem, Burhan; Carbone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk; City Manager
Subject: City Council meeting on April 12 on BEUDO amendments

Dear Mayor, City Councilors, City Manager, and Clerk:

We own a condominium apartment at 950 Massachusetts Avenue in Cambridge. At the discussion of BEUDO amendments by the City Council on April 12, we urge you to follow the recommendation already endorsed by Councilors Azeem, Mallon, McGovern, Nolan, Simmons, Toner, and Mayor Siddiqui to exempt condominiums from the originally drafted BEUDO amendments. Condominium buildings, especially older ones, will need time, special consideration, technical help, and financial assistance to make the necessary changes to support the goal of Net Zero by 2050.

Thank you for listening to the requests of condo associations. As owners of a condominium apartment, we want to participate in the city's carbon emission reduction goals, but we also feel that condominiums need to be treated fairly and given the same consideration as other forms of residential property.

Sincerely,

Thomas and Sue Owen
950 Massachusetts Avenue, Apt. 414
Cambridge, MA 02139

From: HUI DONG <hdong33@comcast.net>
Sent: Monday, April 10, 2023 9:04 AM
To: Azeem, Burhan; Carbone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk; City Manager; City Council
Subject: Regarding BEUDO, 2Crawford Street

Dear City Councilor,

As the owner of a condominium in a Cambridge association with 74 units, that the Building Use Energy Disclosure Ordinance be amended to include regardless of association size, in the implementation phase planned for single family dwellings and take large multi dwelling condo associations out of those identified for business buildings. I also ask that you more carefully consider conversion until the ordinance addresses the engineering challenges of old availability of clean energy as well as Cambridge's electrical infrastructure financial burden on many low income residents. I also urge you to include the 50+ multi dwelling condos on the BEUDO planning committee.

Thank you for your time.

Best regards,

Hannah Dong
2 Crawford Street, #8
Cambridge, MA 02139

From: Gaurab Basu <gaurab.basu@gmail.com>
Sent: Monday, April 10, 2023 8:52 AM
To: City Council
Cc: City Clerk; Sarah Schwartz
Subject: BEUDO amendments

Dear Cambridge City Councilors,

We write in support of strong BEUDO amendments being considered by the council.

Climate change is a health equity crisis and a moral imperative for the city of Cambridge. In our work, we translate the impacts of climate change into lives impacted by disease and death. Climate change will increase the prevalence of 60% of infectious diseases, and air pollution is associated with a staggering 350,000 deaths a year in the United States. In Massachusetts alone, air pollution is associated with 2,800 deaths, 15,000 cases of asthma, and 300 low birth weight newborns a year. Climate change also leads to or exacerbates a broad range of mental and behavioral health conditions, including depression, anxiety, trauma, and substance misuse.

Hotter temperatures are associated with more psychiatric hospitalizations and higher suicide rates. Concerns about climate change may also contribute to distress, especially among young people. Students in Cambridge describe fear, anxiety and anger related to climate change, including questioning whether they should have children or whether the work they put into their education will matter because of climate change. All these health impacts are issues of health equity, with people of color and poor communities disproportionately impacted here in Cambridge and around the country.

We can be a city that shows the rest of the country the path forward. Over 80% of our city's emissions can be tied to building sources. Fortunately, the BEUDO policy provides us with the mechanism to ramp down the emissions to a path to ensuring buildings are net zero by 2035. Dr. Basu has been a part of the Net Zero Task Force and the Mayor's climate crisis working group and understands the ambition and complexity that is required to zero out our building emissions.

But the threats of climate change demand that we make decarbonization a central organizing principle for the city of Cambridge. It must be a core to how we create a community that is healthy, vibrant and safe for our children. We should be a model for the rest of the country, but instead are falling behind cities like Boston and New York City, whose building emissions reduction needs are far more challenging, yet have passed plans far more ambitious than ours.

It is a heavy responsibility to be in the position of determining the trajectories of our climate policy, and the years ahead will prove to be challenging as we aim to accomplish ambitious, transformative change. But that is what our children deserve, and we respectfully advocate for strong BEUDO amendments that allow us to reach a 2035 deadline to reach net zero building emissions.

Gaurab Basu, MD, MPH
Sarah Schwartz, PhD, MEd

From: TJ Raia <tjraia@yahoo.com>
Sent: Monday, April 10, 2023 8:08 AM
To: City Manager
Cc: City Clerk
Subject: Meaningful and Fair BEUDO Amendments

City Manager Huang,

As a condominium owner I am concerned about what I am hearing in regard to proposed BEUDO amendment.

I understand our building may be forced to undertake expensive retrofitting, a process that may even force people from their homes while work is being done. The BEUDO amendments were drawn up without participation from condominium owners, so no one knows how much retrofitting our building would cost, and if it is even possible to meet goals. Cambridge needs to take the time to determine what kind of technical and financial assistance is needed to make real progress toward net zero.

There is a misconception that condominium buildings have deep pockets. The contrary is actually true. People opt for condominiums because that is what is affordable to them. By virtue of our apartment-style housing, our homes are already among the least energy-intensive in Cambridge, and at the same time are also among the most affordable to ordinary people, so why would the City single us out for harsh and unjust treatment?

A common sense, equitable approach to BEUDO amendments is needed, where everyone is engaged, everyone shares, and everyone has the support necessary for success.

Thank you,
Ted Raia
287 Harvard Street, Unit 72

From: Virginia Wallace <wall.ginny@gmail.com>
Sent: Sunday, April 9, 2023 11:27 PM
To: City Council; City Clerk
Subject: Position in favor of the Cambridge Green New Deal from Old Cambridge Baptist Church

My name is Virginia Greene, and I'm a long-time resident of the city of Cambridge, and a home owner in the Wellington Harrington neighborhood. I'm also a long-time member of the Old Cambridge Baptist Church, a welcoming & affirming, peace & justice congregation in Harvard Square. Since the 1970's, OCBC has affirmed care for the environment as part of our stewardship of the Earth.

We at OCBC are strongly in favor of passing the Cambridge Green New Deal exactly as written. We believe in Climate Justice, and we know that Climate Justice intersects with both Racial Justice and Economic Justice. You can't have one without the other two.

Large commercial buildings are the biggest contributors to emissions in our city. Do not give polluters a way out by allowing them to use global carbon offsets. We need to create a green economy so that there are paths to economic opportunity. 80% of Black households in Cambridge are renters. Only 5% of Black adults work in the innovative economy. The Biotech Boom has created a city of haves and have nots.

The Green New Deal includes green jobs and green job training programs.

Please pass the Green New Deal exactly as written!

From: Gail Epstein <ge6ge6ge6@comcast.net>
Sent: Sunday, April 9, 2023 11:17 PM
To: Gail Epstein
Subject: Exemption for condominiums from proposed BEUDO amendments

Importance: High

Dear Mayor Siddiqui; Vice-Mayor Mallon; City Councilors Azeem, Carbone, McGovern, Nolan, Simmons, Toner, and Zondervan; and City Manager Yi-An Huang:

I first want to thank those of you who replied to my previous email on February 1 (see below), and especially the 5 of you who were willing to meet with me on Zoom to discuss my concerns.

In light of your upcoming Council meeting this Wednesday, April 12, I want to share a few additional thoughts in writing now because I'm unable to attend that meeting in person or on Zoom.

It's been very disappointing to see the polarization this issue has created between climate activists who want aggressive measures in place for all large buildings including condominiums, and other climate activists who want to see realistic, effective, and equitable measures in place to address climate change that would exempt condominiums from the BEUDO amendments being proposed for other large buildings (commercial real estate, institutions including universities and laboratories, and large apartment complexes owned by realty companies or private individuals).

Sadly, this polarization reminds me of the time 30 years ago when some extreme and ineffective rules around rent control in Cambridge divided supporters of affordable housing, with many in Massachusetts seeing Cambridge as a negative example of rent control practices. So we ended up losing rent control in a statewide election and are still struggling to create adequate affordable housing today. I hope that our city can do better than that in developing its plan to reach the goal of Net Zero by 2050.

Without an exemption, individual unit owners living in larger condominium buildings would be expected to comply with the same emissions requirements that apply to Harvard and MIT buildings, big laboratories, owners of large apartment complexes, and major technology and biotech companies. Putting that burden on condominium owners, despite the fact that larger BEUDO condominium buildings account for only 1.7% of Cambridge's greenhouse gas emissions, is not an equitable or reasonable approach, especially when more than 18% of our city's emissions come from other residential properties that are already exempted from the BEUDO draft amendments. With 80% of emissions coming from non-residential buildings, many of them owned by corporations and institutions with many resources and deep pockets, it makes sense to focus first on non-residential properties, and to address condominiums during the next phase of the BEUDO enforcement, which would include all residential properties.

Under the current proposed BEUDO amendments, those of us living in more modest, older condominium buildings that cannot be retrofitted easily – many of which have common building boilers providing heat to our units through heat pipes and 19th and 20th century radiators – would be

expected to comply with guidelines and timing that are impossible given the structural constraints of our buildings. We would need even more time, technical support, flexibility, and financial assistance than other residential properties in order to achieve maximum emissions reduction.

Cambridge needs a Net Zero plan that balances the urgent goal of addressing climate change with realistic guidelines and fair treatment of all Cambridge residents. I urge you to vote to exempt condominiums from the original BEUDO draft amendments, and to give condominium owners the same considerations offered to other Cambridge homeowners. Our homes should not be singled out for more aggressive compliance standards than residential properties as a whole.

Thank you again for your work on this challenging issue.

Gail Epstein
43 Linnaean Street, Unit 8A
Cambridge, MA 02138
617-491-9039 (home landline)

From: Gail Epstein <ge6ge6ge6@comcast.net>
Date: 02/01/2023 11:25 AM
Subject: Exemption needed for condominiums.

Dear Mayor, City Councilors, City Manager, and City Staff:

As a long-time owner of a Cambridge condominium, I urge you to take immediate steps to make sure that condominiums are exempted from the proposed amendments to the City's Building Energy Use Disclosure Ordinance (BEUDO). As a more balanced and appropriate alternative, please include condominiums during the next phase of the BEUDO enforcement that will consider the majority of Cambridge homeowners.

As someone who owns a small unit in Peabody Court Condominium, a 100-year-old Harlow building, I'm very troubled to find out that you're thinking of imposing the same emissions requirements on residential condominium buildings as on commercial and institutional properties. Like you, I'm eager to see Cambridge address environmental concerns. However, I think it's important to do that in a more nuanced way that does not put an unfair burden on people who own or rent condominiums, particularly in older structures. To date, the concerns of small property owners like me have not been adequately considered or incorporated into the amendments to the CDD emissions regulations, regulations which were crafted for commercial and institutional properties and NOT for residences with complicated ownership structures.

It's my understanding that condominium associations and their trustees were omitted from the approximately 40 meetings for the early planning and drafting of these amendments over a 2-year period. Consequently, city planners have drawn up a one-size-fits-all approach to emission reductions that ignores legitimate issues that will make it unfeasible financially and practically for many condominium buildings to comply. Older buildings like mine would be especially hard hit. Unlike many newer luxury condominiums, units in older, more modest buildings are owned by people for whom the current proposed amendments would present an excessive and unfair burden.

It is far more reasonable and fair for condominiums to be considered in the phase of BEUDO enforcement that will address the majority of the City's residential property. I believe that it's time for City leaders to work WITH the Cambridge Condominium Alliance (CCA) to find a way to reach Cambridge's Net Zero goal without the threat of impossible deadlines and fines on condominiums and the owners and renters who live there.

Please let me know if you'd like to discuss this with me directly. Thank you in advance for taking my concerns and those of the CCA into consideration as you work to make Cambridge a more sustainable city.

With appreciation for all your efforts on behalf of Cambridge,

Gail Epstein
43 Linnaean Street, Unit 8A
Cambridge, MA 02138
617-491-9039 (home landline)

From: linda semel <lindasemel@gmail.com>
Sent: Sunday, April 9, 2023 9:13 PM
To: Azeem, Burhan; Carlane, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk; City Manager; City Council
Subject: Fwd: BEUDO amendment request

Sent from my iPad

Begin forwarded message:

From: linda semel <lindasemel@gmail.com>
Date: April 9, 2023 at 7:58:21 PM CDT
Subject: BEUDO amendment request

Dear City Councilor,

As the owner of a condominium in a Cambridge association with 74 units, I am writing to ask that the Building Use Energy Disclosure Ordinance be amended to include all condominiums, regardless of association size, in the implementation phase planned for single-family and multi-family dwellings and take large multi-dwelling condo associations out of the first phase identified for business buildings. I also ask that you more carefully consider the impact of hasty conversion until the ordinance addresses the engineering challenges of old buildings, the availability of clean energy as well as Cambridge's electrical infrastructure, and the heavy financial burden on many low income residents. I also urge you to include representation from 50+ multi dwelling condos on the BEUDO planning committee.

As a senior citizen, age 75, the financial burden on myself and so many other individual owners would be a hardship that could not be sustained. Owners might be forced to sell at reduced prices, developers could possibly create an untenable situation for condominium ownership. Longtime owners and residents could be unable to afford the vast cost of this project and be forced to move elsewhere. The historic nature and beauty of Cambridge may well change dramatically.

Again, I urge you to include representation from 50+ multi dwelling condos on the BEUDO planning committee, and reconsider the impact of hasty conversion on small owners and condominium associations.

Thank you very much,
Linda Semel
5 Crawford St
Unit 12
Cambridge, Ma. 02139
847-208-1504

Sent from my iPad

Erwin, Nicole

73

From: Huimin Xu <hm xu@yahoo.com>
Sent: Sunday, April 9, 2023 7:51 PM
To: Caralone, Dennis; Nolan, Patricia; Siddiqui, Sumbul; Toner, Paul; City Clerk; City Council; Azeem, Burhan; Mallon, Alanna; City Manager; Zondervan, Quinton; Simmons, Denise
Subject: Regarding Cambridge City's Building Energy Use Disclosure Ordinance (BEUDO)

Dear City Councilor,

As the owner Huimin Xu of a condominium in a Cambridge association with 74 units, I am writing to ask that the Building Use Energy Disclosure Ordinance be amended to include all condominiums, regardless of association size, in the implementation phase planned for single family and multi-family dwellings and take large multi-dwelling condo associations out of the first phase identified for business buildings. I also ask that you more carefully consider the impact of hasty conversion until the ordinance addresses the engineering challenges of old buildings, the availability of clean energy as well as Cambridge's electrical infrastructure, and the heavy financial burden on many low income residents. I also urge you to include representation from 50+ multi dwelling condos on the BEUDO planning committee.

Best Regards!

Thank you. Sincerely, Trustees, Crawford Court Condominium

Huimin Xu
(339-223-3255)

From: Alice Carré <alice_carre@hotmail.com>
Sent: Sunday, April 9, 2023 5:14 PM
To: City Council
Cc: City Clerk
Subject: Support strongest possible BEUDO amendments

To the City Council

I am writing to you because as a Cambridge mother of 3 young boys, I am particularly worried about the planet our children will live in because of climate change and other undangered planetary boundaries – provided Earth will still be "liveable" when they become adults. With an atmospheric CO₂ concentration of around 417.2 pp in 2022 (while the planetary boundary is limited to 350 ppm), reducing greenhouse gas emissions is key to bringing climate change back to the safe operating space.

The climate crisis is an absolute emergency, and we must treat it that way. As the latest IPCC report points out, every hundredth of a degree matters in terms of the future habitability of the planet, and GHGs must be reduced aggressively now and everywhere, starting with Cambridge in this case. Cambridge should share this goal and aim for net zero GHG emissions from large buildings by 2035.

Fortunately, as a senior civil servant for local governments, I know how much local authorities have a powerful leverage effect on structural changes, through their major competences such as building, transportation, education... including the super-power to reduce GHGs. Indeed, only 1/4 of the levers to reduce our carbon footprint are individual, while 3/4 are based on systemic collective changes initiated or supported by public authorities. Just as we as individuals take responsibility for small and large actions to reduce our GHG emissions, owners of large buildings should therefore take responsibility for reducing their GHG emissions.

Fortunately, as a Harvard student in regenerative economics, I also know how much local authorities can design regenerative services that not only help reduce GHG emissions, but even sequester carbon, restore the biosphere and its ability to provide ecosystem services.

As a consequence, please support the strongest possible BEUDO Amendments, for the future of Cambridge and more broadly of our children on Earth.

THANKS.

Alice Carré-Seemuller

106, rue Appleton
CAMBRIDGE, MA 02138
+1 (617) 230-5380

75

From: Alice Carré
Sent: Friday, April 7, 2023 10:25:36 AM
To: council@cambridgema.gov <council@cambridgema.gov>
Cc: cityclerk@cambridgema.gov <cityclerk@cambridgema.gov>
Subject: Support strongest possible BEUDO amendments

To the City Council

I am writing to you because as a Cambridge mother of 3 young boys, I am particularly worried about the planet our children will live in because of climate change and other undangered planetary boundaries – provided Earth will still be "liveable" when they become adults. With an atmospheric CO₂ concentration of around 417.2 pp in 2022 (while the planetary boundary is limited to 350 ppm), reducing greenhouse gas emissions is key to bringing climate change back to the safe operating space.

The climate crisis is an absolute emergency, and we must treat it that way. As the latest IPCC report points out, every hundredth of a degree matters in terms of the future habitability of the planet, and GHGs must be reduced aggressively now and everywhere, starting with Cambridge in this case. Cambridge should share this goal and aim for net zero GHG emissions from large buildings by 2035.

Fortunately, as a senior civil servant for local governments, I know how much local authorities have a powerful leverage effect on structural changes, through their major competences such as building, transportation, education... including the super-power to reduce GHGs. Indeed, only 1/4 of the levers to reduce our carbon footprint are individual, while 3/4 are based on systemic collective changes initiated or supported by public authorities. Just as we as individuals take responsibility for small and large actions to reduce our GHG emissions, owners of large buildings should therefore take responsibility for reducing their GHG emissions.

Fortunately, as a Harvard student in regenerative economics, I also know how much local authorities can design regenerative services that not only help reduce GHG emissions, but even sequester carbon, restore the biosphere and its ability to provide ecosystem services.

As a consequence, please support the strongest possible BEUDO Amendments, for the future of Cambridge and more broadly of our children on Earth.

THANKS.

Alice Carré-Seemuller

106, rue Appleton
CAMBRIDGE, MA 02138
+1 (617) 230-5380

From: Andrea Siegel <asiegel01@gmail.com>
Sent: Sunday, April 9, 2023 3:44 PM
To: Azeem, Burhan; Carbone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk; City Manager; City Council
Subject: BEUDO Amendment

Hello, My name is Andrea Siegel and I live at 3 Crawford St. Apt 12 , a 74-unit condominium building in mid-Cambridge.

I am writing today to express my appreciation to City Councillors Azeem, Mallon, McGovern, Nolan, Simmons, Toner, and Mayor Siddiqui. Thank you for listening to the requests of condo associations to be exempted from the originally drafted BEUDO amendments. Those amendments were drawn up without any input from condominium owners, and they would have imposed harsh, and in some cases, impossible compliance demands. Condos want to participate in the city's carbon emission reduction goals, but we need to be treated fairly and given the same consideration as other residential property owners.

Cambridge's residential property accounts for 20 percent of the city's green house gas emissions. BEUDO condominiums make up only 1.7 percent. Our homes should not be singled out for more aggressive compliance standards than residential property as a whole.

The current poor economy is precipitating layoffs in the high tech and pharmaceutical industry, a mainstay in the Cambridge economy. This will result in lower tax income for the city. In addition, by mandating these expensive changes and high fines for non-compliance, you are driving away owners who can no longer afford to live in Cambridge. When these industries recover there will be a reduced labor pool for hiring. It is ironic that you are implementing an ordinance that will hurt the city's economy.

BEUDO condo buildings, especially older, more difficult to retrofit buildings, will need time, special consideration, technical help, and financial assistance to make the necessary changes to support the goal of Net Zero by 2050. Let's work together to get that done.

Thank you for listening.
Andrea Siegel

From: Kathleen A. Gallery <kathleengallery@yahoo.com>
Sent: Saturday, April 8, 2023 1:25 PM
To: City Clerk
Subject: BEUDO

see below

----- Forwarded Message -----

From: "mailer-daemon@yahoo.com" <mailer-daemon@yahoo.com>
To: "kathleengallery@yahoo.com" <kathleengallery@yahoo.com>
Sent: Saturday, April 8, 2023 at 01:04:09 PM EDT
Subject: Failure Notice

Sorry, we were unable to deliver your message to the following address.

<clerk@camridgema.gov>:
No mx record found for domain=camridgema.gov

----- Forwarded message -----

Hello,

I am a condo owner who lives at 1600 Massachusetts Avenue, a 56-unit building. I urge you to consider the requests of condo associations and the Cambridge Condominium Alliance to exempt condo associations from the originally drafted BEUDO amendments. Those amendments were drawn up without any input from condo owners, and they would have imposed harsh, and in some cases, impossible compliance demands. Condos want to participate in the city's carbon emission reductions goals, but we need to be treated fairly and given the same consideration as other residential property owners.

Cambridge's residential property accounts for 20% of the city's green house gas emissions. BEUDO condominiums make up only 1.7%. Our homes should not be singled out for more aggressive compliance standards than residential property as a whole. In addition, older condo buildings will be more difficult to retrofit and will need time, special consideration, technical help, and financial assistance to make the necessary changes to support the goal of Net Zero by 2050. Let's work together to get that done.

Thank you for your consideration and cooperation.

Kathleen Gallery

From: Leonardo Ligresti <ligresti@gmail.com>
Sent: Saturday, April 8, 2023 1:12 PM
To: City Council
Cc: City Clerk
Subject: Condominiums exemption from proposed amendments to the city's BEUDO

Dear City Councillor,

I am an owner of the Porter Square Association at 6 Arlington Street, Cambridge MA. I am writing to urge you to exempt condominiums from proposed amendments to the city's Building Energy Use Disclosure Ordinance (BEUDO). It is far more appropriate for us to be considered in the phase of enforcement planning that will include the significant majority of homeowners in Cambridge.

As you know by now, condominium associations and their trustees were omitted from all the approximately 40 meetings for the early planning and drafting of these amendments over two years. Consequently, city planners have drawn up a one-size-fits-all approach to emission reductions that ignores legitimate issues that will make it financially and practically difficult to impossible for many condominium buildings including ours to comply.

After months of trying to plead our case to councillors and CDD staff, condominium leaders from around the city attended a "BEUDO Residential Focus Group" on January 25 organized by the Community Development Department. These condo leaders, including a number from the Cambridge Condominium Alliance, were hopeful they would hear the city had made adjustments that would meet our needs. Instead, they were presented with yet another take-it-or-leave-it PowerPoint presentation that rehashed the same unworkable scheme that was unveiled in September. None of the legitimate concerns we have expressed since then have been addressed.

If the city is willing to partner with us, we believe there are ways many condominiums can craft an approach that will have us arrive at the city's Net Zero goal without the threat of onerous fines and impossible deadlines. As residents and homeowners under the same financial constraints as every other residential property owner, we ask that condominium compliance be taken up during the next phase of BEUDO enforcement that will consider most of the city's residential property.

Respectfully,

Leonardo Ligresti

Owner: 6 Arlington Street #2, Cambridge MA

From: Carol Hauser <cshauser@me.com>
Sent: Saturday, April 8, 2023 12:18 PM
To: Azeem, Burhan; Carlane, Dennis; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Mallon, Alanna; Zondervan, Quinton; City Council
Cc: City Clerk; City Manager
Subject: BEUDO

Dear Mayor Siddiqui, Vice-Mayor Mallon, and City Councilors Azeem, McGovern, Nolan, Simmons, Toner, Carlane, Zondervan

I am writing once again regarding BEUDO. I have appreciated the responses I previously received from many of you. I live at Peabody Court, a 67 unit condominium building at 41-43 Linnaean Street.

I wish to express my appreciation to City Councillors Azeem, McGovern, Nolan, Simmons, Toner, Mayor Siddiqui, and Vice-Mayor Mallon. Thank you for listening to the requests of condo associations to be exempted from the originally drafted BEUDO amendments. Those amendments were drawn up without any input from condominium owners, and they would have imposed harsh, and in some cases, impossible compliance demands. Condos want to participate in the city's carbon emission reduction goals, but we need to be treated fairly and given the same consideration as other residential property owners.

Cambridge's residential property accounts for 20 percent of the city's green house gas emissions. BEUDO condominiums make up only 1.7 percent. Our homes should not be singled out for more aggressive compliance standards than residential property as a whole.

BEUDO condo buildings, especially older, more difficult to retrofit buildings, will need time, special consideration, technical help, and financial assistance to make the necessary changes to support the goal of Net Zero by 2050. Let's work together to get that done.

Your truly,
Carol Hauser

From: Peter Wender <pwender@alum.mit.edu>
Sent: Saturday, April 8, 2023 11:29 AM
To: Azeem, Burhan; Carbone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk; City Manager
Subject: April 12 City Council Ordinance Committee Meeting regarding BEUDO amendment and condos
Attachments: BEUDO 10 DANA - WENDER 4-6-23.pdf

Councilors:

I am unable to participate in the April 12 meeting due to schedule conflict. I would like to offer detailed comments with regard to the proposed accelerated application of BEUDO requirements to condominium buildings with 50+ units. As detailed in the enclosed letter, it is not technically or financially feasible to apply those requirements in the timeframe demanded under the currently proposed amendments. As written, the amendment would also displace residents from 60 units in my building for two years.

Since the new proposed revisions to the amendment have not been made available to the public even four days before the meeting, I cannot comment on the text that will be in front of you on that date, so I am commenting on what will be an obsolete version.

There has been much in the news recently about voters reacting to overreach by their government officials. The Cambridge City Council is in imminent danger of exercising such overreach.

Best,

Peter J. Wender, President
10 Dana Street Condominium Trust

April 6, 2023

Dear Mayor Sumbul Sidiqui and City Councilors:

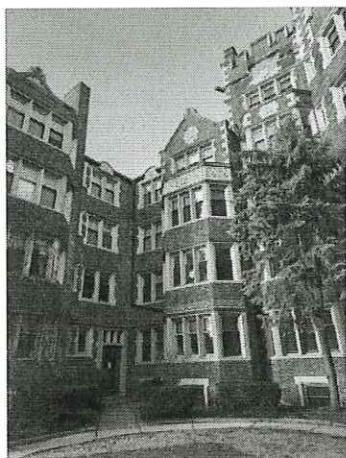
Climate Change is real. While we at the 10 Dana Street Condominium Association ("the Castle", built 1909) support the City Council's goal of "net zero" carbon emissions, limiting Green House Gas (GHG) emissions, few of our owners have yet come to understand the financial hardships and potential displacement that would be brought on by the well-intentioned **BEUDO Ordinance converting vintage buildings to 100% electricity**. At present, there is no known technology that would allow 10 Dana Street to make such a conversion. We simply **cannot comply**. Our situation is further complicated by design constraints of a historical building, which limit the visual changes we can make to the building. We need a longer planning and implementation period, AND we will need assistance from the city.



10 DANA STREET CONDO ASSOCIATION:

Condo Buildings are governed and managed by their (volunteer) boards of trustees, which in turn engage management companies on contract to handle operations and accounting. Aging buildings, such as our 114 year-old (1909) architectural gem, already face significant capital maintenance issues like roof leaks, masonry re-pointing, asbestos remediation, etc. In the past dozen years, we have spent about \$1.5 million on infrastructure maintenance. Our 60 units range between 500 and 950 sq feet, each with a fireplace and decorative leaded-glass window sashes. Heating is provided by a central one-pipe steam system, feeding thermostatically regulated radiators in almost every room. We have no central air, no garbage disposals, a few dishwashers, and 24 inch galley gas stoves. The steam heating pipes were installed in 1909 and are woven into the fabric of our building. In order to comply with BEUDO, **all occupants of 60 units** – including many elderly, fixed income, middle class first responders, teachers and workers – **would be displaced** while walls are opened, old steam

pipes and radiators are removed, and the entire electrical distribution system in the building is replaced. Per M.G.L. 183A, all such work must be charged back to unit owners in proportion to their deeded interest in the condo. We just finished a \$500,000 assessment dating from 2013 and have just started a new \$800,000 assessment. Some individual homeowners still owe as much as \$30,000 which they may pay over 5 years.



Heating technology and a trained workforce to plan and install it are not yet fully developed and are virtually **non-existent for steam-heated buildings**. A professional engineer has estimated that BEUDO-mandated updates would cost our building **between \$4 million and \$6 million** – meaning individual units would each have to pay between \$42,000 for the smallest up to \$197,000 for the largest, just to remain in the building.

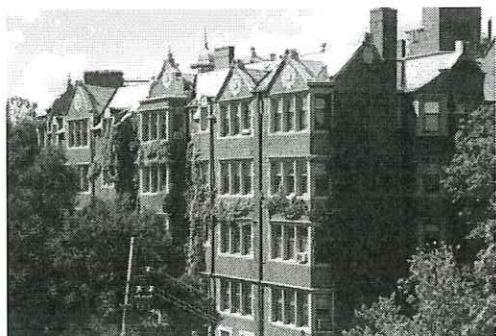
The technical problem we face is that **there is no way to generate steam using an electric heat pump**. Thermodynamics tells us that the maximum temperature difference a heat pump can produce is about 80°F (at which point its efficiency goes to zero). On a 55°F day, when we just turn on the heat, we might be able to heat “boiler” water to 135°F, far short of the 212°F boiling point to make steam. Worse, on a 0°F day such as we had this winter, we could only heat boiler water to 80°F. That just doesn’t work. BEUDO electrification would require us to remove the central boiler, the existing steam distribution pipes, the existing radiators, and replace all that with a split system heat pump for each unit. In addition, heating common areas of the building would require at least 8 more units. That would mean installing 68 individual compressor/condenser units somewhere on our property. There is not nearly enough open space on our lot to put them at ground level, and the roof does not have nearly the structural capacity for that much added weight. Placement of so many compressors would surely violate historical guidelines. If, and that’s a big IF, the technology is ready, the plans are ready, and a contractor were available, it would take a minimum of 2 years to demolish the heating system, replace the electrical service entrance and internal electrical distribution, install new heat pumps, patch all the damage to interiors, and obtain a new occupancy permit from the City.

During those 2 years, unit occupants will need to find and pay for alternate housing, at no less than \$2,000 per month. (Scarcity of alternate housing for the hundreds and hundreds of units in the City being forced to convert will further drive up rental rates.) That’s another \$48,000 in rent for temporary housing. The cost of conversion plus temporary housing will be impossible for all but the most affluent owners. Even then, many will abandon their homes here if they are to be displaced for 2 years and have to set up house elsewhere. I am a retiree on fixed income who has lived in my apartment for 51 years; I paid \$32,000 for it in 1979; I will not pay \$150,000 just for the option to maybe be able to return in two years. BEUDO will permanently force me from my home. It will not be surprising when many other owners will make the same choice. According to State Senator Will Brownsberger, **“People need to do what makes sense for their homes.”** The City Council needs to consider the issues of financial hardship and mass displacement in its deliberations.

WINTERIZATION:

Naturally, 10 Dana Street would like to improve heating efficiency by adding insulation and upgrading drafty windows.

Insulation: For us, insulation is complicated based on a report concerning masonry buildings from a preeminent American engineering company, **Wiss, Janney, Elstner Associates, Inc. (WJE)** that do analysis, testing, and repair design for historic and contemporary buildings and structures (they are supported by the Cambridge Historical Commission.) Our pre-WWI buildings with solid masonry walls (as opposed to the more modern “cavity” walls) **cannot be insulated** from the inside. These solid walls have no water management system. When it rains, the walls soak up water. Intrinsic to solid construction is the heat escaping through the exterior walls of occupied spaces to dry out the water and to maintain the temperature within the walls above



freezing. If insulation is accidentally installed on the interior surface of a solid masonry wall, water will not evaporate from inside the masonry material, and as the temperature within the wall drops below freezing, the subsequent freeze-thaw cycle causes the masonry to spall and fail. We can see this happening at 10 Dana Street where unheated masonry walls (parapets, tops of chimneys) shed bricks. (If we cannot insulate the walls, it follows that the conduit and the refrigerant lines may have to run in unsightly exposed conduits on exterior walls.) Unfortunately, insulation may not be feasible for our building, limiting this option for improving efficiency.

Windows: The building has 738 original 1909 windows, of which more than 500 are of historical design with important leaded-glass features. Most of these single-glazed windows have lost their original weatherproofing features over time to corrosion and wear. Drafts from these windows represent a significant heat loss, and are a recognized priority for improving our energy efficiency. The proper way to address this would be to remanufacture sashes using salvaged leaded glass inserts and reinstall them in rebuilt tracks. Based on recent cost to upgrade some non-historic windows, we estimate a cost of about \$3,000 each to "fix" each window. Unfortunately, that will come to more than \$2 million total. We could definitely use both technical help and subsidy from the City to accomplish this necessary improvement.

HISTORIC BUILDINGS:

Unlike proposed GHG programs in Boston and Brookline, Cambridge has not yet made any exemptions for historical buildings. The Residential Stretch Energy Codes (Section C501.5 and R501.6) include language on historic buildings as follows:

Provisions of this code relating to the construction, repair, alteration, restoration and movement of structures, and change of occupancy shall not be mandatory for historic buildings provided that a report has been submitted to the code official and signed by the owner, a registered design professional, or a representative of the State Historic Preservation Office or the historic preservation authority having jurisdiction, demonstrating that compliance with that provision would threaten, degrade or destroy the historic form, fabric or function of the building.

BERDO must be updated to include a clearly-defined "Hardship Compliance Plan" addressing both financial hardship for an entire building (and not unit by unit) and constraints on designated historic buildings.

SUMMARY:

Cambridge's residential property accounts for 20% of the city's green house gas emissions. Of that, BEUDO condominiums of 50+ units make up only 1.7%. At that tiny percentage, even the most draconian requirements and schedule imposed on 50+ unit condos would barely affect the total emission of greenhouse gasses from Cambridge. BEUDO condo buildings, especially older, difficult to retrofit buildings, will need time, special consideration, technical help, and financial assistance to make the necessary changes to support the goal of Net Zero by 2050. Please consider the hardships and impracticalities facing historic buildings and help them winterize and otherwise find alternative efforts to achieve this lofty goal.

Sincerely,
Peter Wender, President,
10 Dana St Condominium Trust

From: Andy Chu <stonecaster@gmail.com>
Sent: Saturday, April 8, 2023 1:26 AM
To: City Council
Cc: City Clerk
Subject: Exempt condos from proposed amendments to BEUDO

We are the owners of two condos (1105 Mass Ave #12 and 2 Arlington #14) and are writing to urge you to exempt condominiums from proposed amendments to the city's Building Energy Use Disclosure Ordinance (BEUDO). It is far more appropriate for us to be considered in the phase of enforcement planning that will include the significant majority of homeowners in Cambridge.

Condominium associations and their trustees were omitted from all the approximately 40 meetings for the early planning and drafting of these amendments over two years. Consequently, city planners have drawn up a one-size-fits-all approach to emission reductions that ignores legitimate issues that will make it financially and practically difficult to impossible for many condominium buildings including ours to comply.

After months of trying to plead our case to councillors and CDD staff, condominium leaders from around the city attended a "BEUDO Residential Focus Group" on January 25 organized by the Community Development Department. These condo leaders, including a number from the Cambridge Condominium Alliance, were hopeful they would hear the city had made adjustments that would meet our needs. Instead, they were presented with yet another take-it-or-leave-it PowerPoint presentation that rehashed the same unworkable scheme that was unveiled in September. None of the legitimate concerns we have expressed since then have been addressed.

The condo units in the buildings are homes to a wide variety of residents, with varying economic means. These units are more affordable, and more energy efficient, than single family homes. So, if the goal is to reduce energy use, it makes more sense to focus on single family homes which use significantly more energy per resident than the large buildings targeted by the proposed amendments.

If the city is willing to partner with us, we believe there are ways many condominiums can craft an approach that will have us arrive at the city's Net Zero goal without the threat of onerous fines and impossible deadlines. As residents and homeowners under the same financial constraints as every other residential property owner, we ask that condominium compliance be taken up during the next phase of BEUDO enforcement that will consider most of the city's residential property.

Respectfully,

Andrew Chu and Michelle Lai
Owners of 1105 Mass Ave #12E and 2 Arlington Street #14

From: Helen Walker <hwalker434@rcn.com>
Sent: Saturday, April 8, 2023 1:06 AM
To: Azeem, Burhan; Carbone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Manager
Cc: City Clerk
Subject: Fair and feasible emissions reductions for large condos

Dear Members of the Cambridge City Council, City Clerk, and City Manager Yi-An Huang,

I own a condominium in a 67 unit building at 41-43 Linnaean Street. It is my understanding that the version of the BEUDO amendments scheduled to be discussed at the Ordinance Committee meeting on April 12th will exempt large condo buildings from emissions reductions mandates under BEUDO; instead, emissions reductions for all residential property will be regulated in the next phase of implementation of the Net Zero Action Plan. This is a fair approach, and I want to thank all councillors who have contributed to this result.

In the NEXT phase of promulgating a system of emissions reductions for residential properties, it is imperative that the City Council face up to and deal with the question of costs. Those of us in older (pre-WWII) condo buildings who have sought cost estimates to retrofit our existing buildings to achieve net zero have seen numbers in the range of \$40 K to \$80 K per unit owner. Many of our owners are retired and already struggling with how to make their savings last in an environment of high inflation. Our younger owners are burdened with punishingly high mortgage payments. Our owners cannot afford retrofit costs on this scale. These older multifamily buildings are more difficult and more costly to retrofit, much of the technology is unproven at this scale, and the financial incentives available for smaller and single-ownership properties are not there for us. It is probable that CDD did not warn the City Council of these issues. We saw at the April 4th presentation before the Economic Development and University Relations Committee that CDD considers “Costs are Hard to Quantify,” and CDD is reluctant to provide such information. But, dear Councillors, you have received our Communications and are now fully aware of the unmanageable scale of the costs that we face.

On January 19th, the NY State Senate held the first hearing – for 8 hours – on designing legislation to implement its 2022 Climate Action Council Final Scoping Plan. *Much of the session was devoted to how to lessen the cost to consumers.* Typical comment: “I have many constituents that would definitely struggle with that cost.” Why hasn’t Cambridge held this same hearing? We ask you to begin the next phase of promulgating a system of emissions reductions for residential properties by identifying financial incentives adequate to support this effort. As Councillor Nolan so aptly stated at the above-mentioned meeting of the Economic Development and University Relations Committee, “We need money if we are going to have mandates.”

With many thanks for your consideration,

Helen Walker
43Linnaean Street
Cambridge, MA 02138

Erwin, Nicole

83

From: Alice Plane <alice.plane@gmail.com>
Sent: Friday, April 7, 2023 3:17 PM
To: City Council
Cc: City Clerk
Subject: Adopt the strongest BEUDO amendments towards a net-zero building code now.

Dear City Council,

I am writing to you again today about the real estate policies in Cambridge and how they could, only if you were to raise to the stakes of it, allow us Cambridge residents to believe that you actually care about us.

The intergovernmental panel on climate change (IPCC)'s latest report is pretty clear about the daunting future that the "repetition of the same" would bring in terms of displacement, destruction of wealth and aggravated inequity.

The works begins here, with you all, at the city level, with us, residents of Cambridge, business owners, inhabitants of the place. It begins with anticipating the upcoming floodings provoked by sea-level rise and changed patterns of rain. It also begins with recognizing our own part in provoking this havoc.

You have the chance to make our buildings more resilient, and most importantly, to prevent the status quo of inaction. You can vote for the important BEUDO amendments that have been carefully crafted and proposed to you to make Cambridge's infrastructure contribute to our collective "net-zero" vision at earliest, and no later than 2035. That vision is one where we can continue to live in a relatively stable climate, with relatively stable institutions - such as you own, as a city council.

Please, support the strongest BEUDO amendments, do not compromise on our shared futures. These are yours as well. Take ownership. Raise to the stakes. We have placed our trust in you through voting. Now we are watching you.

I trust you will take the right decisions.

Kind regards,

Alice Plane

+1 617 229 9988

From: Jeannette E. Miller <jeannette.e.miller@gmail.com>
Sent: Friday, April 7, 2023 9:33 AM
To: City Clerk
Subject: Statement for April 12 City Council Ordinance Meeting

Hello,

My name is Jeannette Miller and I live at 41 Linnaean Street, #4, a 67-unit condominium building in Avon Hill.

I am writing today to express my appreciation to City Councillors Azeem, Mallon, McGovern, Nolan, Simmons, Toner, and Mayor Siddiqui. Thank you for listening to the requests of condo associations to be exempted from the originally drafted BEUDO amendments. Those amendments were drawn up without any input from condominium owners, and they would have imposed harsh, and in some cases, impossible compliance demands. Condos want to participate in the city's carbon emission reduction goals, but we need to be treated fairly and given the same consideration as other residential property owners.

Cambridge's residential property accounts for 20 percent of the city's greenhouse gas emissions. BEUDO condominiums make up only 1.7 percent. Our homes should not be singled out for more aggressive compliance standards than residential property as a whole.

BEUDO condo buildings, especially older, more difficult to retrofit buildings, will need time, special consideration, technical help, and financial assistance to make the necessary changes to support the goal of Net Zero by 2050. Let's work together to get that done.

Thank you for listening.

Jeannette Miller

From: TJ Raia <tjraia@yahoo.com>
Sent: Friday, April 7, 2023 8:11 AM
To: Mallon, Alanna
Cc: City Clerk
Subject: Meaningful and Fair BEUDO Amendments

Vice-Mayor Mallon,

As a condominium owner I am concerned about what I am hearing in regard to proposed BEUDO amendments, and I appreciate your listening to requests that condo associations be exempted.

I understand our building may be forced to undertake expensive retrofitting, a process that may even force people from their homes while work is being done. The BEUDO amendments were drawn up without participation from condominium owners, so no one knows how much retrofitting our building would cost, and if it is even possible to meet goals. Cambridge needs to take the time to determine what kind of technical and financial assistance is needed to make real progress toward net zero.

There is a misconception that condominium buildings have deep pockets. The contrary is actually true. People opt for condominiums because that is what is affordable to them. By virtue of our apartment-style housing, our homes are already among the least energy-intensive in Cambridge, and at the same time are also among the most affordable to ordinary people, so why would the City single us out for harsh and unjust treatment?

A common sense, equitable approach to BEUDO amendments is needed, where everyone is engaged, everyone shares, and everyone has the support necessary for success.

Thank you,
Ted Raia
287 Harvard Street, Unit 72

From: Lisa Sebell-Nevins <lisebell@gmail.com>
Sent: Friday, April 7, 2023 5:41 AM
To: Azeem, Burhan; Carlone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk; City Manager
Subject: BEUDO Ammendment

Hello, My name is Lisa Sebell-Nevins and I live at Northview Condominiums, a 64 unit condominium building at 2353 Mass. Ave, Cambridge.

I am speaking today to express my appreciation to City Councillors Azeem, Mallon, McGovern, Nolan, Simmons, Toner, and Mayor Siddiqui. Thank you for listening to the requests of condo associations to be exempted from the originally drafted BEUDO amendments. Those amendments were drawn up without any input from condominium owners, and they would have imposed harsh, and in some cases, impossible compliance demands. Condos want to participate in the city's carbon emission reduction goals, but we need to be treated fairly and given the same consideration as other residential property owners.

Cambridge's residential property accounts for 20 percent of the city's green house gas emissions. BEUDO condominiums make up only 1.7 percent. Our homes should not be singled out for more aggressive compliance standards than residential property as a whole.

BEUDO condo buildings, especially older, more difficult to retrofit buildings, will need time, special consideration, technical help, and financial assistance to make the necessary changes to support the goal of Net Zero by 2050. Let's work together to get that done.

Thank you for listening.

From: Robert M Fogelson <foge@mit.edu>
Sent: Friday, April 7, 2023 5:27 AM
To: Azeem, Burhan; Caralone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk; City Manager
Subject: BEUDO ordinance

Hello, My name is Robert M. Fogelson _____ and I live in apartment 41 _____, a 67 _____ unit condominium building at __41 Linnaean Street, Cambridge, MA 02138_____.

I am speaking today to express my appreciation to City Councillors Azeem, Mallon, McGovern, Nolan, Simmons, Toner, and Mayor Siddiqui. Thank you for listening to the requests of condo associations to be exempted from the originally drafted BEUDO amendments. Those amendments were drawn up without any input from condominium owners, and they would have imposed harsh, and in some cases, impossible compliance demands. Condos want to participate in the city's carbon emission reduction goals, but we need to be treated fairly and given the same consideration as other residential property owners.

Cambridge's residential property accounts for 20 percent of the city's green house gas emissions. BEUDO condominiums make up only 1.7 percent. Our homes should not be singled out for more aggressive compliance standards than residential property as a whole.

BEUDO condo buildings, especially older, more difficult to retrofit buildings, will need time, special consideration, technical help, and financial assistance to make the necessary changes to support the goal of Net Zero by 2050. Let's work together to get that done.

Thank you for listening.

From: David Goligorsky <d.goligorsky@gmail.com>
Sent: Friday, April 7, 2023 4:51 AM
To: City Clerk; City Manager; City Council
Cc: Federspiel, Seth; Rasmussen, Susanne
Subject: Regarding BUEDO and 50+ dwelling residential buildings

Dear City Councilors,

I'm writing with regard to the Building Use Energy Disclosure Ordinance (BEUDO).

My apartment in Cambridge is in a condominium with 74 units on a small street. I'm supportive of energy reduction goals and helping drop per-unit energy consumption. I believe denser buildings further this goal, and my understanding is that about 1% of Cambridge's carbon emissions come from 50+ unit residential buildings.

I'm told that there has not been representation on the BEUDO planning committee from 50+ dwelling condos. We have an older building (1920s) and I've learned that there will be substantial engineering challenges to accommodate the ordinance, particularly on an abbreviated timeline.

In our condo association, we're currently making needed repairs to the building façade at a cost of about \$70k *per unit* paid over the next few years. Unit owners have been requested to make updates to electrical systems this year, which will cost me about \$15k this year. Now I've learned about BEUDO and the accelerated timeline—our building management estimates a cost of about \$50k *per unit* over the next few years. It's unclear to me whether our repair projects fall under the capital improvement projects that could postpone the financial burden of BEUDO-related building projects.

To top all this, I'm having my first child in the coming months, so I'm growing quite concerned about the viability of all this. Housing valuations and investments are all down as well, adding pressure to the situation for myself and undoubtedly others in the association and community.

I'm humbly asking that associations like mine (residential condos with more than 50 units) are grouped on the timeline with the single-family and multi-family dwellings—not in the first phase alongside commercial buildings, especially considering the proposal to accelerate the timeline.

I also ask that there's representation from the 50+ dwelling condos in the decision-making process. I believe our per dwelling environmental impact is on the lower side, yet the complexity and financial burden is comparatively high, particularly in retrofitting older buildings.

Thank you for hearing me out. I support the goal, but worry about the feasibility and viability of this on the accelerated timeline, and hope you'll take this into consideration as we find a path to reducing environmental impact in Cambridge.

Sincerely,
David Goligorsky
5 Crawford St Apt #2
617 430 5363

From: Ambre E Decilap <ambred@mit.edu>
Sent: Thursday, April 6, 2023 11:41 PM
To: City Council; City Clerk; City Manager
Subject: Green New Deal Support

Dear City Council,

My name is Ambre Decilap. I'm a graduating student at MIT residing on Ames St. who'll continue to live in Cambridge next year. I'm also a registered Cambridge voter, and it's important to me that my representatives recognize the urgency of climate change. I'm writing in adamant support of the Green New Deal for Cambridge and a strong version of the BEUDO amendments that would commit the city to reducing our greenhouse gas emissions. Particularly, Cambridge should aim for net zero GHG emissions from large buildings by 2035. Cambridge claims to be a bastion of progressive values and scientific expertise; it's the reason I decided to move here. Choosing to become a leader of the climate revolution would make me so proud of my city, and it would absolutely be a waste of a precious opportunity if we failed to. In the process, it is also critical that we address the disparate impacts of the climate crisis on underserved communities. Please do your part.

Thank you,
Aubre

From: Jong Yang <jongyang2@gmail.com>
Sent: Thursday, April 6, 2023 9:22 PM
To: Mallon, Alanna; Azeem, Burhan; City Manager; City Council; Simmons, Denise; McGovern, Marc; Nolan, Patricia; Toner, Paul; Zondervan, Quinton; City Clerk; Carlone, Dennis; Siddiqui, Sumbul
Subject: Please amend BEUDO!

Dear Cambridge City Council,

As the owner of a condominium in a Cambridge association with 74 units, I am writing to ask that the Building Use Energy Disclosure Ordinance be amended to include all condominiums, regardless of association size, in the implementation phase planned for single-family and multi-family dwellings and take large multi-dwelling condo associations out of the first phase identified for business buildings.

I also ask that you more carefully consider the impact of hasty conversion until the ordinance addresses the engineering challenges of old buildings, the availability of clean energy as well as Cambridge's electrical infrastructure, and the heavy financial burden on many low income residents. I also urge you to include representation from 50+ multi dwelling condos on the BEUDO planning committee.

Thank you.

Jong H. Yang
The Yulie Yang and CH Yang Trust
2 Crawford St. Unit 10
Cambridge, MA
978-505-3733

--

Jong H. Yang | 978-505-3733

From: Mary E Caulfield <mcaulf@mit.edu>
Sent: Thursday, April 6, 2023 7:50 PM
To: Azeem, Burhan; Carbone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk; City Manager; City Council
Subject: Impact of current BEUDO timeline on long-time senior homeowner

April 5, 2023

Dear City Councilor,

As a working senior, my connections with the City of Cambridge are strong, but the timeline for implementing Building Use Energy Disclosure Ordinance would impose severe limitations on my ability to live and work here. Being forced out of my condo would cut off my participation in the Cambridge community and prevent me from continuing the contributions I've made for over 30 years.

Since buying into 6 Crawford Street, Unit 5 in Cambridge, in December of 1989, I have participated in street clean-up days, volunteered in a local food bank, exchanged English and Portuguese conversation with Brazilian immigrants, and worked with children in a shelter for unhoused families. As a long-time employee of Massachusetts Institute of Technology, I've supported a diverse student population in developing teamwork and professional communications skills, and I have collaborated with other teaching staff and faculty on antiracist teaching practices. Through MIT's MITES program, I also teach prospective first-generation college students from Greater Boston and across the US, helping them to acquire the academic confidence to succeed in STEM careers. My long-term membership as a parishioner at St. James's Episcopal Church in Porter square has given me a concern for the city's history and diversity. I fear, however, that the current implementation of the BEUDO will make continuing to live and work in Cambridge financially impossible for me.

As the owner-occupant of a condominium in a Cambridge association with 74 units, I am writing to ask that BEUDO be amended to include all condominiums, regardless of association size, in the implementation phase planned for single-family and multi-family dwellings and take large multi-dwelling condo associations out of the first phase identified for business buildings. I also ask that you more carefully consider the impact of hasty conversion until the ordinance addresses the engineering challenges of old buildings, the availability of clean energy as well as Cambridge's electrical infrastructure, and the heavy financial burden on many low- and moderate-income residents. I also urge you to include representation from 50+ multi dwelling condos on the BEUDO planning committee.

Please know that I support lowering our carbon footprint. I walk, bicycle, and take public transit whenever possible and invest in Community Supported Agriculture programs. I'd hoped to live in Cambridge and continue to participate in its community life for many years to come. The current implementation of BEUDO would force me to give up the home, social connections, and car-free life I've grown to love.

Sincerely,
Mary E. Caulfield
6 Crawford St. Unit 5
Cambridge, MA 02139

Mary E. Caulfield - Lecturer II
(she/her/hers)

Massachusetts Institute of Technology
E18-240B
Comparative Media Studies/Writing
Writing, Rhetoric, and Professional Communication (WRAP)

From: bookmarc7@aol.com
Sent: Thursday, April 6, 2023 6:37 PM
To: Azeem, Burhan; Carbone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk; City Manager; City Council
Subject: Exempt condos from BEUDO with your vote

To the Cambridge City Council:

My name is Susan Osgood. My husband and I have lived at Peabody Court, a 67-unit condominium building at 41-43 Linnaean Street for the past 40 years.

Let me first express my appreciation to City Councillors Azeem, Mallon, McGovern, Nolan, Simmons and Toner, as well as Mayor Siddiqui. Thank you for listening to the requests of condo associations to be exempted from the originally drafted BEUDO amendments. Those amendments were drawn up without any input from condominium owners, and they would impose harsh, and in some cases, impossible compliance demands. Condos want to participate in the city's carbon emission reduction goals, but we need to be treated fairly and given the same consideration as other residential property owners.

Cambridge's residential property accounts for 20 percent of the city's green house gas emissions. BEUDO condominiums make up only 1.7 percent. Our homes should not be singled out for more aggressive compliance standards than residential property as a whole.

BEUDO condo buildings, especially older, more difficult to retrofit buildings, will need time, special consideration, technical help, and financial assistance to make the necessary changes to support the goal of Net Zero by 2050. Let's work together to get that done.

Thank you again for supporting the condo exemption.

Susan Osgood

From: bookmarc7@aol.com
Sent: Thursday, April 6, 2023 6:38 PM
To: Azeem, Burhan; Carbone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk; City Manager; City Council
Subject: Exempt condos from BEUDO with your vote

To the Cambridge City Council:

My name is Marc Kessler. My wife and I have lived at Peabody Court, a 67-unit condominium building at 41-43 Linnaean Street for the past 40 years.

Let me first express my appreciation to City Councillors Azeem, Mallon, McGovern, Nolan, Simmons and Toner, as well as Mayor Siddiqui. Thank you for listening to the requests of condo associations to be exempted from the originally drafted BEUDO amendments. Those amendments were drawn up without any input from condominium owners, and they would impose harsh, and in some cases, impossible compliance demands. Condos want to participate in the city's carbon emission reduction goals, but we need to be treated fairly and given the same consideration as other residential property owners.

Cambridge's residential property accounts for 20 percent of the city's green house gas emissions. BEUDO condominiums make up only 1.7 percent. Our homes should not be singled out for more aggressive compliance standards than residential property as a whole.

BEUDO condo buildings, especially older, more difficult to retrofit buildings, will need time, special consideration, technical help, and financial assistance to make the necessary changes to support the goal of Net Zero by 2050. Let's work together to get that done.

Thank you again for supporting the condo exemption.
Marc Kessler

From: Sabrina B Hare <hare@mit.edu>
Sent: Thursday, April 6, 2023 6:33 PM
To: City Council
Cc: City Clerk; City Manager
Subject: This is What an MIT Education Taught Me

Hello City Council,

My name is Sabrina Hare, I'm a MIT student, registered Cambridge voter and woman of color. This is the first letter I have ever written to my local government.

To keep this short: I'm writing to urge you to pass laws to reduce building emissions and pursue the path of electrification, carbon-neutrality, and renewable energy for Cambridge's future.

It's time that we move beyond climate change being a political issue, and instead set the standards to create laws to react, innovate, and make change in an effective way. With the Green New Deal, you can follow a market-based approach that not only reduces costs, increases profit and ensures a sustainable way of living but it also demonstrates a commitment to supporting all citizens of Cambridge.

Thanks,
Sabrina Hare

From: David Mazumder <mazumder.david@gmail.com>
Sent: Thursday, April 6, 2023 6:30 PM
To: City Council
Cc: City Manager; City Clerk
Subject: Support strongest possible BEUDO amendments

To the City Council:

My name is David Mazumder. I am a PhD student at Harvard and a resident of Cambridge at 500 Memorial Dr. I'm also a Cambridge voter, and outside of my academic work, I spend most of my time working for climate action because of the urgent threat climate change poses to human health, equity, and our environment.

I'm writing in strong support of the Green New Deal for Cambridge and ask that you pass a strong version of the BEUDO amendments that would commit the city to reducing our greenhouse gas emissions. Specifically, Cambridge should aim for net zero greenhouse gas emissions from large buildings by 2035.

The United Nations' Intergovernmental Panel on Climate Change recently issued another dire report (<https://www.ipcc.ch/report/ar6/syr/>), and climate change is already having a very visible impact across our country (<https://nca2018.globalchange.gov/>). The Boston-Cambridge metro area is one of the most vulnerable cities in the US with respect to climate change, with heat and flooding impacts already disproportionately affecting low income and minority residents.

The Green New Deal for Cambridge is how we as a city can begin to do our part and lead the fight for climate justice. I appreciate that the City Council has already ordained provisions to accurately record building emissions and to implement green jobs training. The City Council should now move to pass the strongest version of the BEUDO amendments to continue to guide our city into a more equitable and healthier future.

Thank you for your time and attention to this issue, and for your service.

Sincerely,

David Mazumder

500 Memorial Dr, Cambridge, MA 02139

PhD Candidate in Neuroscience

Harvard University

--

David Mazumder

Harvard/MIT Medical Scientist Training Program

PhD Candidate, Harvard Program in Neuroscience

mazumder.david@gmail.com

From: Alejandro Paz <alepaz1comm2poem3@gmail.com>
Sent: Thursday, April 6, 2023 6:27 PM
To: City Council
Cc: City Clerk; City Manager
Subject: Support strongest possible BEUDO amendments

To the City Council:

My name is Alejandro Paz. I am a librarian for environmental issues at MIT and live in Cambridge. I live on Dana Street and pass by City Hall almost every day on the way to work. I am also a registered voter, and it's important to me that my representatives and the city government recognize how much I and my friends in the city believe in the urgency of climate change.

I strongly support the Green New Deal for Cambridge. As such, I would like to ask you to pass a strong version of the BEUDO amendments that would commit the city to reducing greenhouse gas emissions. In particular, Cambridge should aim for net zero GHG emissions from large buildings by 2035.

I think Cambridge, like most cities, might be conflicted about the impact of these types of requirements. For one, many residents might be concerned these rules will lead to an increased cost of living. At the same time, the city has a responsibility to future residents and society to operate sustainably, and our short-term complaints will not seem so reasonable to the future generations who will bear the brunt of human-caused climate change. Making developers take accountability for emissions and contribute to green jobs training programs would be an effective way of equalizing equity concerns and make progress on the issue of climate injustice on multiple fronts.

The City Council should move to pass a strong version of these amendments and show leadership that will inspire other cities and citizens around the world to follow.

Thank you,
Alejandro Paz

--
Alejandro Paz (he/him/his)
MLIS '20, Simmons University
p: 301-452-7849 | [Linkedin](#)

From: Safiyyah O Ogundipe <safiyyah@mit.edu>
Sent: Thursday, April 6, 2023 6:24 PM
To: City Council
Cc: City Clerk; City Manager
Subject: Support for the BEUDO amendments on the Green New Deal

To the City Council,

I'm Safiyyah, and I'm an undergraduate student at MIT. I live on Vassar St in Cambridgeport, and I'm also a registered voter in the city. I am emailing today to express the urgency that we have to combat climate change. I'm writing in strong support for the Cambridge Green New Deal, and I am urging you to pass a strong version of the BEUDO amendments which would help reduce greenhouse gas emissions in the city and ideally reach net zero emissions from larger buildings by 2035. For most if not all of my life, I have been cognizant of climate change. It is a fight that has defined much of my generation because of the urgent position that we are in and will continue to be in without explicit action. Even more, the effects of climate change, such as extreme heat and flooding, will further marginalize working class communities and communities of color.

If Cambridge wants to continue to pride itself in its progressive veneer and take steps to improve wellbeing, racial justice, and community health, then it should be a leader in the fight against climate change. The time is long overdue, and we need strong legislation/actions now.

Thank you for your time,
Safiyyah

Safiyyah Ogundipe, *she/her/hers*
Massachusetts Institute of Technology | Class of 2024
Department of Chemical Engineering
safiyyah@mit.edu | 540-246-1169

From: kmrowe1@verizon.net
Sent: Thursday, April 6, 2023 6:12 PM
To: Siddiqui, Sumbul; Azeem, Burhan; Carlone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk; City Manager
Subject: Building Use Energy Disclosure Ordinance (BUEDO) - condo amendment

Dear Mayor Siddiqui; Vice Mayor Mallon; City Councilors Azeem, Carlone, McGovern, Nolan, Simmons, Toner, and Zondervan; and City Manager, Yi-An Huang,

As the owner of a condominium in a Cambridge association with 74 units, I am writing to ask that the Building Use Energy Disclosure Ordinance (BUEDO) be amended to include all condominiums, regardless of association size, in the implementation phase planned for single-family and multi-family dwellings, and take large multi-dwelling condo associations out of the first phase identified for business buildings. I also ask that you more carefully consider the impact of hasty conversion until the ordinance addresses the engineering challenges of old buildings, the availability of clean energy, as well as Cambridge's electrical infrastructure and the heavy financial burden on many low-income residents. I also urge you to include representation from 50+ multi dwelling condos on the BEUDO planning committee.

I have lived in Cambridge for nearly three decades and have grown to appreciate and love my city. Unfortunately, we all grow old, and I am now retired and living on a limited income. I would like to be able to stay in Cambridge for my remaining years but the escalation of the cost of living here is becoming prohibitive. If you would kindly consider the BUEDO amendment, that would likely help me and other older folks like me to remain in their homes. Cambridge is a wonderful, diverse place to live; I ask that you please keep older people in mind to truly maintain this diversity.

Thank you for your consideration.

Karen Rowe
2 Crawford Street, #9
Cambridge 02139
kmrowe1@verizon.net

From: Amber C Velez <avelez9@mit.edu>
Sent: Thursday, April 6, 2023 5:36 PM
To: City Council
Cc: City Clerk; City Manager
Subject: strong support BEUDO amendments

To the City Council,

My name is Amber Velez, I'm a student at MIT in Cambridge. I live on Memorial Drive. I'm writing in strong support of the Green New Deal for Cambridge and I'm asking you to pass a strong version of the BEUDO amendments to commit the city to reducing our greenhouse gas emissions. I believe Cambridge should aim for net zero GHG emissions from large buildings by 2035.

Staggering inequality must be addressed. When large corporations open satellite offices in Kendall Square, the wealth those companies bring do not get distributed to low-income youth in Cambridge. The GND is a step towards addressing these injustices by forcing major developers to take accountability for emissions and contribute to green jobs training programs.

Thanks you,
Amber Velez

From: Anushree Chaudhuri <anuc@mit.edu>
Sent: Thursday, April 6, 2023 5:27 PM
To: City Council
Cc: City Clerk; City Manager
Subject: Apply for federal funding to support BEUDO!

To the City Council:

My name is Anushree Chaudhuri, and I'm a resident in Cambridge. I live on Memorial Drive. I'm also a registered Cambridge voter and volunteered with Burhan Azeem's campaign in 2021.

I'm writing in support of the strongest possible version of the BEUDO amendments to commit our city to reducing GHG emissions, aiming for net zero emissions from large buildings by 2035. As a student at MIT, I understand that BEUDO and the GND affects large commercial buildings, including much of our institution's real estate. I'm writing to express my support for BEUDO; institutions like MIT have a responsibility to lead our city in decarbonizing new and retrofitted buildings.

To support Cambridge in this transition, I suggest applying for the U.S. Department of Energy's newly announced Buildings Upgrade Prize, which is a \$22m prize offering technical assistance and funding to local governments seeking to decarbonize their building stock. I hope the Council will also consider passing a rent ceiling to ensure that LMI households are not affected by the short-term costs of building retrofits.

I appreciate the City Council's efforts, and hope the Council will move to pass the BUEDO amendments. I've been working on climate policy for the past five years and believe this change can solidify Cambridge's leadership in climate justice and emissions reduction.

Best,
Anushree Chaudhuri

--
Anushree Chaudhuri (she/her) MIT Urban Planning & Economics
anuc@mit.edu | SB/MCP 2024
[MIT Renewable Energy Clinic](#)

From: Sahithi Madireddy <sahithim@mit.edu>
Sent: Thursday, April 6, 2023 5:26 PM
To: City Council
Cc: City Clerk; City Manager
Subject: Support strongest possible BEUDO amendments

To the City Council:

My name is Sahithi Madireddy. I'm a student in Cambridge. I live on Memorial Drive. I'm also a registered Cambridge voter, and it's important to me that my representatives recognize the urgency of climate change

I'm writing in strong support of the Green New Deal for Cambridge. I'm here today to ask you to pass a strong version of the BEUDO amendments that would commit the city to reducing our greenhouse gas emissions. Particularly, Cambridge should aim for net zero GHG emissions from large buildings by 2035.

Climate change is the defining issue of my generation, and it is critical that Cambridge takes leadership in meeting this moment. Reducing emissions is the only way we can have a chance of creating a livable present and future.

The GND for Cambridge is how Cambridge can begin to do our part and lead the fight for climate justice. I appreciate that the City Council so far has ordained the provisions to accurately record building emissions and to implement green jobs training. The City Council should now move to pass a strong version of the BEUDO amendments and guide our city forward.

Thank you,
Sahithi

From: Safiyyah Ogundipe <safiyyahogundipe@gmail.com>
Sent: Thursday, April 6, 2023 5:08 PM
To: City Council
Cc: City Clerk; City Manager
Subject: Support for the BEUDO amendments on the Green New Deal

To the City Council,

I'm Safiyyah, and I'm an undergraduate student at MIT. I live on Vassar St in Cambridgeport, and I'm also a registered voter in the city. I am emailing today to express the urgency that we have to combat climate change. I'm writing in strong support for the Cambridge Green New Deal, and I am urging you to pass a strong version of the BEUDO amendments which would help reduce greenhouse gas emissions in the city and ideally reach net zero emissions from larger buildings by 2035. For most if not all of my life, I have been cognizant of climate change. It is a fight that has defined much of my generation because of the urgent position that we are in and will continue to be in without explicit action. Even more, the effects of climate change, such as extreme heat and flooding, will further marginalize working class communities and communities of color.

If Cambridge wants to continue to pride itself in its progressive veneer and take steps to improve wellbeing, racial justice, and community health, then it should be a leader in the fight against climate change. The time is long overdue, and we need strong legislation/actions now.

Thank you for your time,
Safiyyah

Erwin, Nicole

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From: Wendy McCluskey <wendy_mccluskey@comcast.net>
Sent: Thursday, April 6, 2023 2:12 PM
To: City Council
Cc: City Clerk
Subject: Support strongest possible BEUDO amendments

To the City Council:

I am writing to you because I am so alarmed by news about tornados, flooding, drought, and too many "once in a century" storms. Climate change is already here. And they say that the Northeast is warming faster than other parts of the country.

The climate crisis is an emergency, and we need to treat it that way. The most recent UN Report calls for reducing greenhouse gas emissions aggressively now. Here in Cambridge that means reducing emissions from large buildings since they are responsible for the majority of the city's emissions.

Just as we as individuals take responsibility for small and large steps to reduce our GHG emissions, large building owners should take responsibility for reducing their GHG emissions.

Please support the strongest possible BEUDO Amendments.

Thank you,

Wendy McCluskey
1 Cutler Ave

Erwin, Nicole

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From: JDP Bay Square <jdp@baysquare.org>
Sent: Thursday, April 6, 2023 12:08 PM
Subject: BEUDO amendments - please exclude condominiums from this phase

Dear members of the Cambridge City Council, City Clerk, and City Manager Yi-An Huang,

I have lived since 2001 in Bay Square Condominium, a condominium building at 950 Massachusetts Avenue, and helped my condominium meet the BEUDO reporting standard starting in 2015. Since the latest version of the CDD's proposed BEUDO amendment is scheduled to come before the Ordinance Committee next week, I am writing to ask that you support excluding condominiums from BEUDO enforcement policies, and therefore treat BEUDO homeowners along with all other Cambridge homeowners when pursuing Cambridge's net zero emission goals.

BEUDO condominiums make up over 8% of the city's housing units, but comprise only about 1.7% of Cambridge's total emissions. Yet the last version of these amendments was drawn up without any input from condominium owners, and would have imposed injurious, and in some cases, impossible compliance demands, especially for some older buildings. Condos want to participate in the city's carbon emission reduction goals, but we need to be treated fairly and given the same consideration as other residential property owners. There is no cogent reason why condominiums should be singled out for more aggressive compliance standards than residential property as a whole, especially when they were never given the opportunity to actively participate in the development process of those regulations.

I would like to express my appreciation to City Councillors Burhan Azeem, Alanna Mallon, Marc McGovern, Patty Nolan, Denise Simmons, Paul Toner, and Mayor Sumbul Siddiqui for listening to and supporting the reasonable requests of condominium associations to be exempted from the originally drafted BEUDO amendments.

BEUDO condo buildings (especially older, more difficult to retrofit buildings that provide homes for a number of fixed income Cambridge residents) will need time, consideration, technical help, and financial assistance to make the necessary changes to support a goal of Net Zero by 2050. Let's work together in a participatory way to get that task accomplished.

Thank you for your consideration; I hope that you will support a carefully considered emissions reduction plan that takes a more rational, fair, and inclusive approach to reaching Cambridge's climate goals.

John Patrick M.D.
950 Massachusetts Ave.
Cambridge

Erwin, Nicole

105

From: Gina Casey <ginacase@gmail.com>
Sent: Thursday, April 6, 2023 10:26 AM
To: Azeem, Burhan; Carlone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk; City Manager; City Council
Subject: For Fair and Realistic BEUDO Implementation for Condo Owners

Dear City Council,

As the owner of a small condominium in a Cambridge association with 74 units, I am writing to ask that the Building Use Energy Disclosure Ordinance be amended to include all condominiums, regardless of association size, in the implementation phase planned for single-family and multi-family dwellings and take large multi-dwelling condo associations out of the first phase identified for business buildings. I also ask that you more carefully consider the impact of hasty conversion until the ordinance addresses the engineering challenges of old buildings, the availability of clean energy as well as Cambridge's electrical infrastructure, and the heavy financial burden on many low income residents. I also urge you to include representation from 50+ multi dwelling condos on the BEUDO planning committee.

I have lived in Cambridge for 10 years, and I greatly value efficient, sustainable living, which is why I bought a small condo in 2021 - choosing to stay in the city - where I live car-free. Those of us that reside in condos with greater density - helping Cambridge be a more walkable and transit-friendly city - should not be the ones taking on the largest burden of a new energy system, especially when the old and often historic buildings we live in are not equipped for the hasty building of new infrastructure . Furthermore, the new ordinance as it stands will be a financial hardship for me, and could put me and many others at risk of losing our ability to live here, in a sustainable city that we love.

Thank you for considering, and feel free to contact me if you have any questions or concerns.

Regards,
Regina Casey
5 Crawford St, Apt 1, 02139

ginacase@gmail.com
cell: 713-302-8410

From: Sharon Britton <sabritton@gmail.com>
Sent: Thursday, April 6, 2023 10:18 AM
To: Azeem, Burhan; Caralone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk; City Manager
Subject: Treat BEUDO condos like other residential property in Cambridge

Dear members of the Cambridge City Council and City Manager Yi-An Huang,

I am a 22-year resident of a condominium building at 950 Massachusetts Avenue writing to express my appreciation to City Councillors Burhan Azeem, Alanna Mallon, Marc McGovern, Patty Nolan, Denise Simmons, Paul Toner, and Mayor Sumbul Siddiqui for listening to and supporting the reasonable requests of condo associations to be exempted from the originally drafted BEUDO amendments.

Those amendments were drawn up without any input from condominium owners, and they would have imposed harsh, and in some cases, impossible compliance demands. Condos want to participate in the city's carbon emission reduction goals, but we need to be treated fairly and given the same consideration as other residential property owners.

Cambridge's residential property accounts for 20 percent of the city's green house gas emissions. BEUDO condominiums make up only 1.7 percent. Our homes should not be singled out for more aggressive compliance standards than residential property as a whole.

BEUDO condo buildings, especially older, more difficult to retrofit buildings, will need time, special consideration, technical help, and financial assistance to make the necessary changes to support the goal of Net Zero by 2050. Let's work together to get that done.

Thank you for listening and supporting forward thinking legislation that is responsive to the lives and realities of the city's residents.

Sharon Britton
950 Mass Ave., #508

From: Jim Brown <jobrown773@gmail.com>
Sent: Thursday, April 6, 2023 9:59 AM
To: City Council
Cc: City Clerk; info.ma.cambridge@mothersoutfront.org
Subject: BEUDO amendments

As a Cambridge resident who lives in and breathes Cambridge air and water I strongly urge you to support the BEUDO amendments.

It is unconscionable that the city has reversed its position on this. The big polluters who reign in the Kendall Square area (and evidently within the City Government) need to be held to strict pollution and emission standards.

Cambridge has always the potential to be an exemplar for the state, country, and the planet. To neglect this role is flat out dangerous for all citizens on the planet.

Regards,

Jim Brown
32 Avon Hill Street

From: Nathalie Adda <nathalieadda5@gmail.com>
Sent: Thursday, April 6, 2023 8:55 AM
To: Azeem, Burhan; Caralone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk; City Manager; City Council
Subject: BEUDO

Dear City Councilor,

As the owner of a condominium in a Cambridge association with 74 units, I am writing to ask that the Building Use Energy Disclosure Ordinance be amended to include all condominiums, regardless of association size, in the implementation phase planned for single-family and multi-family dwellings and take large multi-dwelling condo associations out of the first phase identified for business buildings. I also ask that you more carefully consider the impact of hasty conversion until the ordinance addresses the engineering challenges of old buildings, the availability of clean energy as well as Cambridge's electrical infrastructure, and the heavy financial burden on many low income residents. I also urge you to include representation from 50+ multi dwelling condos on the BEUDO planning committee.

Dr Nathalie Adda
1 Crawford Street
Unit 8
Cell: 617 4601214

From: Amandine Lariepe <amandine.lariepe@gmail.com>
Sent: Wednesday, April 5, 2023 5:11 PM
To: City Council
Cc: City Clerk
Subject: Support strongest possible BEUDO amendments

To the City Council,

I am writing to you because as a mother of two young daughters, I am deeply concerned by climate change and the world my children will live in.

The climate crisis is an emergency, and we need to treat it that way. The most recent UN Report calls for reducing greenhouse gas emissions aggressively now. Cambridge should share that goal and aim for net zero GHG emissions from large buildings by 2035.

Just as we as individuals take responsibility for small and large steps to reduce our GHG emissions, large building owners should take responsibility for reducing their GHG emissions.

Please support the strongest possible BEUDO Amendments.

Thank you,

Amandine LARIEPE

115 Jackson street, 02140 Cambridge MA

From: Melissa Ludtke <melissa.ludtke@gmail.com>
Sent: Tuesday, April 4, 2023 11:27 AM
To: City Council; City Clerk
Subject: Urging City Council's passage of BEUDO

Hello:

Often I write to City Council members regarding issues revolving around our urgent climate crisis.

Today, I'm writing to urge passage of strong and comprehensive BEUDO amendments as the most effective way for Cambridge to limit CO2 emissions. We should require our city's large buildings to reduce their reliance on fossil fuel sources of energy. As you are well aware, the large buildings covered by BEUDO – of more than 25,000 square feet or 50 or more residential units – account for more than half of all greenhouse gas emissions in Cambridge. These amendments ought to give building owners an extended timeline for making a gradual transition away from fossil fuels and provide several options for how they can meet these emission reduction targets. I support this as a way to make this work well for all of us.

It is vital that we meet (or exceed) our city's goals in reducing our harmful emissions.

BEUDO provides the most effective tool for us to meet these goals.

Thanks for your kind attention,

Melissa

Melissa Ludtke

Author, Locker Room Talk: A Woman's Struggle to Get Inside, forthcoming from Rutgers University Press

<https://www.melissaludtke.com/>

Co-Producer, *Touching Home in China: in search of missing girlhoods*

[Website](#)

phone: 617-416-1989

From: cc in aix <christine@mcchang.com>
Sent: Tuesday, April 4, 2023 10:15 AM
To: City Council
Cc: City Clerk
Subject: SENSIBLE changes for all

Dear City Councillor,

I am an owner of Porter Square condominium association 2 Arlington Street. I am writing to urge you to exempt condominiums from proposed amendments to the city's Building Energy Use Disclosure Ordinance (BEUDO). It is far more appropriate for us to be considered in the phase of enforcement planning that will include the significant majority of homeowners in Cambridge.

As you know by now, condominium associations and their trustees were omitted from all the approximately 40 meetings for the early planning and drafting of these amendments over two years. Consequently, city planners have drawn up a one-size-fits all approach to emission reductions that ignores legitimate issues that will make it financially and practically difficult to impossible for many condominium buildings including ours to comply.

After months of trying to plead our case to councillors and CDD staff, condominium leaders from around the city attended a "BEUDO Residential Focus Group" on January 25 organized by the Community Development Department. These condo leaders, including a number from the Cambridge Condominium Alliance, were hopeful they would hear the city had made adjustments that would meet our needs. Instead, they were presented with yet another take-it-or-leave-it PowerPoint presentation that rehashed the same unworkable scheme that was unveiled in September. None of the legitimate concerns we have expressed since then have been addressed.

Our building is an old building and we would like to update it and make it more 'green', but we need to do it sensibly and without driving people into financial hardships.

If the city is willing to partner with us, we believe there are ways many condominiums can craft an approach that will have us arrive at the city's Net Zero goal without the threat of onerous fines and impossible deadlines. As residents and homeowners under the same financial constraints as every other residential property owner, we ask that condominium compliance be taken up during the next phase of BEUDO enforcement that will consider most of the city's residential property.

Respectfully,

Christine Chang, 2 Arlington Street, 2-21

christinechangart.com

From: Roy Russell <mrroygbiv@gmail.com>
Sent: Tuesday, April 4, 2023 9:44 AM
To: City Council
Cc: City Clerk
Subject: Comments for Ordinance Committee Meeting 12 April 2023

Honorable Councilors,

Regarding BEUDO, ordinance #2021-26 I have two comments:

1. Section 8.67.10 Definitions number 26 (c), "Renewable Electricity" generating source should explicitly include Nuclear Power
2. There should be an incentive for owners to exceed the required reductions. For example, if they exceed the requirements in one year, they could be permitted to fall short by some amount in a later year. Or if they exceed the requirements, the city could reward them with cash payments.

Best regards,

Roy Russell
Cottage Street

Erwin, Nicole

From: Helen Walker <hwalker434@rcn.com>
Sent: Wednesday, April 26, 2023 11:58 PM
To: Azeem, Burhan; Carbone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Manager; Farooq, Iram
Cc: City Clerk
Subject: BEUDO Hardship Compliance Review Board

Dear Members of the Cambridge City Council, City Manager Huang, and Assistant City Manager for Community Development Farooq,

Congratulations on achieving a major milestone today with the BEUDO amendments. And thank you again to those of you who were instrumental in positioning large condo buildings to be regulated with small condo buildings and other residential property, as is appropriate.

I was surprised by the discussion of the membership of the Review Board that will be created to approve hardship compliance plans. I want to praise the decision to create such a board. But I was unhappy with the discussion about appropriate qualifications. I heard, variously, "majority climate advocates and climate scientists" followed by "two climate activists and five technical experts who understand the urgency of climate change." Nowhere did I hear about architects or building envelope engineers who understand how general goals are actually accomplished. City Manager Huang spoke of "technical review of buildings struggling to meet requirements." If these buildings are struggling, then they have special technical problems that can only be understood and resolved on a deeply technical level. A climate scientist will not be any help in this discussion.

I noticed that in the "City Councillor BEUDO Question and Answer" document, there was a whole new level of reality messaging that has been missing from previous BEUDO communiques. Suddenly one reads lines like

- May trigger an electrical service upgrade, which will be cost and time intensive
- Even a limited scope project could require relocation of occupants for up to a year, while not noticeably improving user experience or comfort

And suddenly one reads about the need to take a global view of necessary system upgrades when planning emissions-reductions retrofits. I can only surmise that BEUDO planning has now started to draw on the architectural talent that Cambridge has in the DPW.

These same skills are needed on the Review Board. For example, an architect can advise on which retrofits require relocation of occupants because of the potential release of hazardous substances. (This will probably be a significant problem with some of the older affordable housing complexes.) A building envelope engineer can advise on which retrofits, such as improper installation of insulation, may cause the exterior walls to fail. I urge you specifically to reserve positions on the Review Board for an architect and a building envelope engineer. These individuals can explain the technical issues to their fellow board members. There can be no shortage of such individuals who are also passionate about arresting climate change.

I believe there is a tradition whereby each recipient of a communication hopes that someone else will answer it. I would very much like to hear back from everyone who is willing to take the time.

With many thanks for your consideration,

Helen Walker
43 Linnaean Street

Cambridge

J

Erwin, Nicole

From: Thomas Laurent <thomas.h.laurent@gmail.com>
Sent: Wednesday, April 26, 2023 4:02 PM
To: City Council
Cc: City Clerk; City Manager
Subject: Support strong BEUDO amendments

Dear City Councillors,

Cambridge has an important opportunity to meet the climate crisis with a strong set of amendments to the Building Energy Use Disclosure Ordinance (BEUDO).

I urge you to support amendments that set 2035 as the deadline for all nonresidential BEUDO buildings to reach net zero greenhouse gas emissions.

And I urge you to avoid the use of global offsets, which are not currently verifiable, often displace better land uses, and make no impact locally. Local offsets will support decarbonization projects in our region—providing green jobs and mitigating public health impacts of emissions, most importantly in environmental justice communities. If global offsets are allowed, they must be priced the same as local ones, to incentivize investments in local emissions reduction projects.

The climate crisis is an emergency, and we need to treat it that way. The most recent UN report, based on the latest research, calls for reducing greenhouse gas emissions aggressively now on many fronts.

I want to live in a city that is doing its part with the appropriate level of urgency.

All the best,

Thomas LAURENT
115 JACKSON STREET
CAMBRIDGE MA 02140

From: alex koure <alexkoure@gmail.com>
Sent: Wednesday, April 26, 2023 1:49 PM
To: City Council
Cc: City Clerk; City Manager
Subject: Support of amendments to BEUDO

My name is Alex Koure and I am a graduate student at Harvard.

I am writing to urge you to pass the strong amendments of BEUDO that were proposed by Mayor Siddiqui, Councillor Nolan, and Councillor Zondervan. Reject the city manager's fundamental rewrite for commercial development. Don't let Cambridge's large corporations and institutions greenwash this important ordinance - we must ensure commercial buildings in Cambridge reduce their carbon emission to zero by 2035 in order to tackle the climate crisis.

As a Cambridge Student, I want Harvard and MIT to truly be held accountable for the emissions they produce. With their billion-dollar endowments, attempting to cut corners is irresponsible and dangerous. And as tuition-paying students, we will not accept it.

Thank you for your commitment to climate justice in Cambridge. The Council should move to pass this policy *without the new changes* and guide our city forward.

Thank you,
Alex

Erwin, Nicole

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From: JT Lambert <jt.lambert@icloud.com>
Sent: Wednesday, April 26, 2023 1:33 PM
To: City Council
Cc: City Clerk
Subject: BEUDO amendment

Hello,

I'm a local resident, I live by Porter Sq. I'd like to urge that the council support strong BEUDO amendments. I'd like for there to be a 2035 net zero deadline, and to inform the council that global offsets are unreliable and ineffective, and should not be an allowable way for large buildings in Cambridge to reach carbon neutrality. I love this city, and think we are moving in a positive direction with our climate goals - like encouraging more people to bike through safer infrastructure (though we could speed that up too). Now is the time to ramp up all policy that reduces carbon emissions.

Thank you,
John Lambert

Erwin, Nicole

From: Giovanni Demuru <gdemuru@gmail.com>
Sent: Wednesday, April 26, 2023 1:28 PM
To: City Council
Cc: City Manager; City Clerk
Subject: Fwd: Support strong BEUDO amendments

Dear City Councillors,

Cambridge has an important opportunity to meet the climate crisis with a strong set of amendments to the Building Energy Use Disclosure Ordinance (BEUDO).

I urge you to support amendments that set 2035 as the deadline for all nonresidential BEUDO buildings to reach net zero greenhouse gas emissions.

And I urge you to avoid the use of global offsets, which are not currently verifiable, often displace better land uses, and make no impact locally. Local offsets will support decarbonization projects in our region—providing green jobs and mitigating public health impacts of emissions, most importantly in environmental justice communities. If global offsets are allowed, they must be priced the same as local ones, to incentivize investments in local emissions reduction projects.

The climate crisis is an emergency, and we need to treat it that way. The most recent UN Report, based on the latest research, calls for reducing greenhouse gas emissions aggressively now on many fronts.

I want to live in a city that is doing its part with the appropriate level of urgency.

Thank you,

Giovanni Demuru

212, Charles Street
Cambridge MA

Erwin, Nicole

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From: marta bianciardi <biatarma@hotmail.com>
Sent: Wednesday, April 26, 2023 1:01 PM
To: City Council
Cc: City Clerk; City Manager
Subject: Support strong BEUDO amendments

Dear City Councillors:

Cambridge has an important opportunity to meet the climate crisis with a strong set of amendments to the Building Energy Use Disclosure Ordinance (BEUDO).

I urge you to support amendments that set 2035 as the deadline for all nonresidential BEUDO buildings to reach net zero greenhouse gas emissions.

And I urge you to avoid the use of global offsets, which are not currently verifiable, often displace better land uses, and make no impact locally. Local offsets will support decarbonization projects in our region—providing green jobs and mitigating public health impacts of emissions, most importantly in environmental justice communities. If global offsets are allowed, they must be priced the same as local ones, to incentivize investments in local emissions reduction projects.

The climate crisis is an emergency, and we need to treat it that way. The most recent UN Report, based on the latest research, calls for reducing greenhouse gas emissions aggressively now on many fronts.

I want to live in a city that is doing its part with the appropriate level of urgency.

Thank you,

Best regards,

Marta Bianciardi,

30 Union Street, Cambridge

Erwin, Nicole

From: Sharon deVos <sharondevos@gmail.com>
Sent: Wednesday, April 26, 2023 12:32 PM
To: City Council
Cc: City Clerk; City Manager
Subject: Support Strong BEUDO amendments

Dear City Councillors:

The global climate crisis is an emergency that needs to be addressed immediately! The most recent IPCC BEUDOLocal offsets that support decarbonization projects in our region will make a real difference in environmental Justice communities, provide local jobs and will be verifiable.

Universities and Biotech institutions have an opportunity to make a real difference and they have the finances to commit to making the necessary transition to electrification. They have a responsibility to their students, faculty and alumni to do so.

The University of Massachusetts Amherst with an endowment that is one percent that of Harvard's \$ 51 billion endowment installed pollution controls at a new power plant in 2009 that meets the strictest federal limits. Other public and private universities have taken serious steps to reduce emissions..Please see this important article.

<https://mail.google.com/mail/u/0/#search/lowry/FMfcgzGsmDtjnrjVfQFwPxTFJqRnHzTm?projector=1&messagePartId=0.1>

Please support amendments that set the deadline at 2035 for all nonresidential BEUDO buildings and avoid the use of global offsets.

Thank you so much,

Sharon deVos
118 Antrim St.
Cambridge MA

From: Vinita Bhaskar <bhaskar.vinita@gmail.com>
Sent: Wednesday, April 26, 2023 12:18 PM
To: City Council
Cc: City Clerk
Subject: Re: BEUDO Amendment Actions Needed

Dear City Councillors:

I write today to follow up with you all on my previous email about the BEUDO amendments. I strongly urge you to support amendments that set 2035 as the deadline for all nonresidential BEUDO buildings to reach net zero greenhouse gas emissions. As mentioned before, I live in a part of the City that lacks a strong tree canopy, and we really feel any changes to temperature more than other Cambridge residents. I truly see a strong "green" vision for this City, and would love for East Cambridge to be a sort of pilot area for a successful adoption of BEUDO. With the amount of building and construction we deal with now, it would be great if these investments in development had a double bottom-line impact (profits to the developers/ industries and to the people.)

I also urge you to avoid the use of global offsets, which even multi-national companies are steering away from as it appears to be "green washing" and are also next to impossible to verify. Local offsets will help support decarbonization projects in our neck of the woods —providing green jobs and mitigating public health impacts of emissions, most importantly in environmental justice communities. If global offsets are allowed, they must be priced the same as local ones, to incentivize investments in local emissions reduction projects.

The climate crisis is an emergency, and we need to treat it that way. The most recent UN Report, based on the latest research, calls for reducing greenhouse gas emissions aggressively now on many fronts. I want to live in a city that is doing its part with the appropriate level of urgency. Let's continue placing Cambridge at the forefront of new and exciting policy developments, and let our city be a positive beacon of hope, environmental public policy success, and a true double bottom-line city.

Thank you,

Vinita Bhaskar
262 Monsignor O'Brien Hwy
Cambridge, MA 02141

Vinita Bhaskar
(202) 527-1760 | bhaskar.vinita@gmail.com

On Wed, Apr 12, 2023 at 12:16 PM Vinita Bhaskar <bhaskar.vinita@gmail.com> wrote:
To Cambridge City Council:

I am writing to you today because I care deeply about the climate crisis and reducing greenhouse gas emissions in Cambridge. I live in East Cambridge off of route 28 with my husband and my 19 month old son. While we are fortunate to live next to a few parks, route 28 and the surrounding areas lack a solid tree canopy. Like so many parts of Cambridge, we have traffic but no trees. (While bike lanes are being built, we don't feel safe biking in the city - we don't really feel safe driving in our neighborhood because no one obeys the posted speed limits on 28.) Any significant

temperature shifts are felt more in our neighborhood than in other parts of the city, and we could use some support.

The climate crisis is an emergency, and we need to treat it that way. Think about the weather we're having this week, and then consider what April used to feel like here in New England. Think back to this winter. We bought a toddler snow sled for my son, who recently discovered how much he loves sledding; we were all looking forward to sledding together but there was little to no snow this winter. That's not normal for our part of the country. We dusted off the sled two times this winter, and I felt so much mom guilt. We need to do better and do better now for my son, the other toddlers, and all of our Cambridge kids.

The situation feels hopeless for most members of the Millennial and Gen Z generations. We grew up focusing on reducing, reusing, and recycling on an individual scale, but what good can that really do when corporate interests and developers create more pollution collectively? The time to change things is now. And while it does feel like we are out of time, I do believe aggressive action can still save all of us. The most recent UN Report calls for reducing greenhouse gas emissions aggressively now. Cambridge should share that goal and aim for net zero GHG emissions from large buildings by 2035.

Just as we as individuals take responsibility for small and large steps to reduce our GHG emissions, large building owners should take responsibility for reducing their GHG emissions.

Please support the strongest possible BEUDO Amendments.

Thank you,

Vinita Bhaskar
262 Monsignor O'Brien Hwy
Cambridge, MA 02141

Erwin, Nicole

From: Hannah Mahoney <hannah.mahoney@verizon.net>
Sent: Wednesday, April 26, 2023 11:53 AM
To: City Council
Cc: City Clerk; City Manager
Subject: Urging Support for Strong BEUDO Amendments

Dear City Councillors:

"Our world needs climate action on all fronts: everything, everywhere, all at once."

This is UN secretary general António Guterres speaking about the latest climate report from the Intergovernmental Panel on Climate Change (IPCC), which is based on the latest research and is devastatingly sobering and urgent. As Guterres has said, the report "is a clarion call to massively fast-track climate efforts by every country and every sector."

Right here in Cambridge, this afternoon, in the familiar setting of the City Council chambers, you have an opportunity to meet the urgency of this crisis with appropriate action.

I urge you to support amendments to BEUDO that:

- set 2035 as the net zero deadline for all nonresidential BEUDO buildings
- and make use of local offsets rather than global ones.

At the April 12 Ordinance Committee meeting, it was deeply frustrating to hear representatives from Harvard and MIT spout PR pabulum while whining about their inability to decarbonize in the next decade. Many institutions of higher learning are well on their way to meeting 2035 as a net zero deadline. Harvard and MIT are premier institutions nationally and globally -- yet they have dragged their feet and failed to make appropriate plans and take appropriate action. Also as we heard at that meeting, the solutions are available. We can hold these institutions to account and should absolutely do so.

The same holds true for other BEUDO buildings, especially now that financial and technical support is available at both the state and federal levels.

The city manager strikes an optimistic tone about the developing global offset market, and perhaps the market will in time become more reliable, verifiable, and effective -- but that is currently a pipe dream. Global offsets have to date been a massive sham -- not verifiable, often displacing better land uses, and sometimes harmful rather than beneficial.

And of course global offsets make no impact locally. New England has been warming faster than the rest of the planet and has already surpassed the 1.5°C threshold established by the Paris Climate Accord. Massachusetts temperatures have increased faster than those of other New England states. Innovative local offsets will fund environmental justice programs, mitigate climate impacts, improve public health, and create jobs right here.

Many thanks for your thoughtful approach to this complex issue. Please vote for strong BEUDO amendments that will make a real impact for the residents of our city.

Warmly,
Hannah Mahoney
7 Rindge Terrace
Cambridge 02140

From: Kristine Jelstrup <kejelstrup@gmail.com>
Sent: Wednesday, April 26, 2023 11:42 AM
To: Cynthia Hibbard
Cc: City Council; City Clerk; City Manager
Subject: Re: [Cambridge INFO] Ordinance Committee Meeting April 26th - Proposed BEUDO Amendments

Terrific email Cynthia!

Thank you for sending it!

Kristine and Elena
Cambridge Mothers Out Front

On Apr 25, 2023, at 5:45 PM, Cynthia Hibbard <cshibbard79@gmail.com> wrote:

Dear Cambridge City Councillors,

I am writing in support of Councillor Nolan's concept, described in her Monday Cambridge Day piece, <https://www.cambridgeday.com/2023/04/24/local-offsets-are-possible-in-amending-beudo-councillor-calls-the-idea-feasible-and-impactful/>, to not allow use of carbon offset credits by large institutional and commercial building owners to meet their 2035 zero carbon emissions requirement. I agree it is a good idea to permit some (very limited) flexibility to meet their targets by cost-effectively helping a disadvantaged property owner reduce carbon emission by an equivalent amount.

The Regional Greenhouse Gas Initiative (RGGI) sells verifiable "local" carbon offset credits and allowances for about \$14/ton ([EIA Article on RGGI](#)), less than a tenth of \$234/ton estimated by Cambridge and Boston as the actual cost to retrofit buildings. The RGGI offset credits reflect the marginal cost for power plants to reduce their greenhouse gas emissions, and does not match the cost or objective of reducing building emissions. Similarly, carbon offset credits on the Climate Action Reserve, the premier carbon credit exchange in North America, are selling for about \$2 - \$15/tonne (\$2 - \$14/ton) ([Climate Action Reserve Q&A](#)), and do not include any credits for building retrofits. Reducing carbon emissions from buildings is imperative if the city and the state are to have any hope of achieving net zero by 2040 or 2050. Please do not allow large commercial and institutional property owners to "cheat" with inexpensive offset credits developed for other purposes.

Sincerely,

Cynthia Hibbard
23 Ellsworth Avenue, #2, Cambridge
(Green Cambridge Board President, 350 Mass member, First Parish UU Environmental Justice Team member, but representing only myself in this email)

--
You received this message because you are subscribed to the Google Groups "info.ma.cambridge@" group.

To unsubscribe from this group and stop receiving emails from it, send an email to

info.ma.cambridge+unsubscribe@mothersoutfront.org.

To view this discussion on the web visit

<https://groups.google.com/a/mothersoutfront.org/d/msgid/info.ma.cambridge/CAP2Pcv4EoG5z17D6Qeo1zr3H8AScKKg1S%2BWLcyf-amtxSOEgQg%40mail.gmail.com>.

From: David Rabkin <dgrabkin@gmail.com>
Sent: Wednesday, April 26, 2023 11:36 AM
To: City Council
Cc: City Clerk; City Manager
Subject: BEUDO RE today's Health and Environment Meeting

26 April, 2023

To the Cambridge City Council:

I'm David Rabkin, longtime member of the Climate Committee, its current chair, and also a Cambridge resident. The recommendations below are my own; all are consistent with points agreed to by the Committee and expressed in letters to the City Manager that were also shared with the Council.

I'd like to emphasize three points for you as you close in on the final form of BEUDO:

- The first is **urgency**. Since we started working on climate change around the turn of the century, citywide emissions have consistently trended upwards. Similarly, science-based predictions about the speed and degree of climate change have consistently become more severe. What hasn't changed is that the actual changes and impacts we're experienced have consistently been at the dire end of the predicted spectrum.

It is no longer reasonable to hope that actual climate outcomes will be at the positive end of the predicted range. As a city, we need to move quickly to protect our citizens, and a critical part of that is acting quickly enough to serve as an early feasibility study that convinces other municipalities to also act quickly.

- Second, I know that you're struggling with the issue of **offsets**. Close on the heels of BEUDO will come a second and challenging set of regulations about transaction-point upgrades for the properties that BEUDO doesn't cover. Without further and fairly dramatic shifts in macroeconomics, the transaction-point program will be economically challenging for property owners and for any supporting agencies and programs. Within BEUDO, prioritizing offsets within Cambridge, and perhaps in our region, too, could be useful in helping both our property owners subject to BEUDO and those facing new demands from a yet-to-be-designed transaction-point upgrade policy. The first group will need offsets on an interim basis and the second will need financial support, both of which can be made possible through a well-designed system of offsets.
- Finally, **system replacement** is a critical point of intervention for ALL properties – BEUDO or non-BEUDO. It's the optimal time to replace fossil fuel-based systems with electricity-based systems (such as heat pumps). In many situations, particularly with smaller properties, systems are replaced when they fail. Failures, however, represent crises for property-owners and tenants, and demand fast problem-solving; they are poor opportunities for retrofits. Therefore, the City needs to design and implement programs for all properties, large and small, to be proactive – to anticipate the need for system conversion, to plan those conversions, and to implement BEFORE systems fail. Without that, the City will see substantial investment in new, long-lasting fossil-fuel burning infrastructure driven by system failures that – for tenants and property-owners in fact represent “emergencies.”

Good luck with this important work. Please make the best decisions you can quickly. Our city, and our planet, need positive action right now.

Thank you for your consideration and your work.

David Rabkin

From: Luca Passamonti <passamontiluca@gmail.com>
Sent: Wednesday, April 26, 2023 11:26 AM
To: City Council
Cc: City Clerk; City Manager
Subject: Support strong BEUDO amendments

Dear City Councillors,

Cambridge has an important opportunity to meet the climate crisis with a strong set of amendments to the Building Energy Use Disclosure Ordinance (BEUDO).

I urge you to support amendments that set 2035 as the deadline for all nonresidential BEUDO buildings to reach net zero greenhouse gas emissions.

And I urge you to avoid the use of global offsets, which are not currently verifiable, often displace better land uses, and make no impact locally. Local offsets will support decarbonization projects in our region—providing green jobs and mitigating public health impacts of emissions, most importantly in environmental justice communities. If global offsets are allowed, they must be priced the same as local ones, to incentivize investments in local emissions reduction projects.

The climate crisis is an emergency, and we need to treat it that way. The most recent UN Report, based on the latest research, calls for reducing greenhouse gas emissions aggressively now on many fronts.

I want to live in a city that is doing its part with the appropriate level of urgency.

Thank you,

Luca Passamonti

54, Bay State Road
Cambridge MA

From: Doug Hanna <douglasmhanna@gmail.com>
Sent: Wednesday, April 26, 2023 11:22 AM
To: City Council
Cc: City Clerk
Subject: BEUDO

Dear Cambridge City Council members,

I am writing to urge you to adopt strong BEUDO amendments for the city. We need a 2035 netzero deadline, and global offsets are not appropriate and should not be allowable for large buildings in Cambridge in order to reach carbon neutrality.

Thank you,

Doug Hanna
89 Washington Ave.
Cambridge, MA 02140

From: Susan M. Carter <studiogirl1946@gmail.com>
Sent: Wednesday, April 26, 2023 11:20 AM
To: City Clerk; City Council
Subject: AFFORDABLE HOUSING

Significantly none of the affordable housing developers who spoke suggested that something this extreme was needed; they also noted that Council's removal of minimum parking requirements made it more difficult for them to compete with other developers. Observed as well at this meeting is that the number of city residents on our affordable housing list is about c.3000 individuals. This number we can readily house using existing policies and with the city using its own land and funds to create housing for them, including a means to home ownership. We believe that there is a better way to develop much-needed affordable housing at more moderate scales that is well-integrated into the community. Examples can be seen in Dennis Carbone's recent Op-Ed and presentation to the Neighborhood and Long-Term Planning Committee.

Respectfully,

Susan M. Carter
41 Holden St.
Cambridge, MA 02138

Erwin, Nicole

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From: Rachel Wyon <r.wyon2010@gmail.com>
Sent: Wednesday, April 26, 2023 11:11 AM
To: City Council
Cc: City Manager; City Clerk
Subject: Support strong BEUDO amendments

Dear City Councillors:

Today is the day for Cambridge to make a difference in our GHG emissions. Cambridge has an important opportunity to meet the climate crisis with a strong set of amendments to the Building Energy Use Disclosure Ordinance (BEUDO). The climate crisis is an emergency, and we need to treat it that way. The most recent UN Report, based on the latest research, calls for reducing greenhouse gas emissions aggressively now on many fronts.

I urge you to support amendments that set 2035 as the deadline for all nonresidential BEUDO buildings to reach net zero greenhouse gas emissions. These should be all commercial buildings that are 50,000 sq. ft. and larger.

And I urge you to avoid the use of global offsets, which are not currently verifiable, often displace better land uses, and make no impact locally. Local offsets will support decarbonization projects in our region—providing green jobs and mitigating public health impacts of emissions, most importantly in environmental justice communities. If global offsets are allowed, they must be priced the same as local ones, to incentivize investments in local emissions reduction projects.

If the local / regional offsets are not set at this point, there can be a transition period to make sure that by 2030 all offsets would be local/regional; they will make a difference for green affordable housing and green jobs.

I have lived in Cambridge for 39 years, I'm a retired Cambridge public school teacher, and I continue to be an advocate for social justice. I love Cambridge and urge you to vote for public health for all and a livable climate for all our children by supporting strong BEUDO amendments.

Thank you,

Rachel Wyon
283 Sidney St. Apt. 2, Cambridge

member of Cambridge Mothers Out Front
co-coordinator of MA Mothers Out Front Environmental Justice Team.

From: C <crizzini@gmail.com>
Sent: Wednesday, April 26, 2023 11:09 AM
To: City Council; City Clerk; City Manager
Subject: BEUDO amendments

Dear City Council,

The current version of the BEUDO amendments doesn't do enough to make Cambridge cleaner, healthier and livable for future generations.

--It puts only buildings 100,000sf and above on a 2035 netzero schedule, whereas ALL commercial and institutional buildings subject to BEUDO should reach netzero by 2035.

--It allows for generous global offsets (as much as 40% of emissions in 2035) instead of promoting local emissions reductions. Global offsets are a profitable industry, but their impact in reducing emissions is highly controversial. Please don't allow global offsets, any offsetting mechanism should be (a) very limited, in terms of quantity of emissions and time frame and (b) should invest in local interventions, such as the decarbonization of public housing, schools, libraries, senior housing. This would make our city healthier and more equitable.

As a property owner in Cambridge, I urge you to pass strong BEUDO to keep our city healthy and livable.

Sincerely,
Claudia Rizzini

From: Davies, Margery W. <Margery.Davies@tufts.edu>
Sent: Wednesday, April 26, 2023 10:53 AM
To: City Council
Cc: City Clerk; City Manager
Subject: PLEASE VOTE for strong BEUDO Amendments

Dear City Councillors:

Cambridge has an important opportunity to meet the climate crisis with a strong set of amendments to the Building Energy Use Disclosure Ordinance (BEUDO).

Every time I hear a story about the effects of climate change on the news, or read one in the newspaper, or see another documentary, I wonder why it seems that many people don't have a sense of urgency about the climate crisis. The most recent IPCC Report only underlines this urgency, and makes clear that what we do in the next 10 years is very important. That is why I support a net zero goal of 2035 for as many of the BEUDO buildings as possible. I urge you to support amendments that set 2035 as the deadline for all nonresidential BEUDO buildings to reach net zero greenhouse gas emissions.

Those emissions need to be reduced locally. I urge you to avoid, or very strictly limit, the use of global offsets, which are not currently verifiable, often displace better land uses, and make no impact locally. Local offsets will support decarbonization projects in our region—providing green jobs and mitigating public health impacts of emissions, most importantly in environmental justice communities. If global offsets are allowed, they must be priced the same as local ones, to incentivize investments in local emissions reduction projects.

The climate crisis is an emergency, and we need to treat it that way. I am reminded of this by many changes here in Cambridge -- the more frequent beastly hot days in the summer; the mild winters that seem to be piling up; the recent drought that has killed many plants. It may sometimes appear that climate change is not affecting us, but it is.

I want to live in a city that is doing its part with the appropriate level of urgency. You are my representatives, and you have the ability to vote. I don't. Please vote for strong BEUDO Amendments.

Thank you,
Margery

Margery Davies
35 William Street, #1
Cambridge, MA 02139

Member, Cambridge Mothers Out Front

From: Ava Krieg <avag.krieg@gmail.com>
Sent: Wednesday, April 26, 2023 9:50 AM
To: City Council
Cc: City Clerk; City Manager
Subject: Support strong BEUDO amendments

Dear City Councillors:

Cambridge has an important opportunity to meet the climate crisis with a strong set of amendments to the Building Energy Use Disclosure Ordinance (BEUDO).

I urge you to support amendments that set 2035 as the deadline for all nonresidential BEUDO buildings to reach net zero greenhouse gas emissions.

And I urge you to avoid the use of global offsets, which are not currently verifiable, often displace better land uses, and make no impact locally. Local offsets will support decarbonization projects in our region—providing green jobs and mitigating public health impacts of emissions, most importantly in environmental justice communities. If global offsets are allowed, they must be priced the same as local ones, to incentivize investments in local emissions reduction projects.

The climate crisis is an emergency, and we need to treat it that way. The most recent UN Report, based on the latest research, calls for reducing greenhouse gas emissions aggressively now on many fronts.

I want to live in a city that is doing its part with the appropriate level of urgency.

Thank you,

Ava Krieg

38 Orchard Street, Cambridge MA, 02140

From: Audrey Bennett <abennett55@gmail.com>
Sent: Wednesday, April 26, 2023 9:48 AM
To: City Council
Cc: City Clerk; City Manager
Subject: Please vote in favor of strong BEUDO amendments

Dear City Councilors,

My name is Audrey and I work in Cambridge.

I am writing to urge you to pass the strong amendments of BEUDO that were proposed by Mayor Siddiqui, Councillor Nolan, and Councillor Zondervan. Reject the city manager's fundamental rewrite for commercial development. Don't let Cambridge's large corporations and institutions greenwash this important ordinance - we must ensure commercial buildings in Cambridge reduce their carbon emission to zero by 2035 in order to tackle the climate crisis.

As someone who works at a small Cambridge business, it's important to me that the city's biggest polluters are held fully accountable for their emissions. Cambridge is an exciting place to live and work, but I am concerned about the staggering inequality that persists in the city. As written, the Green New Deal would address this by creating a green economy and real economic opportunity for those who have been locked out of the benefits of our city's innovation economy

Thank you for your commitment to climate justice in Cambridge. The Council should move to pass this policy **without the new changes** and guide our city forward.

Thank you,
Audrey Bennett

Erwin, Nicole

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From: Kristine Jelstrup <kejelstrup@gmail.com>
Sent: Wednesday, April 26, 2023 9:47 AM
To: City Council
Cc: City Clerk; City Manager
Subject: Thank you!

Dear City Councillors,

I am sincerely grateful to you for your tireless efforts to make Cambridge an amazing city to live, work and go to school. It is a HUGE undertaking to make our city safe and keep it running smoothly. There is no place in the world I would rather have spent the past 25 years of my life.

As to the next 25 years - God willing - I am scared. I think many of you share my concerns about climate change. We all know the news is dire. The city manager said in a meeting I attended that climate change is a global issue and too big for Cambridge alone to solve. This is of course true but we can and must do our part. If every city and town and hamlet around the world does their part then maybe we can avoid the worst of climate change and our children might have a fighting chance. I think you all also recognize that when Cambridge shows the way, what we develop here can and often is replicated around the world.

I appreciate that we are leading the way on so many fronts, which is one of the reasons so many people want to live here, but let's not rest on our laurels. Please adopt strong BEUDO amendments so we can **finally start to decrease our carbon emissions in Cambridge**, something we have yet to accomplish! Please work hard to completely decarbonize Cambridge as fast as is possible.

I also strongly urge you to try to figure out a way to make the offsets local or even regional so they will be verifiable, meaningful and have a positive impact in Massachusetts. I understand this is complicated and as yet there is no roadmap for doing this but we have the best and brightest minds in the world living and working in Cambridge, surely we can come up with a solution. Maybe not right now but could you write something into the amendments that this is something you will work toward? Revisit the amendments in 5 years for example and assess what is working and how to make them even stronger?

I have faith that you will do the right thing, so thank you.

Sincerely,

Kristine Jelstrup
126 Prospect Street

Erwin, Nicole

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From: Rosalie Anders <rosalie.h.anders@gmail.com>
Sent: Wednesday, April 26, 2023 9:47 AM
To: City Council
Cc: City Clerk
Subject: BEUDO

I urge you to pass strong BEUDO amendments that pay attention to the quality of offsets. Harvard and MIT, especially, could and should be doing much more to deal with climate change, and we need to ensure that they do not use cheap, problematic offsets. They are highly influential institutions that time and again have had to be prodded to do the right thing.

From: gleb bahmutov <gleb.bahmutov@gmail.com>
Sent: Wednesday, April 26, 2023 7:45 AM
To: City Council
Cc: City Manager; City Clerk
Subject: Please vote for the strongest BEUDO amendment

Dear Cambridge City Council,

I am Gleb Bahmutov and I live at 19 Winslow st here in Cambridge. I am watching and reading climate news with horror. There is no beating around the bush: we are in a true climate emergency, and the only way to solve it is to stop burning fossil fuels. Not on paper, but in real life. Please vote to account for the building emissions (the real ones right here in Cambridge) and do not substitute carbon offsets on paper for real action. Do not accept any modifications proposed by the largest building holders in our city; you cannot fool Mother Nature.

Thank you,
Gleb Bahmutov

From: Mina Reddy <minareddy@gmail.com>
Sent: Tuesday, April 25, 2023 10:46 PM
To: City Council
Cc: City Clerk
Subject: Support strong BEUDO amendments

Dear Mayor, Vice Mayor, and City Councillors:

As a Cambridge resident, a mother and grandmother, and a member of Mothers Out Front, I am reiterating my plea to you to approve strong amendments to the Building Energy Use Disclosure Ordinance (BEUDO).

I urge you to support amendments that set 2035 as the deadline for all nonresidential BEUDO buildings to reach net zero greenhouse gas emissions.

This must not be done through any use of global offsets, which are which are highly unreliable and unverifiable, may have negative impacts on local populations and land use in other parts of the world, and create no local benefits. Instead, local offsets, such as retrofitting homes of low-income residents, could be counted towards some part of the emissions reductions.

Thank you for your consideration.

Mina Reddy

103 Auburn Street

From: Iselle Barrios <isellebarrios@gmail.com>
Sent: Tuesday, April 25, 2023 10:30 PM
To: City Council
Cc: City Clerk
Subject: Cambridge Green New Deal

Dear City Councilors,

My name is Iselle Barrios and I live at 305 Memorial Dr. I'm a sophomore at MIT.

I am writing to urge you to pass the strong amendments of BEUDO that were proposed by Mayor Siddiqui, Councillor Nolan, and Councillor Zondervan. Reject the city manager's fundamental rewrite for commercial development. Don't let Cambridge's large corporations and institutions greenwash this important ordinance - we must ensure commercial buildings in Cambridge reduce their carbon emission to zero by 2035 in order to tackle the climate crisis.

As a Cambridge student, it's important to me that the city's biggest polluters are held fully accountable for their emissions. As a young person, my future and the future of my generation is inevitably tied to climate change, and directly impacted by the action we take *now* to combat the climate crisis. As a student, I want Harvard and MIT to truly be held accountable for the emissions they produce. With their billion-dollar endowments, attempting to cut corners is irresponsible and dangerous.

Most importantly, the council must maintain the integrity of the price for failing to remove one ton of emissions, \$234/ton (aligned with Boston). Do not give the big polluters a way out by allowing them to use cheap global carbon offsets. Investments made right here in Cambridge will not only reduce our impact on the climate but also help address the staggering economic inequality in our city.

Thank you for your commitment to climate justice in Cambridge. The Council should move to pass this policy *without the new changes* and guide our city forward.

Thank you,

Iselle Barrios

Erwin, Nicole

25

From: Phoebe Kosman <phoebe.kosman@gmail.com>
Sent: Tuesday, April 25, 2023 8:35 PM
To: City Council
Cc: City Clerk; citymanager@cambridge.gov
Subject: Writing in support of strong BEUDO amendments

Dear City Councillors:

Cambridge has an important opportunity to meet the climate crisis with a strong set of amendments to the Building Energy Use Disclosure Ordinance (BEUDO).

I urge you to support amendments that set 2035 as the deadline for all nonresidential BEUDO buildings to reach net zero greenhouse gas emissions.

And I urge you to avoid the use of global offsets in favor of local offsets, which will support decarbonization projects in our region—providing green jobs and mitigating public health impacts of emissions, most importantly in environmental justice communities.

The climate crisis is an emergency, and we need to treat it that way. It's important that Cambridge embrace the opportunity that strong BUEDO amendments present to make our community a national leader on this existential issue.

With thanks and best wishes,

Phoebe Kosman

70 Cushing St., #2

From: Joel Berger <joelpberger@gmail.com>
Sent: Tuesday, April 25, 2023 7:36 PM
To: City Clerk; City Council
Subject: A Strong BEUDO for Cambridge

Dear City Councilors,

My name is Joel Berger and I live at 580 Washington Street in Boston. .

I am writing to urge you to pass the strong version of BEUDO that was proposed by Mayor Siddiqui, Councillor Nolan, and Councillor Zondervan. Reject the city manager's fundamental rewrite for commercial development. Don't let Cambridge's large corporations and institutions greenwash this important ordinance - we must ensure commercial buildings in Cambridge reduce their carbon emission to zero by 2035 in order to tackle the climate crisis.

As a long time *Cambridge employee*, it's important to me that the city government take the strongest action possible to reduce the impact of the city's biggest polluters

Thank you for your commitment to climate justice in Cambridge. The Council should move to pass this policy *without the new changes* and guide our city forward.

Thank you,
Joel Berger

From: Johanna Cockburn <johannacockburn@gmail.com>
Sent: Tuesday, April 25, 2023 7:34 PM
To: City Council; City Clerk; City Manager
Subject: We need strong BEUDO Amendments

Dear City Councilors,

I know you have been working very hard to make our city climate resilient. Passing strong BEUDO amendments will make our city healthier and will contribute to cutting global emissions, promoting climate justice.

The amendments in the form presented by the CDD do not meet the urgency of our climate challenge.

Please opt for amendments that are comprehensive and do not rely on global offsets. Global offsets are not a well-developed tool and they often have serious unintended consequences. Research shows they may even harm local populations and indigenous communities

([https://urldefense.com/v3/_https://www.vox.com/2020/2/27/20994118/carbon-offset-climate-change-netzero-neutral-emissions_](https://urldefense.com/v3/_https://www.vox.com/2020/2/27/20994118/carbon-offset-climate-change-net-zero-neutral-emissions_); !!GolgDdAAPFHvrrz0!f0vukufwUbO-

B2yds44W5OnUAF8jyjxjuktRfqnMD8vhHj0UwdAzkV1tgSIVxiRnTpjUj48kN85fy-gN50lyryQeRZY8qtPmA\$). We cannot hope to address the climate crisis with offsets while large polluters continue to emit. What we need are verifiable local interventions to decarbonize and electrify.

Also, the latest IPCC report calls for decisive action within the next decade. Please adopt a 2035 netzero deadline. Anything past 2035 would not be enough.

As a mother, I hope the City will protect our children and future generations of children by adopting Strong BEUDO amendments.

Thank you,

Johanna Cockburn
325 Harvard st
Cambridge MA

Johanna Cockburn
johannacockburn@gmail.com
(617) 901-0725

Erwin, Nicole

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From: Maureen Whitley <m.whitley.singer@gmail.com>
Sent: Tuesday, April 25, 2023 7:28 PM
To: City Council
Cc: City Clerk; City Manager
Subject: Building Energy Use Disclosure Ordinance

Greetings council members,

I grew up not that far from here and not that long ago. I am a fantastic ice skater not because my parents gave me lessons but because the pond behind our home was frozen solid from the end of November until mid April.

In the 6 decades which have passed, that pond never freezes thoroughly. My brand new grand baby will never have the opportunities to become a pond skater. To hear the cracks and feel the uneven ice.

You have the power to cut greenhouse gas emissions more than half. You can make sure that our fine city has a goal with nonresidential BUEDO buildings net zero by 2035 with no global offsets.

Thank you,

Maureen Whitley
29 Buckingham St.
617-945-2705

From: Nancy Pendergast <pendergast.nancy@gmail.com>
Sent: Tuesday, April 25, 2023 7:16 PM
To: City Council
Cc: City Clerk; citymanager@cambridge.gov
Subject: BEUDO, again

To the Council- I write again in support of a strong BEUDO amendment. This means non residential buildings will be net zero by 2035. 2050 is too late; just regulating very large buildings is not enough.

Seeing that global offsets are being considered is beyond disappointing. We should not be trying to buy our way out of this problem , but actually changing our behavior. I believe we are capable of changing. Indeed, it is the only way forward to a better future.

Nancy Pendergast
48 Harvey St 02140

From: Arthur MacEwan <Arthur.Macewan@umb.edu>
Sent: Tuesday, April 25, 2023 7:09 PM
To: City Council
Cc: City Clerk; City Manager
Subject: Please take strong action on climate change

Dear Cambridge City Councilors:

It is probably too late to do much to avert terrible consequences from global warming. But we can try to do our part in slowing the process of perhaps disastrous change.

I strongly urge you to reject the delay, delay, delay path pushed by the Harvard, MIT and major real estate interests. Instead of listening to them (in private "stakeholders" meetings), I urge you to follow the lead of the many people in Cambridge, your constituents, who want Cambridge to move forward with all possible speed.

In particular:

- Do not give a role to "global offsets" in an effort to reduce our city's climate change reduction goals. It is well known that those "offsets" are ineffective at best and, at least in some cases, damaging.
- Support amendments that set 2035 as the deadline for all nonresidential BEUDO buildings to reach net zero greenhouse gas emissions.

Cambridge is a small player on the global scene. But it is up to small players to do their part, both for its practical, direct impact and for the example it sets for many other small players as well as the big players.

Please recognize that the climate situation constitutes an emergency and demands strong action now.

Thank you.

Sincerely,

Arthur MacEwan
35 William Street
Cambridge, MA 02139
Phone: 617-599-6103
Email: arthur.macewan@umb.edu

From: Lowry Hemphill <lowryhhill@gmail.com>
Sent: Tuesday, April 25, 2023 7:05 PM
To: City Council
Cc: City Clerk
Subject: please support strong BEUDO amendments

I'm very worried about the future of our region and our planet with more bad news every day about accelerating climate change.

Here in Cambridge we can make big strides in carbon reduction and be a leader that other communities can follow.

I am troubled however by the 40% use of global offsets that is central to the CDD's new proposal for reaching net zero in 2035. The main appeal of global offsets is that they're cheap—cheaper than doing the serious work of cutting our own emissions at their source. That's why carbon-intensive industries like airlines and gas companies are drawn to them.

But global offsets like forest preservation programs in Amazonia are almost impossible to verify. The organizations that certify global offsets have been critiqued by scientists for fudging the data and the preservation programs themselves have harmed indigenous communities:

<https://www.theguardian.com/environment/2023/jan/18/revealed-forest-carbon-offsets-biggest-provider-worthless-verra-aoe>

As MIT Sloan School's John Sterman has argued, local offsets like retrofitting public housing meet all the stringent tests of good offset programs:

<https://mitsloan.mit.edu/ideas-made-to-matter/how-to-choose-carbon-offsets-actually-cut-emissions>

I'd urge the Council to consider reducing the amount of global offsets that building owners can use to meet their 2035 targets. Instead, I'd like to see a proposal that emphasizes local and regional offsets. A prime example that Sterman cites is retrofits for heating and cooling low income housing. These offsets can be readily verified (you just need to see people's fuel bills---you don't need aerial photography) and they can provide relief from soaring fuel bills, poor indoor air quality, and inadequate access to cooling in our hotter summers.

Sincerely,
Lowry Hemphill
9 Marie Avenue

Erwin, Nicole

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From: Harris, Jonathan <Jonathan.Harris@tufts.edu>
Sent: Tuesday, April 25, 2023 6:39 PM
To: City Council
Cc: City Clerk; City Manager
Subject: Act now on climate - we need strong BEUDO amendments

Dear City Councillors,

I write to urge you to pass the strongest possible BEUDO amendments, with a net zero target date of 2035 for large emitters, and effective financial support for smaller emitters. A net zero target date of 2050 is clearly inadequate given the increased urgency of the climate crisis. Please also minimize the use of global offsets. The City of Boston plans to allow only 10 percent of emissions to be compensated for by carbon offsets, and the Commonwealth of Massachusetts up to 15 percent. Strict limits on offset use are essential, given the dubious and often counterproductive record of global offsets.

I attended the recent rally at City Hall sponsored by Sunrise and other groups, and was struck by the sincerity and passion of Cambridge Rindge and Latin School students on this issue. Please do not fail the next generation by bending to pressure from corporations and universities to water down climate action. We have collectively delayed action for much too long, while engaging in fine-sounding rhetoric on climate. Now is the time to prove our commitment by taking strong action.

Jonathan Harris
9 Marie Avenue

Jonathan M. Harris
Visiting Scholar
Tufts University Global Development and Environment Institute
<https://sites.tufts.edu/gdae/>

From: Cynthia Hibbard <cshibbard79@gmail.com>
Sent: Tuesday, April 25, 2023 5:45 PM
To: City Council
Cc: City Clerk; City Manager
Subject: Ordinance Committee Meeting April 26th - Proposed BEUDO Amendments

Dear Cambridge City Councillors,

I am writing in support of Councillor Nolan's concept, described in her Monday Cambridge Day piece, <https://www.cambridgeday.com/2023/04/24/local-offsets-are-possible-in-amending-beudo-councillor-calls-the-idea-feasible-and-impactful/>, to not allow use of carbon offset credits by large institutional and commercial building owners to meet their 2035 zero carbon emissions requirement. I agree it is a good idea to permit some (very limited) flexibility to meet their targets by cost-effectively helping a disadvantaged property owner reduce carbon emission by an equivalent amount.

The Regional Greenhouse Gas Initiative (RGGI) sells verifiable "local" carbon offset credits and allowances for about \$14/ton ([EIA Article on RGGI](#)), less than a tenth of \$234/ton estimated by Cambridge and Boston as the actual cost to retrofit buildings. The RGGI offset credits reflect the marginal cost for power plants to reduce their greenhouse gas emissions, and does not match the cost or objective of reducing building emissions. Similarly, carbon offset credits on the Climate Action Reserve, the premier carbon credit exchange in North America, are selling for about \$2 - \$15/tonne (\$2 - \$14/ton) ([Climate Action Reserve Q&A](#)), and do not include any credits for building retrofits. Reducing carbon emissions from buildings is imperative if the city and the state are to have any hope of achieving net zero by 2040 or 2050. Please do not allow large commercial and institutional property owners to "cheat" with inexpensive offset credits developed for other purposes.

Sincerely,

Cynthia Hibbard
23 Ellsworth Avenue, #2, Cambridge
(Green Cambridge Board President, 350 Mass member, First Parish UU Environmental Justice Team member, but representing only myself in this email)

From: Sue Stafford <sue.stafford@simmons.edu>
Sent: Tuesday, April 25, 2023 5:15 PM
To: City Council
Cc: City Clerk; citymanager@cambridge.gov
Subject: Asking you to support strong BEUDO amendments

Dear City Councillors:

Here we are again with an important opportunity to pass a strong set of amendments to the Building Energy Use Disclosure Ordinance (BEUDO) that will address the intensifying climate crisis that faces us. This crisis affects us all - parents, grandparents, children and citizens in general. Our health and our very way of life are at risk. Doing nothing, or enacting weak ordinances that won't have the impact that the moment requires, is not an option for any thoughtful legislator.

So I write once again to urge you to support amendments that set 2035 as the deadline for all nonresidential BEUDO buildings to reach net zero greenhouse gas emissions. This includes commercial and institutional BEUDO buildings over 25,000 square feet.

Furthermore, I urge you to avoid the use of global offsets, which are not currently verifiable, often displace better land uses, and make no impact locally. Local offsets will support decarbonization projects in our region—providing green jobs and mitigating public health impacts of emissions, most importantly in environmental justice communities. If global offsets are allowed, they must be priced the same as local ones, to incentivize investments in local emissions reduction projects.

You know that the climate emergency is just that: an emergency. Let's treat it that way and see that our collective actions reflect the recommendations of the most recent UN Report, which calls for reducing greenhouse gas emissions aggressively now on many fronts.

I want to live in a city that is doing its part with the appropriate level of urgency. I bet you do too. Please let your vote reflect that desire.

Thank you,

Sue Stafford

Francis Ave.

Cambridge

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Sue P. Stafford

Professor Emerita
Department of Philosophy
Simmons University
Boston, MA 02115
978-475-7386

Erwin, Nicole

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From: Lois Markham <loisamarkham@gmail.com>
Sent: Tuesday, April 25, 2023 4:59 PM
To: City Council
Cc: City Manager; City Clerk
Subject: I support strong BEUDO amendments

Dear City Councillors:

I live and vote in Cambridge, and I am very concerned that Cambridge is not taking the climate crisis seriously. Eighty percent of our carbon emissions come from buildings. The most recent UN Report, based on the latest research, calls for reducing greenhouse gas emissions aggressively now on many fronts. I want to live in a city that is doing its part with the appropriate level of urgency.

Cambridge has an important opportunity to meet the climate crisis with a strong set of amendments to the Building Energy Use Disclosure Ordinance (BEUDO).

I urge you to support amendments that set 2035 as the deadline for all nonresidential BEUDO buildings to reach net zero greenhouse gas emissions.

And I urge you to avoid the use of global offsets, which are not currently verifiable, often displace better land uses, and make no impact locally. Local offsets will support decarbonization projects in our region—providing green jobs and mitigating public health impacts of emissions, most importantly in environmental justice communities. If global offsets are allowed, they must be priced the same as local ones, to incentivize investments in local emissions reduction projects.

Thank you,

Lois Markham

316 Rindge Avenue, Unit 10

Cambridge 02140

From: Sarah Schwartz <sarah.schwartz@gmail.com>
Sent: Tuesday, April 25, 2023 4:23 PM
To: City Council
Cc: City Clerk; City Manager
Subject: BEUDO Amendments

Dear Cambridge City Councilors,

I write again in support of strong BEUDO amendments being considered by the council.

I am a clinical psychologist and a mother of young children in Cambridge. As a psychologist, I study the effects of climate change on mental health. Research shows that climate change leads to or exacerbates a broad range of mental and behavioral health conditions, including depression, anxiety, trauma, and substance misuse. Hotter temperatures are associated with more psychiatric hospitalizations and higher suicide rates. Students here in Cambridge describe fear, anxiety and anger related to climate change, including questioning whether they should have children or whether the work they put into their education will matter because of climate change. We now have the opportunity and the responsibility to show young people in Cambridge that we are doing all we can to protect their futures.

As a mother and a clinical psychologist, I respectfully advocate for strong BEUDO amendments that allow us to reach a 2035 deadline to reach net zero building emissions.

Sarah Schwartz, PhD, MEd

66 Prentiss St. #2
Cambridge, MA
02140

From: Ann Haycox <ann.haycox@gmail.com>
Sent: Tuesday, April 25, 2023 3:45 PM
To: City Council
Cc: City Clerk; City Manager
Subject: Support strong BEUDO amendments

Dear City Councillors:

Cambridge has an important opportunity to meet the climate crisis with a strong set of amendments to the Building Energy Use Disclosure Ordinance (BEUDO).

I urge you to support amendments that set 2035 as the deadline for all nonresidential BEUDO buildings to reach net zero greenhouse gas emissions.

And I urge you to avoid the use of global offsets, which are not currently verifiable, often displace better land uses, and make no impact locally. Local offsets will support decarbonization projects in our region—providing green jobs and mitigating public health impacts of emissions, most importantly in environmental justice communities. If global offsets are allowed, they must be priced the same as local ones, to incentivize investments in local emissions reduction projects.

The climate crisis is an emergency, and we need to treat it that way. The most recent UN Report, based on the latest research, calls for reducing greenhouse gas emissions aggressively now on many fronts.

I want to live in a city that is doing its part with the appropriate level of urgency.

Thank you,
Ann Haycox

Sent from my iPhone

From: Bridget Hanna <bridget.hanna@gmail.com>
Sent: Tuesday, April 25, 2023 2:23 PM
To: City Council; City Clerk
Subject: Get BEUDO to carbon neutral locally!

Dear Council Members,

Thanks for your hard work on the BEUDO amendments. We can and must get to carbon neutral for large buildings by 2035. And we can't do it through outsourcing the hard work to unreliable global offsets. This can and must be done locally.

We are a city of innovators. But if it involves their own bottom line, big organizations like the universities and biotech companies will only innovate as fast as you tell them they must. At this crucial juncture, the visionary ideas must come from the town, not the gown. We are counting on you to be our visionaries! Our children's future depends on it.

Sincerely,
Bridget Hanna, PhD
12 Haskell St.

From: Nina Porzucki <nporzucki@gmail.com>
Sent: Tuesday, April 25, 2023 2:13 PM
To: City Council
Cc: City Manager; City Clerk
Subject: Support for the strongest BUEDO Amendments possible!

Dear City Councillors,

I'm writing in support of the passage of the strongest BUEDO amendments possible to ensure that all nonresidential BUEDO buildings will be net zero by 2035 with zero global offsets.

I write on behalf of myself, a Cambridge resident and my 3-year-old son and all Cantabridgian kids. These amendments are just a start to the climate measures that we have to take as a community to ensure a bright future for all of the children of Cambridge. We need to be the leaders to make the hard choices now that will impact their future.

As my representatives, I implore you to please, please consider passing the strictest possible amendment.

Sincerely,
Nina Porzucki

--
Nina Porzucki
10 Ellery Street, Unit B
Cambridge, MA 02138

Erwin, Nicole

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From: Carolyn Magid <cmagid@gmail.com>
Sent: Tuesday, April 25, 2023 1:02 PM
To: City Council
Cc: City Clerk; City Manager
Subject: Amendments to BEUDO (Ordinance Committee 4/26)

Dear Mayor Siddiqui and City Council members,

I didn't previously email my public comment from the April 12 Ordinance Committee meeting on the amendments to BEUDO so am sending it now in advance of the April 26 meeting.

Best regards,

Carolyn Magid
71 Reed Street

Public Comment on the BEUDO amendments:

I won't live to see the full effects of climate change, but my son and everyone's progeny will face the terrible consequences of **our failure to act now in the strongest possible ways**. Thank you Mayor Siddiqui and Councillors Nolan and Zondervan for proposing very strong amendments to BEUDO **that will make a meaningful impact** on the climate crisis in Cambridge.

These strong amendments to BEUDO emerged from many months of public discussion and negotiation, but I understand that they are in danger of being watered down after closed door discussions between the City Manager and universities and commercial interests.

How could it be right to water down these amendments when The newly released UN report tells us that unless we take immediate multimodal action, we are even closer than previously understood to a global climate catastrophe.

How could it be right to water down these amendments when New England has been warming faster than the rest of the planet and has already surpassed the 1.5°C threshold established by the Paris Climate Accord?

I urge the Council:

DO NOT water down these amendments

DO NOT give the big polluters a way out by allowing them to use cheap global carbon offsets.

DO maintain the integrity of the price for failing to remove one ton of emissions, \$234/ton (aligned with Boston).

DO NOT let pressure from commercial and institutional interests determine how Cambridge handles emissions—they are the source of $\frac{2}{3}$ of our total emissions and need to be reined in.

DO center the needs of Cambridge residents, especially those most in need, who suffer most from emissions and could benefit from green jobs.

It is past time for these changes. Please meet this moment and stand with and for our future generations.

Thanks.

Erwin, Nicole

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From: Renee Kasinsky <reneekasinsky@gmail.com>
Sent: Tuesday, April 25, 2023 12:58 PM
To: City Council
Cc: City Clerk; City Manager
Subject: Strong BEUDO amendments

Dear City Councillors:

We need to reduce greenhouse gas emissions as the emergency it is as outlined in the recent UN report. Cambridge needs to aggressively respond with amendments to the Building Energy Use Disclosure Ordinance (BEUDO.)

I urge you to support amendments for all residential BEUDO buildings in order to reach zero greenhouse gas emissions by the deadline of 2035.

Furthermore, I urge you to support local offsets that support decarbonization projects in our region. These include Green jobs and projects in environmental communities that address the public health impact of our emissions.

I urge you to avoid the use of global offsets. These have no local impact and are not currently verifiable. If global offsets are allowed, they need to incentivize investments in our local emissions reduction projects.

Lets take this important step in Cambridge to locally address our climate emergency now.

Yours,

Dr. Renee Kasinsky 60 Eustis St. Cambridge, ma.

Erwin, Nicole

47

From: Amy Oliver <amy.oliver20@gmail.com>
Sent: Tuesday, April 25, 2023 10:42 AM
To: City Council
Cc: City Clerk; citymanager@cambridge.gov
Subject: Support strong BEUDO amendments

Dear City Councillors:

Cambridge has an important opportunity to meet the climate crisis with a strong set of amendments to the Building Energy Use Disclosure Ordinance (BEUDO).

I urge you to use your voice in support of amendments that set 2035 as the deadline for all nonresidential BEUDO buildings to reach net zero greenhouse gas emissions.

To avoid the use of global offsets, which are not currently verifiable, often displace better land uses, and make no impact locally. Local offsets will support decarbonization projects in our region—providing green jobs and mitigating public health impacts of emissions, most importantly in environmental justice communities. If global offsets are allowed, they must be priced the same as local ones, to incentivize investments in local emissions reduction projects.

The climate crisis is an emergency, and we need to treat it that way. The most recent UN Report, based on the latest research, calls for reducing greenhouse gas emissions aggressively now on many fronts.

I want to live in a city that is doing its part with the appropriate level of urgency.

Thank you,

Amy Oliver 
38 Orchard Street
Cambridge MA 02140
781-405-5269
amy.oliver20@gmail.com

Erwin, Nicole

43

From: Pattiems Heyman <pattiems@mac.com>
Sent: Tuesday, April 25, 2023 9:31 AM
To: City Clerk
Subject: Pass #strongBEUDO Amendments!

Dear City Councilors,

As a resident of Cambridge and an active member of Mothers Out Front, I am writing to urge you to pass strong BEUDO Amendments! Cambridge should be a national leader in cutting emissions from large building to help us ensure a livable climate for our kids and grandchildren. Cambridge must do more to cut emissions from large buildings.

YES to NetZero by 2035
YES to local emissions reductions

Thank you for your actions in helping to ensure a livable future for our children and grandchildren. It is exciting to know that Cambridge can be a national leader.

Sincerely,
Pattie Heyman
Cambridge

Erwin, Nicole

44

From: Laurane Demoinet <laurane.demoinet@gmail.com>
Sent: Tuesday, April 25, 2023 9:17 AM
To: City Council
Cc: City Clerk; City Manager
Subject: Support strong BEUDO amendments

Dear City Councillors;

Cambridge has an important opportunity to meet the climate crisis with a strong set of amendments to the Building Energy Use Disclosure Ordinance (BEUDO).

I urge you to support amendments that set 2035 as the deadline for all nonresidential BEUDO buildings to reach net zero greenhouse gas emissions.

And I urge you to avoid the use of global offsets, which are not currently verifiable, often displace better land uses, and make no impact locally. Local offsets will support decarbonization projects in our region—providing green jobs and mitigating public health impacts of emissions, most importantly in environmental justice communities. If global offsets are allowed, they must be priced the same as local ones, to incentivize investments in local emissions reduction projects.

The climate crisis is an emergency, and we need to treat it that way. The most recent UN Report, based on the latest research, calls for reducing greenhouse gas emissions aggressively now on many fronts.

I want to live in a city that is doing its part with the appropriate level of urgency.

Thank you,

Laurane Demoinet
103 Prospect st

Erwin, Nicole

45

From: Amandine Lariepe <amandine.lariepe@gmail.com>
Sent: Tuesday, April 25, 2023 8:29 AM
To: City Council
Cc: City Clerk; City Manager
Subject: Support strong BEUDO amendments

Dear City Councillors,

Cambridge has an important opportunity to meet the climate crisis with a strong set of amendments to the Building Energy Use Disclosure Ordinance (BEUDO).

I urge you to support amendments that set 2035 as the deadline for all nonresidential BEUDO buildings to reach net zero greenhouse gas emissions.

And I urge you to avoid the use of global offsets, which are not currently verifiable, often displace better land uses, and make no impact locally. Local offsets will support decarbonization projects in our region—providing green jobs and mitigating public health impacts of emissions, most importantly in environmental justice communities. If global offsets are allowed, they must be priced the same as local ones, to incentivize investments in local emissions reduction projects.

The climate crisis is an emergency, and we need to treat it that way. The most recent UN Report, based on the latest research, calls for reducing greenhouse gas emissions aggressively now on many fronts.

I want to live in a city that is doing its part with the appropriate level of urgency and protect the future of our children.

Thank you,

Amandine LARIEPE

115 Jackson Street

Cambridge MA 02140

Erwin, Nicole

46

From: Susan Stewart <susantracystewart@gmail.com>
Sent: Monday, April 24, 2023 8:57 PM
To: City Council
Cc: City Clerk; citymanager@cambridge
Subject: Please support BEUDO amendments with 2025 deadline

Dear City Councillors,

Given the emergency nature of the climate crisis, I ask that you *please* support Building Energy Use Disclosure Ordinance (BEUDO) amendments that set 2035 as the deadline for all nonresidential BEUDO buildings to reach net zero greenhouse gas emissions. And to please avoid the use of global offsets, which are not currently verifiable, often displace better land uses, and make no impact locally. Local offsets will support decarbonization projects in our region—providing green jobs and mitigating public health impacts of emissions, most importantly in environmental justice communities. If global offsets are allowed, they must be priced the same as local ones, to incentivize investments in local emissions reduction projects.

Thank you for your action on this critical issue!

best,
Susan Stewart

115 Aberdeen Ave, Cambridge, 02138

From: Becky Sarah <bsarah@gmail.com>
Sent: Monday, April 24, 2023 8:37 PM
To: City Council; City Clerk; City Manager
Subject: Strong BEUDO amendments, no global offsets, net zero by 2035

The climate crisis is a dire emergency--and we can actually do something effective about it. Please ensure that all non-residential BUEDO buildings are net zero by 2035 and do not allow global offsets.

Becky Sarah
14 Whittier St.

Erwin, Nicole

48

From: Jen Schwartz <jenschwartz798@gmail.com>
Sent: Monday, April 24, 2023 6:59 PM
To: City Clerk
Subject: Discussion of BEUDO amendments

Good evening City Councillors,

My name is Jen Schwartz and I live and work in Cambridge. I spoke to Mr. McGovern today about the details of the BEUDO amendments, since I found many testimonies at the April 12th hearing to miss certain nuances. While we both understood the arguments from the climate side (no global offsets) and from those who resisted (it isn't possible without offsets), we agreed that this is certainly more complicated than that. I have noted my takeaways from this helpful conversation with him and am very interested to know if you agree with them.

Mr. McGovern and I agreed that it will be very difficult to get Eversource to willingly electrify Cambridge and soon. We also recognized that they use fossil fuels to generate electricity. Considering there aren't great existing alternatives to Eversource, and since their electricity is still much more efficient than sticking with gas and oil, (and sets up the infrastructure for future green energy), we discussed methods for getting to a fully electric Cambridge.

We discussed using the power we have as a city, which includes the funding large institutions, like Harvard and MIT, have access to. They have the ability to financially support electricity infrastructure. While they may not have the substations and transformers from Eversource, and they will not like it if the city requests they spend money, it's still true that they can afford technology to lower their emissions. Harvard could support new infrastructure and retrofit its power plant.

We also talked about Councillor Nolan's support of local offsetting. If the city created a fund for retrofitting buildings within Cambridge, those buildings which claim to *need* offsetting could do so by funding local changes. Not only does that have obvious benefits to Cambridge, but it's one option that might mollify Harvard or MIT because it boosts their reputation. Thinking about the passion you've seen from condo owners about not being able to pay to retrofit their homes, I want you to imagine how grateful those people would be if Harvard, for example, covered those costs. Cambridge would be greener, condo owners would be happy, Harvard has a boosted reputation within the city, and climate activists wouldn't feel like they were cheated out of emissions-lowering.

Lastly, Councillor McGovern brought up that this plan will be reviewed and potentially edited in the future. If, in theory, the strongest possible amendments passed with no global offsetting, and it turns out to be impossible to locally offset or lower emissions, the plan can be amended. However, if weaker amendments pass, the compromise of global offsets becomes the easiest way to lower emissions and buildings will certainly take advantage of that weakness. I urge you not to give these institutions the power to buy their way out of becoming truly sustainable. But if you do think global offsetting will be necessary, I urge you to wait and see first, to test if they're able to do it without a backup plan. Then, if these institutions are truly unable to meet the strong amendments, then global offsetting could be added after your first review. I ask that you hold strong to the right choice for Cambridge and pass amendments that fight for the greenest possible Cambridge. If only for your sake, when the time comes to review, it will be easier to help institutions reach their goals than to enact policies that would make the goals harder to reach. I say we give true NetZero our best shot.

Thank you so much for reading this message. I would be happy to discuss further. I can be reached at (203)246-7027 or jenschwartz798@gmail.com.

Thanks,

Jen

From: Judy Somberg <judy.somberg@gmail.com>
Sent: Monday, April 24, 2023 5:48 PM
To: City Council
Cc: City Clerk; City Manager
Subject: Please support strong BEUDO amendments

Dear City Councilors,

I urge you to support strong amendments to the BEUDO ordinance, specifically:

1. Set 2035 as the deadline for all nonresidential BEUDO buildings to reach net zero greenhouse gas emissions.
2. Do not include global offsets, but rather local ones only, or at a minimum, ones priced comparatively.

I know that you understand the need to address the climate emergency as strongly as possible. Thank you.

Judy Somberg
48 Antrim St, Cambridge, MA 02139
judy.somberg@gmail.com
617-497-1112

From: Lee Farris <Lee@LeeFarris.net>
Sent: Monday, April 24, 2023 5:10 PM
To: City Council; Huang, Yi-An
Cc: City Clerk
Subject: Residents Alliance urges strong BEUDO with no global carbon offsets
Attachments: CResA BEUDO letter 4-24-23.pdf

[Note, our 4/12 letter has been updated to include reactions to proposed changes from CDD.]

4/24/23

Dear Mayor and Councilors,

Passing a strong Building Energy Use Disclosure Ordinance (BEUDO) that holds building owners accountable for the true cost of their emissions is an essential step in combating climate change. As a city, our climate goals have not been achieved. We need to accelerate the switch away from fossil fuel and should have goals that are far ahead of the world, including a date of 2035 for larger commercial buildings in the city to be fossil fuel free.

We want Cambridge to be an environmental leader that shows how to take effective action to reduce climate change, so that we leave the world habitable for our grandkids. Therefore we ask that the 2035 deadline be enacted. We do not agree with the city's proposal for a slower timeline for commercial buildings with less than 100,000 Sq. Ft.

Councilors, we ask you not to give the universities and other large buildings a way out by allowing them to use cheap global carbon offsets, as they requested in private meetings with city staff, and as city staff proposed at the 4/12/23 Ordinance hearing. We disagree with the city's proposed "PAVER" offset criteria. As you know, global offsets are poorly monitored, and there are instances where they have actually harmed indigenous people in Kenya and Chile with schemes that did not even end up reducing emissions.

The ordinance already includes an Alternative Compliance Payment option for situations where building emissions cannot be directly reduced. This fee of \$234/ton is the established cost of local decarbonization from Boston's ordinance.

We oppose using global offsets because we want to reduce emissions locally, or no further than New England. Funds from local offsets will be used to create local green jobs that decrease Cambridge's energy usage. Reducing local carbon emissions will also have the co-benefit of improving the quality of the air we breathe in Cambridge itself, and will cut the number of premature deaths caused by fine particulate pollution, especially in low-income communities and communities of color, children, the elderly, and people with chronic health conditions.

We also note that the Council's version was developed collaboratively and publicly, and its supporters made numerous concessions to offer flexibility, including the campus designation, the emissions factors, the deferred compliance credits, and much more to make a 2035 deadline feasible.

Passing a strong BEUDO ordinance will support well-paid green jobs and reduce economic inequality. The Cambridge Community Foundation report showed that 40% of Black residents are in the bottom quintile of the city's income ladder. The Green Jobs program, passed in March 2023, will use local building emissions offsets from the BEUDO ordinance to create free green jobs programs and economic opportunity for low-income residents in

Cambridge. Workers who refurbish our buildings to deal with climate change will earn a living wage. Weakening BEUDO by allowing the use of global carbon offsets will reduce opportunities for green jobs. The city's Green Jobs ordinance should quickly be put in motion and be used to hire Cambridge residents to do retrofits of affordable housing in Cambridge. Installing solar and increasing energy efficiency are important ways to help Eversource meet the need for additional green electricity.

We commend the city for starting a program to help multi-family buildings decarbonize. Because residential buildings cause only 15% of Cambridge's emissions, it makes sense to focus first on decarbonizing the big commercial properties. Therefore, we strongly agree with removing condo buildings at this time from the Ordinance. As the new multi-family program generates experience and knowledge, those lessons can then be used to develop an ordinance regarding residential buildings. In particular, we urge the city to create a better process to involve residents of condo units.

We support funding and technical and other assistance from the city to help building owners navigate decarbonization.

Lastly, policy review should occur sooner than 2032, and the Ordinance should set review milestones at several earlier points.

The City Council should move to pass this policy without changes to carbon offsets. Thank you.

Sincerely,

Lee Farris, President

Cambridge Residents Alliance: *Working for a Livable, Affordable and Diverse Cambridge*

<https://www.cambridgeresidentsalliance.org/>

4/24/23

Dear Mayor and Councilors,

Passing a strong Building Energy Use Disclosure Ordinance (BEUDO) that holds building owners accountable for the true cost of their emissions is an essential step in combating climate change. As a city, our climate goals have not been achieved. We need to accelerate the switch away from fossil fuel and should have goals that are far ahead of the world, including a date of 2035 for larger commercial buildings in the city to be fossil fuel free.

We want Cambridge to be an environmental leader that shows how to take effective action to reduce climate change, so that we leave the world habitable for our grandkids. Therefore we ask that the 2035 deadline be enacted. We do not agree with the city's proposal for a slower timeline for commercial buildings with less than 100,000 Sq. Ft.

Councilors, we ask you not to give the universities and other large buildings a way out by allowing them to use cheap global carbon offsets, as they requested in private meetings with city staff, and as city staff proposed at the 4/12/23 Ordinance hearing. We disagree with the city's proposed "PAVER" offset criteria. As you know, global offsets are poorly monitored, and there are instances where they have actually harmed indigenous people in Kenya and Chile with schemes that did not even end up reducing emissions.

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We also note that the Council's version was developed collaboratively and publicly, and its supporters made numerous concessions to offer flexibility, including the campus designation, the emissions factors, the deferred compliance credits, and much more to make a 2035 deadline feasible.

Passing a strong BEUDO ordinance will support well-paid green jobs and reduce economic inequality. The Cambridge Community Foundation [report](#) showed that 40% of Black residents are in the bottom quintile of the city's income ladder. The Green Jobs program, passed in March 2023, will use local building emissions offsets from the BEUDO ordinance to create free green jobs programs and economic opportunity for low-income residents in Cambridge. Workers who refurbish our buildings to deal with climate change will earn a living wage. Weakening BEUDO by allowing the use of global carbon offsets will reduce opportunities for green jobs. The city's Green Jobs ordinance should quickly be put in motion and be used to hire Cambridge residents to do retrofits of affordable housing in Cambridge. Installing solar and increasing energy efficiency are important ways to help Eversource meet the need for additional green electricity.

We commend the city for starting a [program](#) to help multi-family buildings decarbonize. Because residential buildings cause only 15% of Cambridge's emissions, it makes sense to focus first on decarbonizing the big commercial properties. Therefore, we strongly agree with removing condo buildings at this time from the Ordinance. As the new multi-family program generates experience and knowledge, those lessons can then be used to develop an ordinance regarding residential buildings. In particular, we urge the city to create a better process to involve residents of condo units.

We support funding and technical and other assistance from the city to help building owners navigate decarbonization.

Lastly, policy review should occur sooner than 2032, and the Ordinance should set review milestones at several earlier points.

The City Council should move to pass this policy without changes to carbon offsets. Thank you.

Sincerely,

Lee Farris, President

Cambridge Residents Alliance: *Working for a Livable, Affordable and Diverse Cambridge*

<https://www.cambridgeresidentsalliance.org/>

51

Erwin, Nicole

From: Anne Shumway <anneshumway2@gmail.com>
Sent: Monday, April 24, 2023 11:30 AM
To: City Council
Cc: City Clerk
Subject: BEUDO amendments

Dear City Council:

Please pass strong BEUDO amendments, for all non-residential buildings. Make sure they are net-zero by 2035, with no global offsets. Let's preserve our planet for our grandchildren!

Yours,
Anne Shumway
57 Fenno St.
Cambridge, MA 02138

From: pina morganti <giuseppinamorganti@gmail.com>
Sent: Monday, April 24, 2023 11:07 AM
To: City Council
Cc: City Clerk; City Manager
Subject: Support strong BEUDO amendments

Dear City Councillors,

Cambridge has an important opportunity to meet the climate crisis with a strong set of amendments to the Building Energy Use Disclosure Ordinance (BEUDO).

I urge you to support amendments that set 2035 as the deadline for all nonresidential BEUDO buildings to reach net zero greenhouse gas emissions.

And I urge you to avoid the use of global offsets, which are not currently verifiable, often displace better land uses, and make no impact locally. Local offsets will support decarbonization projects in our region—providing green jobs and mitigating public health impacts of emissions, most importantly in environmental justice communities. If global offsets are allowed, they must be priced the same as local ones, to incentivize investments in local emissions reduction projects.

The climate crisis is an emergency, and we need to treat it that way. The most recent UN Report, based on the latest research, calls for reducing greenhouse gas emissions aggressively now on many fronts.

I want to live in a city that is doing its part with the appropriate level of urgency.

Thank you,

Pina Morganti

54, Bay State Road
Cambridge MA

From: Judy Hikes <judyhikes@yahoo.com>
Sent: Monday, April 24, 2023 10:55 AM
To: City Council
Cc: City Clerk; info.mof.ma@mothersoutfront.org
Subject: BEUDO

Dear Mayor and City Councillors,
Please vote to make all large non-residential buildings in Cambridge net zero by 2035. Is money in developers' and owners' pockets (and your pockets from their campaign contributions) more important than leaving a world our children can live in? Without a doubt, this is no easy transition and will require financial support from government and from taxpayers.

But this is our chance. If we don't take it now, it will be gone. You didn't ask to be the ones to make this choice - but when you took office, you became the ones to make it. We're counting on you.

Sincerely,

Judy Hikes

52 Creighton St.

Sent from my iPhone

From: Steven Miller <semiller48@gmail.com>
Sent: Monday, April 24, 2023 9:35 AM
To: City Council
Cc: City Manager; City Clerk
Subject: BEUDO Offsets -- Please Require At Least 50% Local

To The Council:

It is the common impression that the new City Manager and a number of Councillors want to push the date for net-zero compliance further into the future, raise the square-foot trigger point for a building's inclusion in the program, and want to allow global offsets as a way to reduce the need to actually eliminate local emissions.

The need for flexibility and future assessment is clear. But, despite the sophisticated work of the city staff, I think that the proposed weakening amendment go unnecessarily far. In particular, I think the push for global offsets is a dangerous diversion of intent.

The city staff's proposal contains several worthy criteria for the allowance of a global offset under Cambridge's BEUDO accounting. But even leaving out the depressingly high percentage of fraud involved in the global offset business, study after study shows the near impossibility of actually verifying the quality and impact of most of the supposedly "legitimate" global offsets -- even when the "verifying" is supposedly being done by legitimate organizations. The science and technology needed to verify and measure the long-term greenhouse reducing impact of an offset investment in an accurate and trustworthy manner simply does not exist. And the further away, geographically, that the investment happens the less able the people of this city will be to double check.

If you feel that it is absolutely necessary to include the flexibility of offsets -- which I assume you would only do after making sure that all other aspects of BEUDO are as strong as possible -- I urge you to require that as high a percentage as possible to be invested here in Cambridge, with much of the rest being invested in Massachusetts, and only a very small residual being allowed to be done globally.

I would urge you to demand that no less than 50% of the offsets should be used locally and no less than 75% (including the local payments) be used within Massachusetts.

I am sure that someone will say that this is an arrogant move to deny much-needed aid to the developing world. As a person who spent a number of years leading an organization involved with global south development, I know how desperately needed good investment is. But I also know that the carbon offset market is generally a rip-off, with little benefit going to the people actually living in those areas.

Thanks for your time and effort thinking about these issues.

Steven E. Miller
92 Henry St., Cambridge, MA
Movement Voter Project, volunteer
Book: Advocacy Organizing: Smarter Strategies, Bigger Victories

From: Elena Fagotto <elenafagotto@gmail.com>
Sent: Sunday, April 23, 2023 11:40 PM
To: City Council; City Clerk; City Manager
Subject: Choose STRONG BEUDO Amendments

Dear City Councilors and City Managers,

I have mixed feelings about the version of the BEUDO Amendments that was presented at the Ordinance Committee meeting on April 12. Whereas I think that the decision to leave condominium out at this time is wise, because their per capita emissions are low, other provisions look like a dangerous watering down from earlier versions. I am very concerned that after months and months of careful deliberations the city is going in the wrong direction, at a time where we should be acting with urgency and ambition.

I am writing to ask you to please:

- stick to a 2035 deadline for reaching net zero. We can't continue to delay climate action. Global carbon emissions in our atmosphere have been increasing steadily and Cambridge is mirroring that pattern. From 2011 to 2019, greenhouse gas emissions from large commercial and institutional buildings in the city increased by almost 30%. We are on the wrong track, this must be reversed immediately and decisively, with a 2035 deadline.
- Cover as many commercial and institutional buildings as possible. I was shocked to see that BEUDO thresholds have been increased, just when we should be doing more, we are watering down again.
- Ask polluters to stop emitting in their community, our city. Purchasing cheap, ineffective global offsets is an unacceptable solution. Global offsets are such a questionable tool. As professor Sterman at MIT Sloan has eloquently explained, most offsets fail the test of being: **additional** (they end up funding projects that would have happened no matter the offset) **verifiable** (who verifies that planting trees are growing, that cleaner cookstoves are being used) **immediate** (many offset projects take years to deliver carbon reductions, if any) and **durable** (offset interventions may not last, while carbon continues to be emitted and stays in our atmosphere). Offsets have been found to displace indigenous communities and to incentivize wrong land uses. Markets can't fix all problems, and the market for global offsets is a clear demonstration of that: it is a very profitable market, but the impact on emissions reductions is highly debatable.
- I understand the need to offer polluters some flexibility to meet their unique circumstances, but the flexibility should come from a limited use of LOCAL offsets, which are much more easily verifiable and would have important economic impacts in terms of boosting our green economy. Furthermore, local offsets could be an

- important tool for justice if they prioritized investment in environmental justice communities.
- Finally, offsets should meet price parity requirements. Absent price parity, BEUDO building owners will engage in a race to the bottom to find the cheapest offsets and they will fail to invest in our local economy. The city of Cambridge has quantified the cost of one metric ton of GHG emission, it is \$234. That should be the cost of any metric ton achieved through offsetting. Price parity is key to see real emissions reductions in our community and to favor local investments in making buildings healthier all while creating green jobs.

The United States are responsible for about 28% all the emissions in our atmosphere, it is about time that they start owning the problem. Such ownership begins in our cities, Cambridge included.

At the April 12 Ordinance Committee hearing universities and businesses proclaimed that they care about climate change. But they clearly don't care enough because, absent regulation, their emissions have been increasing steadily.

It is the job of local government to reign in big polluters and protect our city and our future with strong BEUDO amendments. Our children, not the big emitters, deserve your full attention and protection.

Thank you for your hard work.

Sincerely

Elena Fagotto
26B Bigelow st
Cambridge

Erwin, Nicole

56

From: Lynn McGregor <lynn.mcgregor@gmail.com>
Sent: Sunday, April 23, 2023 10:53 PM
To: City Council
Cc: citymanager@cambridge.gov; City Clerk
Subject: BEUDO Ammendments

Dear Cambridge City Council,

BEUDO offers the city's best opportunity to reduce local energy consumption to meet the urgency required by the climate crisis.

Please adopt the BEUDO amendments requiring nonresidential buildings to be net zero by 2035.

I urge you not to allow global offsets of emissions. Reductions in energy consumption are both easier to verify and have additional air quality benefits for local residents.

Thank you for your work in helping Cambridge to be a leader in action on climate change, ensuring a brighter future for our children and grandchildren. We don't have any time left to waste in this effort!

Best regards,

Lynn McGregor
301 Huron Ave #2

From: Alice Carré <alice_carre@hotmail.com>
Sent: Sunday, April 23, 2023 9:40 PM
To: City Council
Cc: City Clerk; citymanager@cambridge.gov
Subject: Support strong BEUDO amendments

Importance: High

Dear City Councillors,

Cambridge has an important opportunity to meet the climate crisis with a strong set of amendments to the Building Energy Use Disclosure Ordinance (BEUDO).

I urge you to support amendments that set 2035 as the deadline for all nonresidential BEUDO buildings to reach net zero greenhouse gas emissions.

And I urge you to avoid the use of global offsets, which are not currently verifiable, often displace better land uses, and make no impact locally. Local offsets will support decarbonization projects in our region—providing green jobs and mitigating public health impacts of emissions, most importantly in environmental justice communities. If global offsets are allowed, they must be priced the same as local ones, to incentivize investments in local emissions reduction projects.

The climate crisis is an emergency, and we need to treat it that way. The most recent UN IPCC Report, based on the latest research, calls for reducing greenhouse gas emissions aggressively now on many fronts.

I want to live in a city that is doing its part with the appropriate level of urgency.

Thank you,

Alice Carré-Seemuller
106 Appleton Street
CAMBRIDGE, MA 02138

From: Jim Campen <jimcampen@gmail.com>
Sent: Sunday, April 23, 2023 9:34 PM
To: City Council
Cc: City Clerk; citymanager@cambridge.gov
Subject: Support strong BEUDO amendments

Dear City Councillors:

This letter, drafted by Mothers Out Front, together with their accompanying background information, provides a strong case for supporting strong BEUDO amendments in Cambridge. I hope that you all agree and will offer support and leadership on this crucial issue.

Cambridge has an important opportunity to meet the climate crisis with a strong set of amendments to the Building Energy Use Disclosure Ordinance (BEUDO).

I urge you to support amendments that set 2035 as the deadline for all nonresidential BEUDO buildings to reach net zero greenhouse gas emissions.

And I urge you to avoid the use of global offsets, which are not currently verifiable, often displace better land uses, and make no impact locally. Local offsets will support decarbonization projects in our region—providing green jobs and mitigating public health impacts of emissions, most importantly in environmental justice communities. If global offsets are allowed, they must be priced the same as local ones, to incentivize investments in local emissions reduction projects.

The climate crisis is an emergency, and we need to treat it that way. The most recent UN Report, based on the latest research, calls for reducing greenhouse gas emissions aggressively now on many fronts.

I want to live in a city that is doing its part with the appropriate level of urgency.

Thank you for considering this,

Jim Campen

17 Kelly Road
Cambridge MA 02139

From: Alex Hershey <axhershey@yahoo.com>
Sent: Sunday, April 23, 2023 8:08 AM
To: City Council
Cc: City Clerk
Subject: Please pass the strong version of BEUDO

Dear City Councilors,

We have elected you to make difficult decisions for our community. Before you is the opportunity to seriously address the largest source of greenhouse gas emissions in our city. Please act with the wisdom and sense of urgency that this terrifying global climate crisis demands.

Please add my name to the list of city residents urging you to pass the strong version of BEUDO that was proposed by Mayor Siddiqui, Councillor Nolan, and Councillor Zondervan.

I am not in favor of the city manager's fundamental rewrite for commercial development.

We must ensure commercial buildings in Cambridge reduce their carbon emission to zero by 2035.

The Council should move to pass this policy *without the new changes*.

Thank you,
Alex Hershey
53 Standish St. #1

Erwin, Nicole

60

From: Melanie Abrams <melanie.b.abrams@gmail.com>
Sent: Saturday, April 22, 2023 10:20 AM
To: City Council
Cc: City Clerk
Subject: Please pass the Green New Deal with *strong* BEUDO ammendments

Dear City Councilors,

My name is Melanie Abrams and I live at 1539 Cambridge St #2, Cambridge MA 02139.

I am writing to urge you to pass the strong version of BEUDO that was proposed by Mayor Siddiqui, Councillor Nolan, and Councillor Zondervan. I am asking you to **reject** the city manager's fundamental rewrite for commercial development. Don't let Cambridge's large corporations and institutions greenwash this important ordinance - we must ensure commercial buildings in Cambridge reduce their carbon emission to zero by 2035 in order to tackle the climate crisis.

I do not oppose the change for condominiums specifically - as many, many condo owners in the public hearing the other week pointed out, their use case needs special review - but the switch to carbon credits and a 2050 goal is tantamount to giving up. Indeed, the councillor who introduced the carbon credits admitted that there are concerns with global carbon credits, and claimed the reason we need them anywhere is that otherwise this will be too difficult. Council, that is saying that meeting the challenge of climate change is too difficult - and that is not acceptable, because the cost of failing the climate change is far, far steeper, and will fall not just on us but on every generation afterwards.

As a lifelong Cambridge resident, it's important to me that the city's biggest polluters are held fully accountable for their emissions. I am a scientist, a biologist, and climate is the biggest issue I will track and vote on. I remember snowy winters when I was a kid, which are fading quickly into flurries that melt on the ground. When I grew up, we did not need air conditioning because there weren't *that* many hot days in the summer. I love the city I grew up in, and the nature around it: yet, with the climate change we are locked in, there is no way to hold onto it. And this loss is a small scale of what the global community is facing: entire nations that will be flooded, wars for water, agricultural failures that send people fleeing for a better life only to be told that there isn't room for them in the wealthy nations that created the emissions that caused their suffering in the first place.

The companies we are asking to pay up are often health companies, or universities with simply massive endowments, with missions to make the world a better place. There is no greater risk to human health than climate change, and no better way to make the world a better place than to keep it from falling apart. Do not weaken BEUDO to the point where it is meaningless--carbon credits on paper, and distantly, without price parity, allow large institutions and big companies to check a box on paper without lifting up either local or global community that their emissions are affecting.

Externalities are expensive -- that isn't an excuse to avoid paying them, to greenwash out of them by untrackable carbon credits, or to delay them past this coming decade which the scientific consensus has determined will determine whether we tip off tipping points or make a narrow escape.

Thank you for your commitment to climate justice in Cambridge. The Council should move to pass this policy *without the new changes* to weaken BEUDO, and should guide our city forward.

Thank you,
Melanie

From: Davies, Margery W. <Margery.Davies@tufts.edu>
Sent: Friday, April 21, 2023 2:30 PM
To: City Council
Cc: City Clerk
Subject: BEUDO Amendments -- follow-up from Public Comment at Ordinance Committee meeting, April 12, 2023

Dear City Councillors,

I am writing to you with an expanded version of the Public Comment I made at the Ordinance Committee meeting on April 12, 2023.

I am a member of Mothers Out Front. I have also been a member of the Net Zero Action Plan 5-Year Review Task Force, the Climate Crisis Working Group, and have attended all of the City Council and Committee hearings about the BEUDO Amendments. Many of the presentations and commentary from the large commercial and institutional building owners have struck me as a “business as usual” approach. “This is how long it takes us to do planning; this is how long it takes us to get permits; this is the plan we have been following.” **But the emergency of climate change is not a “business as usual” situation.** I recognize that there are many constraints that these institutions are confronting, but I would hope that at every turn, people would be asking, “Can we think about this in a different way?”; “Can we do this faster?”; “Can we find a work-around?” We did that in the Covid emergency; we should be able to do that for the climate change emergency.

The emergency of the climate crisis is accelerating. As the most recent IPCC Report makes clear, what we do now, and in the next 10 years, really matters, and will matter for many generations into the future. The time is now. As the most recent IPCC Report states: "Limiting human-caused global warming requires net zero CO₂ emissions. Cumulative carbon emissions until the time of reaching net-zero CO₂ emissions and the level of greenhouse gas emission reductions this decade largely determine whether warming can be limited to 1.5°C or 2°C. . . . The choices and actions implemented in this decade will have impacts now and for thousands of years."

<https://www.ipcc.ch/report/ar6/syr/resources/spm-headline-statements/>

We need to act, but we need to be careful about how we act. Carbon offsets, particularly global offsets, are a popular way for many institutions to claim they are making substantial progress towards net zero. But many carbon offsets lack additionality, simply substituting for already-existing carbon-emissions-cutting programs or resources; are hard to verify; do not provide immediate benefits and can take many years to do so; and are not durable. We should be very careful, and limit the use of global offsets. As John Sterman of the MIT Sloan School of Management has written in *MarketWatch*:

“Unfortunately, many offset programs are based on dubious assumptions and can actually make the climate problem worse. To truly cut emissions, offsets must be AVID+: Additional, Verifiable, Immediate, Durable — and help meet other societal goals (the “plus”).

Legitimate carbon offsets must ace the AVID+ test. Miss the mark on one and your claimed offset doesn't help limit climate change. Companies often stress the parts of the test they get right, while ignoring the rest. At best, this is greenwashing. At worst, such offsets warm the planet faster by wasting resources that could have been used to actually cut emissions.

The best way to reach net zero is still just to reach zero: cutting emissions in the first place."

Like many of you, I have children and grandchildren, and I have found profound gratification in having those children. I have found it unspeakably sad to hear about young people who are deciding not to have children because of climate change. A 35-year-old, recently quoted in the *Washington Post*, first started thinking about climate change and having children when she was in eighth grade. She says that much of her hesitation now to have a child is rooted in fear over what their future will look like. "It's coming partly from a place of love for my hypothetical child," she said. "I want to protect them from suffering. Not that life is ever free from suffering, but ... what of the joys and peace and goodness that make me happiest to be alive will be accessible in 20, 30, 40 years?"

<https://www.washingtonpost.com/climate-environment/2022/12/02/climate-kids/>

The more we learn about the accelerating climate crisis, the clearer it becomes that 2050 may be an outdated goal for reaching net zero. Cambridge should have a net-zero goal of 2035 for large commercial/institutional buildings, which are the largest emitters. We cannot afford to wait. As UN Secretary General Guterres said at the COP27 climate change summit:

"We are in the fight of our lives, and we are losing. . . . Commitments to net zero are worth zero without the plans, policies and actions to back it up. Our world cannot afford any more greenwashing, fake movers or late movers. . . . We must close the emissions gap before climate catastrophe closes in on us all."

Thank you,

Margery Davies
35 William Street, #1
Cambridge, MA 02139

From: Aaron Silver-Pell <asilverpell@gmail.com>
Sent: Thursday, April 20, 2023 5:17 PM
To: City Council; City Clerk
Subject: Support the Buedo amendment

The difference between money and the biosphere is that money is a social construct and the biosphere is REAL.

You will have to show up to god one day and you will have to explain why you put the needs of the rich before the needs of the planet which belongs to only the holy infinite one.

Turn away from your wickedness while you still can and commit to doing the right thing. 70% of the pollution and destruction comes from these big buildings. putting taxes on the poor and shifting around the responsibility is only the devil's work.

As a righteous person, I have watched my entire life while the powerful willfully put everything above what is an obvious evil. Support the strongest version of the bill for to do otherwise is to support genocide of the most vulnerable. we can live without electricity if need be for long periods, we cannot live without a functioning biosphere.

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