



Zoning & Planning Committee Agenda

City of Newton **In City Council**

Monday, June 10, 2024

7:00 pm

City Council Chambers (Room 207)

The Zoning and Planning Committee will hold this meeting as a hybrid meeting on Monday, June 10, 2024 at 7:00 PM that the public may access in-person or virtually via Zoom. To attend this meeting via Zoom use this link: <https://newtonma-gov.zoom.us/j/81237409400> or call 1-646-558-8656 and use the following Meeting ID: 812 3740 9400.

Item Scheduled for Discussion:

Chair's Note: *The committee will be joined by the Planning & Development Board and holding a public hearing on the following item. Please click the raise hand button on the bottom of your screen if you would like to speak. There is a 5 second delay after you are promoted to panelist. After you're done speaking, the clerk will change you back to an attendee.*

Public Hearing

#76-24(3) Discussion and possible amendments to change how building height is measured
ZONING & PLANNING COMMITTEE requesting discussion and possible amendments to Chapter 30, Zoning to require that building height is measured from original grade instead of finished grade.

Chair's Note: *The Chair will entertain public comment regarding the below item. Please click the raise hand button on the bottom of your screen if you would like to speak. There is a 5 second delay after you are promoted to panelist. After you're done speaking, the clerk will change you back to an attendee. Please see the attached memo that outlines the process for the public comment period.*

#42-24 Request for Discussion and Ordinance to require energy use reporting
COUNCILORS ALBRIGHT, DANBERG, and LEARY on behalf of the Newton Citizens Commission on Energy (NCCE), requesting discussion and an ordinance that

The location of this meeting is accessible and reasonable accommodations will be provided to persons with disabilities who require assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA Coordinator, Jini Fairley, at least two business days in advance of the meeting: jfairley@newtonma.gov or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

would require large property owners (campuses and large commercial buildings) to report energy use and associated greenhouse gas emissions annually to the city of Newton, to be used to encourage reductions in said energy use and greenhouse gas emissions in accordance and support of the goals set forth in the Newton Climate Action Plan.

#24-24(2) Requesting discussion and possible ordinance amendments relative to aiding small businesses impacted by development

ZONING & PLANNING COMMITTEE requesting amendments to Chapter 30, Zoning, to delete the “Fast Food Establishment” use contained in Section 6.4.14, require a special permit for any Restaurant use with a drive-thru component, add a new definition of “Business Incubator” and standards for such use, and define a “Place of Amusement” contained in Section 6.4.27, and allow such use either by right subject to listed standards or upon the granting of a special permit.

#239-24 Reappointment of Jason Korb to the Newton Affordable Housing Trust

HER HONOR THE MAYOR reappointing Jason Korb, 57 Warren Road, Newton as a full member of the Newton Affordable Housing Trust for a term of office set to expire on May 2, 2026. (60 Days: 08/02/2024)

#240-24 Reappointment of Debora Jackson to the Economic Development Commission

HER HONOR THE MAYOR reappointing Debora Jackson, 4 Pine Meadow Drive, Auburndale as a member of the Economic Development Commission for a term of office set to expire on May 14, 2027. (60 Days: 08/02/24)

**Respectfully Submitted,
R. Lisle Baker, Chair**



Newton City Councilors R. Lisle Baker and John Oliver

Date: June 4, 2024

To: Newton Citizens Commission on Energy and Charles River Regional Chamber

Cc: Zoning & Planning Committee; Ann Berwick, Co-Director of Sustainability; William Ferguson, Co-Director of Sustainability

From: R. Lisle Baker, Chair of Zoning & Planning Committee; and John Oliver, Vice-Chair of Zoning & Planning Committee

Re: Process for Public Comment on Item #42-24

Dear Newton Citizens Commission on Energy and the Charles River Regional Chamber,

This memo is to outline the process that will be conducted at the June 10th meeting of the Zoning & Planning Committee for public comment that will be conducted regarding the below item:

#42-24 Request for Discussion and Ordinance to require energy use reporting
COUNCILORS ALBRIGHT, DANBERG, and LEARY on behalf of the Newton Citizens Commission on Energy (NCCE), requesting discussion and an ordinance that would require large property owners (campuses and large commercial buildings) to report energy use and associated greenhouse gas emissions annually to the city of Newton, to be used to encourage reductions in said energy use and greenhouse gas emissions in accordance and support of the goals set forth in the Newton Climate Action Plan.

To begin discussion on this item William Ferguson, Co-Director of Sustainability, will provide a short presentation (approximately 10 minutes) that will provide an overview of the ordinance. After this presentation, the Newton Citizens Commission on Energy will be allocated a total of 15 minutes to provide testimony and answer questions from Councilors. The Charles River Regional Chamber will also be allocated 15 minutes to provide testimony and answer questions from Councilors. If you have multiple speakers who will be providing testimony, please notify Ms. Norton with their names so that they can be a panelist if attending virtually. You are welcome to submit additional comments to the Committee either before or after the meeting. After your testimonies, the Committee will entertain comments from the public with each person allotted 3 minutes of speaking time.

Please reach out if you have any questions.

Respectfully Submitted,

R. Lisle Baker, Chair, Zoning & Planning Committee

John Oliver, Vice-Chair, Zoning & Planning Committee

**City of Newton Proposed Building Emissions
Reduction and Disclosure Ordinance (BERDO)
May 20, 2024**

WHEREAS: Buildings contribute to 64 percent of greenhouse gas emissions in the City of Newton; and

WHEREAS: Non-Residential Buildings over 20,000 Gross Floor Area contribute 23 percent of greenhouse gas emissions in the City of Newton; and

WHEREAS: The City of Newton's Climate Action Plan details strategies to reduce carbon emissions from buildings; and

WHEREAS: The Newton City Council passed a resolution unanimously in April 2022 declaring that the City should pass a Building Emissions and Reduction Ordinance.

THEREFORE, THE FOLLOWING ORDINANCE IS ADOPTED:

SECTION 1. Building Emissions Reduction and Disclosure

(a) Purpose

It is the intent of this Ordinance to reduce the emissions of air pollutants, including greenhouse gases, from building energy consumption, and thereby to encourage efficient use of energy; to develop further investment in building a green economy, and to protect public health. To do so, the provisions of this Ordinance require the reporting and disclosure of annual energy use in all

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covered Buildings and compliance with emissions reduction requirements in accordance with this Ordinance.

(b) **Definitions**

When used in this Ordinance, unless a contrary intention clearly appears, the following terms shall have the following meaning:

Alternative Compliance Payment means a per-metric ton payment based on the average cost per metric ton of CO₂e to decarbonize Buildings subject to this Ordinance.

BERDO Administrator means the City employee designated as the individual employed to implement the BERDO program.

Building means a building that equals or exceeds 20,000 square feet in Gross Floor Area and in which at least 20,000 square feet of Gross Floor Area is used for non-residential purposes.

Building Portfolio means two or more Buildings, on one or more properties, provided that all Buildings within the Portfolio have the same Owner; for this purpose, a Building management company does not constitute an Owner.

Building Use means (i) space type as defined in the Regulations, which refers to the primary activity for which a given space is utilized, as entered into the EPA Energy Star Portfolio Manager

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reporting tool; or (ii) other activities as defined in Portfolio Manager or by the Regulations.

Carbon Dioxide Equivalent (CO_{2e}) means greenhouse gas Emissions, including carbon dioxide, methane, and nitrous oxide. CO_{2e} shall be calculated using a methodology as set forth in the Regulations.

Emergency Backup Generation/Backup Power means a device or mechanism, such as battery storage, reciprocating internal combustion engine, or turbine, that serves solely as a secondary source of mechanical or electrical power whenever the primary Energy supply is disrupted or discontinued during power outages or natural disasters that are beyond the control of the Owner, occupant, or operator of a Building.

Emissions means the emission of greenhouse gases, measured in units of CO_{2e} associated with the Energy used by a Building, excluding electricity.

Emissions Factor means CO_{2e} calculated according to regional Energy and greenhouse gas factors as set forth in the Regulations.

Energy means electricity and any fuel source including, but not limited to, natural gas, fuel oil, propane and any other sources of Energy that the BERDO Administrator may designate.

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Portfolio Manager or EPA ENERGY STAR Portfolio Manager means the U.S. Environmental Protection Agency's online tool for reporting and managing Building Energy data.

Environmental Justice Population means a neighborhood that meets one or more of the following criteria: (i) the annual median household income is not more than 65 percent of the statewide annual median household income; (ii) minorities comprise 40 percent or more of the population; (iii) 25 percent or more of households lack English language proficiency; or (iv) minorities comprise 25 percent or more of the population and the annual median household income of the municipality in which the neighborhood is located does not exceed 150 percent of the state annual median income; or such other meaning as is adopted or amended by the Commonwealth's Executive Office of Energy and Environmental Affairs, by state statute, or defined in the Regulations.

Gross Floor Area (GFA) means the sum of the floor area of the Building measured from the exterior face of the exterior walls of the Building as per the City of Newton Assessors' records. The BERDO Administrator shall publish Regulations governing the calculation of Gross Floor Area, including types of areas that shall be excluded from the calculation.

Hardship Compliance Plan means alternative Emissions reduction targets and/or timelines for a Building or Building Portfolio.

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Individual Compliance Schedule means an alternative timeline for complying with the Emissions Standards outlined in this Ordinance.

Owner means a Building's Owner of record, provided that the "Owner" may be deemed to include (i) multiple Owners in common ownership and (ii) the association or organization of unit Owners responsible for overall management in the case of a condominium. In the case of a Building subject to a lease that assigns maintenance, regulatory compliance, and/or capital improvement costs to Tenants with a term of at least 30 years, inclusive of all renewal options, the Owner may designate the lessee as "Owner" for purposes of compliance with this Ordinance; such designation must be provided in writing to the BERDO Administrator as required by the Regulations. An Owner may designate an agent to act on its behalf, including reporting as required by this Ordinance; provided, however, that any designation (i) must be provided in writing to the—BERDO Administrator, and (ii) does not relieve the Owner of any compliance obligation under this Ordinance.

Regulations means the Newton Building Emissions Reduction and Disclosure Regulations.

Tenant means any tenant of a Building covered by this Ordinance.

Verification Year means any year in which an Owner must report third-party verified reporting data. Verification Years will be the

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second reporting year for each building category following the enactment of this Ordinance, and every five years thereafter.

(c) Building Portfolios

Building Portfolios must be approved by the BERDO Administrator and Building Portfolio Owners must submit documentation confirming eligibility as a Building Portfolio. Notwithstanding the approval of a Building Portfolio, Owners must continue to report the Energy use, Emissions data, and any other information required by this Ordinance for each individual Building. If a Building is removed from or added to a Building Portfolio for any reason, including transfer to a different Owner, the Building shall retain its individual reporting data and be subject to the Emissions standards, and the Building Portfolio shall be adjusted to reflect the removal or addition of the Building.

(d) Energy and Emissions Reporting Required

(i) Data Reporting Requirements

Each year, the Owner of each Building subject to reporting requirements shall accurately report to the BERDO Administrator, via the Portfolio Manager or as required by the Regulations, the following information for the previous calendar year:

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- (a) Energy use of each Building and other Building characteristics necessary to evaluate CO₂e Emissions on a kilogram (kg) CO₂e per square foot (SF) per year basis.
- (b) The primary Building Use(s) of each Building in accordance with the categories listed in the Portfolio Manager and the Regulations. Multiple primary Building Uses shall be reported, provided that each use occupies at least 10 percent of the Building's Gross Floor Area.
- (c) Contact information for Owners and any designated agents.

(ii) Reporting Schedules

The initial reports shall occur according to the following schedule:

1. For every Building equal to or greater than 100,000 square feet Gross Floor Area, the first report shall be submitted no later than September 15, 2025.
2. For every Building equal to or greater than 20,000 square feet Gross Floor Area but less than 100,000 square feet Gross Floor Area, the first report shall be submitted no later than September 15, 2026.

Building Owners may apply to the BERDO Administrator for a one-time six-month extension of their reporting deadline.

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(e) Direct Upload

Provided that the necessary mechanisms already exist, Building Owners may authorize electric and gas utilities or other third party to report Building-specific data on their behalf to the BERDO Administrator. Such authorization shall not create an obligation on the part of electrical and gas utilities or remove the obligation of Building Owners to comply with reporting requirements.

(f) Equitable Emissions Investment Fund

The City Comptroller shall establish the Equitable Emissions Investment Fund (hereinafter, the “Fund”) as a separate account, and credit to the Fund all Alternative Compliance Payments, penalties and fees paid pursuant to this Ordinance.

The City may incur liabilities against and spend monies from the Fund.

At the discretion of the BERDO Administrator, and with approval by the Mayor, expenditures from the Fund may be made for the following purposes:

- a. Projects that benefit Environmental Justice Populations
- b. Costs incurred by the City in administering the program created pursuant to this Ordinance;

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- c. Costs incurred by the City in complying with the program created pursuant to this Ordinance;
- d. Costs incurred by non-profit entities that operate within the City, including but not limited to entities that operate affordable housing, in complying with the program created pursuant to this Ordinance;
- e. Other projects intended to reduce greenhouse gas emissions within the City;
- f. Technical assistance to property owners subject to BERDO related to implementation of the requirements of this ordinance.

(g) Data Verification

- a. Building Owners shall self-certify their reporting data every year.

In a Building's second year of reporting, Building Owners shall provide a third-party verification of their reporting data for the previous year. For every Verification Year thereafter, Building Owners shall provide a third-party verification for the five calendar years prior to, but not including the current year. Third-party verifications must be performed by qualified Energy professionals,

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as defined by the Regulations, and submitted no later than the reporting deadline of the relevant year.

(h) Emissions Requirements

Each Building subject to the reporting requirements of this Ordinance shall comply with the CO₂e Emissions standards set forth in Table 1 below; unless the Building Owner has received an approved Individual Compliance Schedule pursuant to the requirements in SECTION 1(k) or an approved Hardship Compliance Plan pursuant to SECTION 1(l). Buildings must comply with the Emissions standards on an annual basis and compliance shall be measured as a total of kg of CO₂e Emissions per square foot. Buildings will be subject to the emissions standards in Table 1 based on the schedule for each Tier and Building Category in Tables 2 through 5.

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Table 1: CO₂e Emissions Standards by Building Use

Building Use	Emission standards (kgCO ₂ e/SF/yr)				
	Period 1	Period 2	Period 3	Period 4	Period 5
Assembly	6.1	3.7	2.3	1.1	0.0
College/University	9.5	5.7	3.5	1.5	0.0
Education	4.1	2.8	1.9	0.9	0.0
Food Sales & Service	6.8	4.4	3.2	1.5	0.0
Healthcare	14.3	9.2	6.5	3.2	0.0
Lodging	4.6	3.1	2.1	1.0	0.0
Manufacturing/Industrial	3.9	2.9	2.2	1.0	0.0
Office	3.1	2.0	1.2	0.5	0.0
Retail	3.4	2.3	1.4	0.6	0.0
Services	6.5	4.2	2.9	1.4	0.0
Storage	2.5	1.8	1.3	0.6	0.0
Technology/Science	14.6	10.7	6.7	2.8	0.0

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Table 2. Compliance Periods by Building Use—Tier 1 Buildings:
Buildings equal to or greater than 100,000 square feet Gross Floor
Area.

Building Use	Emission standards (kgCO ₂ e/SF/yr)				
	2027- 2032	2033- 2038	2039- 2044	2045- 2049	2050-
Assembly	6.1	3.7	2.3	1.1	0.0
College/University	9.5	5.7	3.5	1.5	0.0
Education	4.1	2.8	1.9	0.9	0.0
Food Sales & Service	6.8	4.4	3.2	1.5	0.0
Healthcare	14.3	9.2	6.5	3.2	0.0
Lodging	4.6	3.1	2.1	1.0	0.0
Manufacturing/Industrial	3.9	2.9	2.2	1.0	0.0
Office	3.1	2.0	1.2	0.5	0.0
Retail	3.4	2.3	1.4	0.6	0.0
Services	6.5	4.2	2.9	1.4	0.0
Storage	2.5	1.8	1.3	0.6	0.0
Technology/Science	14.6	10.7	6.7	2.8	0.0

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Table 3. Compliance Periods by Building Use—Tier 2 Buildings:
Buildings equal to or greater than 50,000 square feet and less than
100,000 square feet Gross Floor Area.

Building Use	Emission standards (kgCO ₂ e/SF/yr)				
	2028- 2033	2034- 2039	2040- 2044	2045- 2049	2050-
Assembly	6.1	3.7	2.3	1.1	0.0
College/University	9.5	5.7	3.5	1.5	0.0
Education	4.1	2.8	1.9	0.9	0.0
Food Sales & Service	6.8	4.4	3.2	1.5	0.0
Healthcare	14.3	9.2	6.5	3.2	0.0
Lodging	4.6	3.1	2.1	1.0	0.0
Manufacturing/Industrial	3.9	2.9	2.2	1.0	0.0
Office	3.1	2.0	1.2	0.5	0.0
Retail	3.4	2.3	1.4	0.6	0.0
Services	6.5	4.2	2.9	1.4	0.0
Storage	2.5	1.8	1.3	0.6	0.0
Technology/Science	14.6	10.7	6.7	2.8	0.0

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Table 4. Compliance Periods by Building Use—Tier 3 Buildings:
Buildings equal to or greater than 35,000 square feet and less than
50,000 square feet Gross Floor Area.

Building Use	Emission standards (kgCO ₂ e/SF/yr)				
	2029- 2034	2035- 2039	2040- 2044	2045- 2049	2050-
Assembly	6.1	3.7	2.3	1.1	0.0
College/University	9.5	5.7	3.5	1.5	0.0
Education	4.1	2.8	1.9	0.9	0.0
Food Sales & Service	6.8	4.4	3.2	1.5	0.0
Healthcare	14.3	9.2	6.5	3.2	0.0
Lodging	4.6	3.1	2.1	1.0	0.0
Manufacturing/Industrial	3.9	2.9	2.2	1.0	0.0
Office	3.1	2.0	1.2	0.5	0.0
Retail	3.4	2.3	1.4	0.6	0.0
Services	6.5	4.2	2.9	1.4	0.0
Storage	2.5	1.8	1.3	0.6	0.0
Technology/Science	14.6	10.7	6.7	2.8	0.0

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Table 5. Compliance Periods by Building Use—Tier 4 Buildings:
Buildings equal to or greater than 20,000 square feet and less than
35,000 square feet Gross Floor Area.

Building Use	Emission standards (kgCO ₂ e/SF/yr)				
	2030- 2034	2035- 2039	2040- 2044	2045- 2049	2050-
Assembly	6.1	3.7	2.3	1.1	0.0
College/University	9.5	5.7	3.5	1.5	0.0
Education	4.1	2.8	1.9	0.9	0.0
Food Sales & Service	6.8	4.4	3.2	1.5	0.0
Healthcare	14.3	9.2	6.5	3.2	0.0
Lodging	4.6	3.1	2.1	1.0	0.0
Manufacturing/Industrial	3.9	2.9	2.2	1.0	0.0
Office	3.1	2.0	1.2	0.5	0.0
Retail	3.4	2.3	1.4	0.6	0.0
Services	6.5	4.2	2.9	1.4	0.0
Storage	2.5	1.8	1.3	0.6	0.0
Technology/Science	14.6	10.7	6.7	2.8	0.0

(i) Blended Emissions Standard

Buildings or Building Portfolios with more than one primary use may comply with a blended CO₂e Emissions standard as defined by Regulation; provided, however, that a use may constitute a primary use only if it occupies at least 10 percent of a Building's

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or Building Portfolio's Gross Floor Area. Building Owners using a blended CO₂e Emissions standard must (i) designate the blended standard in annual reports to the BERDO Administrator, and (ii) provide documentation verifying the qualification of each primary use in annual reports to the BERDO Administrator for the first year a blended CO₂e Emissions standard is used and in any subsequent year for which the blended Emissions standard or primary use(s) changes.

(j) Energy Use Exempt from Emissions Requirements

- i. Electricity which is used by a covered Building or Building Portfolio is exempt from the CO₂e Emissions Standard of this ordinance;
- ii. Building Owners may deduct Energy used by Emergency Backup Generation/Backup Power supply equipment from a Building's total Energy use subject to the CO₂e Emissions standard of this Ordinance, provided that emergency Backup Generation/Backup Power provides Energy only to the Building or Building Portfolio; and:
- iii. Building Owners annually report (i) Energy used by Emergency Backup Generation / Backup Power; (ii) the date(s), hour(s) and conditions that required the use of Emergency Backup Generation/Backup Power; and (iii) any other information required by the Regulations. Such reporting

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shall be subject to the self-certification and third-party verification procedures in SECTION 1(g);

- iv. In the event that Emergency Backup Generation/Backup Power serves, or has the potential to serve, multiple Buildings in a Building Portfolio, the Energy use from such activities shall be allocated to individual Buildings in proportion to the gross square footage of each Building.

The BERDO Administrator may revise the availability and use of these exemptions or add additional exemptions pursuant to the Regulations.

(k) Individual Compliance Schedules

Owners of Buildings or Building Portfolios may apply for an Individual Compliance Schedule as an alternative to the CO₂e Emissions standard reduction schedule in Tables 2 through 5.

Individual Compliance Schedules must establish declining CO₂e Emissions standards in 5- to 6-year increments, and such standards must (i) decline on a linear basis, (ii) reduce Emissions 40 percent by period 3, and (iii) reduce Emissions 100 percent by period 6; and

Use a baseline from any year between 2013 and the first required reporting year, provided, however, that the Building or Building Portfolio Owner provides documentation of Energy use, Gross Floor Area, and relevant Emissions Factors by the Building or

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Building Portfolio for the selected baseline year and the year in which an Individual Compliance Schedule is requested, in accordance with the data verification requirements of this Ordinance and the Regulations.

A Building or Building Portfolio that failed to comply with previous reporting requirements may use an Individual Compliance Schedule; provided, however, that the necessary data has been submitted to the BERDO Administrator and any applicable penalties for past non-compliance are paid in full.

Individual Compliance Schedules must be approved by the BERDO Administrator. Building and Building Portfolio Owners must submit the information required in this Ordinance, and any other documentation specified in the Regulations, when requesting an Individual Compliance Schedule. The BERDO Administrator may include additional conditions on the approval of Individual Compliance Plans, consistent with the Regulations.

(l) Hardship Compliance Plans

A Building Owner may apply to the BERDO Administrator for a Hardship Compliance Plan if there are extraordinary characteristics or circumstances associated with the Building in complying with the Emissions standards in this Ordinance. Such characteristics or circumstances may include historic Building designations, pre-existing long-term Energy contracts without reopeners, or extraordinary financial hardship. Implementation guidelines will

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be further detailed in the Regulations. The application, review process, and conditions for Hardship Compliance Plans shall be set forth in the Regulations. The BERDO Administrator shall have sole discretion in approving Hardship Compliance Plans; such plans may include alternative Emissions standards and timelines for compliance. The BERDO Administrator may include additional conditions on the approval of Hardship Compliance Plans consistent with the Regulations.

(m) Alternative Compliance Payments

Owners of Buildings or Building Portfolios may mitigate CO₂e Emissions from Energy use by making Alternative Compliance Payments. The price of an Alternative Compliance Payment shall be based on the average cost per metric ton of CO₂e to decarbonize Buildings subject to this Ordinance. The initial cost of an Alternative Compliance Payment shall be \$234 per metric ton of CO₂e. The cost of an Alternative Compliance Payment shall be reviewed every five years by the BERDO Administrator, which shall make recommended adjustments, if any, to the City Council.

(n) Preservation of Documents

Building Owners shall preserve records and information (i) required to be submitted by this Ordinance and/or (ii) submitted pursuant to this Ordinance in order to demonstrate compliance with the Emissions standards, including but not limited to information regarding Building Uses, Emissions Factors,

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compliance mechanisms outlined in this Ordinance, Individual Compliance Schedules, and Hardship Compliance Plans, for such time as set forth in the Regulations, and shall make such records available for inspection and audit by the BERDO Administrator or the Law Department upon request.

(o) Obligation to Request and Report Information

Where a unit or other space in a Building is occupied by a Tenant and the unit or space is separately metered, the Tenant of such space shall, within 30 days of request by the Owner and in a form to be determined by the BERDO Administrator, provide all information that cannot otherwise be acquired by the Owner and that is needed to comply with the requirements of this Ordinance. Failure by Tenant to comply with the requirements of this Ordinance may result in penalties as provided in this Ordinance.

1. The Owner may request information related to the Tenant's metered Energy and other related information for the previous calendar year no earlier than January 1 and no later than January 31 of any year in which the Owner is required to report such information.
2. Failure of any Tenant to report the information required in this Ordinance does not relieve the Owner of the obligation to report.

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3. Where an Owner of a Building is unable to obtain complete Energy use data due to the failure of any Tenant to report the information required, the Owner shall use values or formulas established by the BERDO Administrator to estimate whole Building Energy use.

(p) Disclosure

The BERDO Administrator shall make Energy and Emissions information for Buildings available to the public on the City's website no later than November 30 of every year, except for 2025, in which it shall make such information available to the public no later than December 15, 2025. Such disclosure shall include, at a minimum, Building identification, Energy use intensity, CO₂e Emissions per square foot, and Emissions compliance status. Before any such disclosure, the BERDO Administrator shall subject all data to a quality-assurance/quality-control process.

1. At least 30 Days prior to disclosure, the BERDO Administrator shall provide Building Owners an opportunity to review the accuracy of information to be disclosed.
2. The Building Administrator shall also, from time to time, publicly report on implementation of, compliance with, and overall results from this Ordinance.

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(q) Enforcement for Failure to Comply with this Ordinance

Any violation of this ordinance shall be punishable by a fine of three hundred (\$300.00) dollars per day for each day the violation continues. Each day a violation continues shall constitute a separate offense. Where noncriminal disposition of this section by civil fine has been provided for in sections 17-22 and 17-23 of these ordinances, as amended, pursuant to the authority granted by M.G.L. c. 40, section 21D, said violation may be enforced in the manner provided in such statute. Penalties under this section will not be levied prior to the third year of the effective date of the emissions requirement.

(r) Notice

Within two months of the adoption of this Ordinance, notification concerning reporting and disclosure obligations and emissions reductions obligations shall be provided to Owners subject to the requirements of this Ordinance.

This notice, and any other notice required by this Ordinance shall be delivered to the contact information in the Assessor's database unless an Owner provides alternative contact information to the City Assessor's office.

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Reduction and Disclosure Ordinance (BERDO)
May 20, 2024**

SECTION 2. If any provision of this ordinance is held invalid by a court of competent jurisdiction, then such provision should be considered separately and apart from the remaining provisions, which shall remain in full force and effect.

SECTION 3. The provisions of this Ordinance shall be effective upon passage.

DRAFT

City of Newton Proposed BERDO

Building Emissions Reduction and Disclosure Ordinance

May 28, 2024

Version: PEG 6-2-24

City Council Resolution Calling for BERDO

- Resolution passed unanimously in April 2022
- “NOW, THEREFORE BE IT RESOLVED, That the City Council commits to developing an ordinance that will require large property owners to report energy use and emissions to the city annually, and in subsequent years demonstrate reductions in energy use and emissions to meet benchmarks established for their building type, with the goal of becoming carbon neutral by 2050.”

What is BERDO?

- BERDO is an ordinance that will require large buildings to report energy and emissions to the City.
- It requires large buildings to gradually reduce GHG emissions over time to zero by 2050.
- BERDO is necessary for the City to meet its Climate Action Plan target of zero emissions by 2050.

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Why BERDO?

- Efficient approach to advancing Climate Action Plan targets through 2050
- Substantially reduces Newton's total emissions by regulating a small number of buildings
 - 293 buildings, 179 owners, 19.3 million sq. ft.
- **Buildings**: 1.3% of buildings, 0.7% of owners, 14% of gross floor area (GFA)
- **Emissions**: 34% of buildings emissions and 23% of Newton emissions
- Consistent with local strategies in Greater Boston area
 - Boston BERDO 2.0 (2021)
 - Cambridge BEUDO amendments (2023)
 - Watertown BERDO (planned 2024)

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Discussion

- BERDO Team
- Why BERDO
- Buildings Covered
- Compliance Timeline
- Electricity Excluded from Emission Standard
- Reporting Simplified

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Discussion

- Boston as a Model
- Rate of Emissions Reduction
- Compliance Flexibility
- Example Compliance Pathways
- Enforcement
- Emissions Investment Fund

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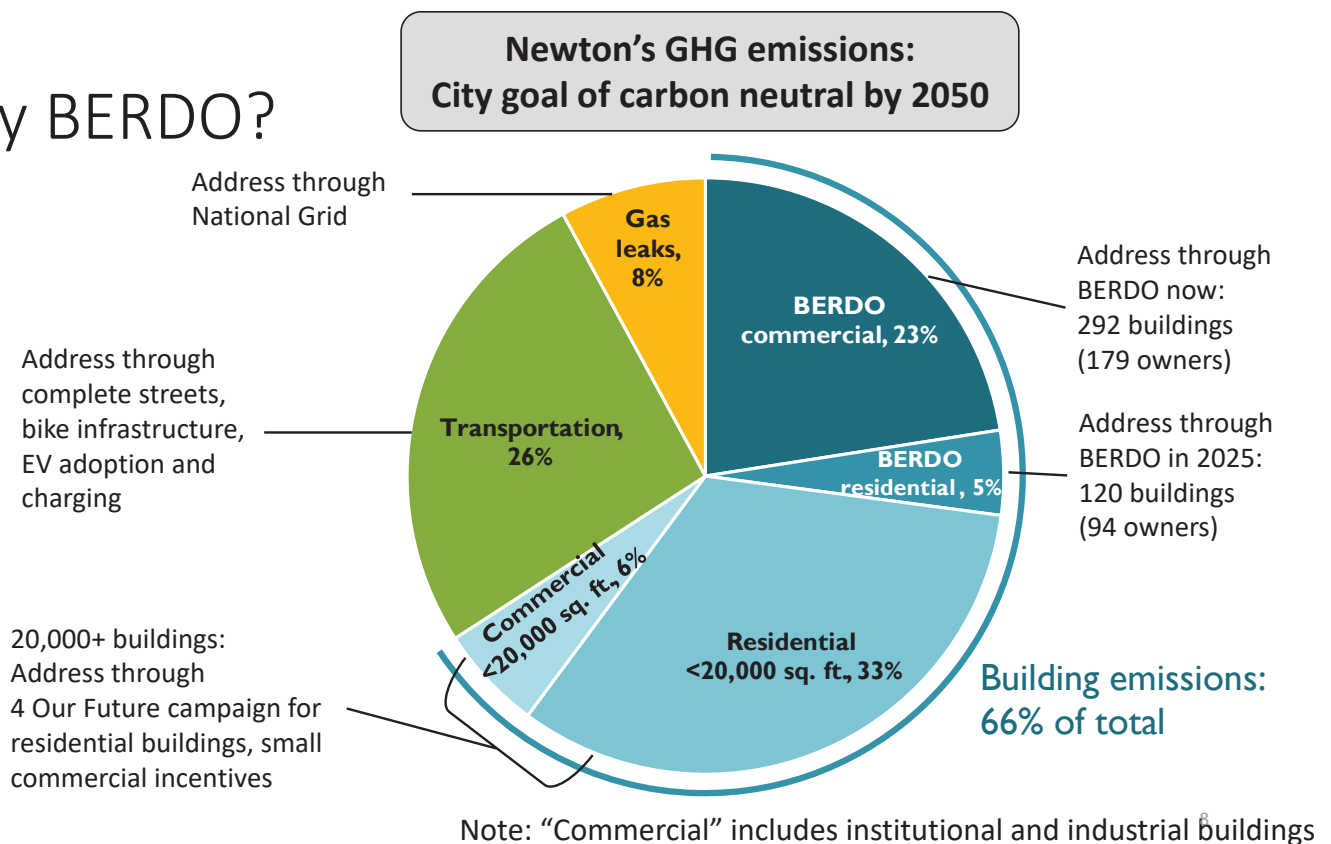
Newton BERDO Team

Subject matter experts developing BERDO policy since March 2022

- **City Staff:**
 - **Policy leads:** Bill Ferguson, Ann Berwick, Liora Silkes, Andrew Lee
 - **Coordinating with:** Josh Morse, Barney Heath, John Sisson
- **NCCE:** Halina Brown, Phil Hanser, Michael Gevelber
- **Green Newton:** Dan Ruben
- **Consultant:** Philip Eash-Gates, Synapse Energy Economics

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Why BERDO?



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Buildings Covered

- BERDO covers commercial buildings
- Exception: state and federal buildings
- 293 buildings $\geq 20,000$ sq. ft. GFA
- Mayor proposes to add residential buildings $\geq 20,000$ sq. ft. GFA in April 2025, including centrally heated residential condos

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Policy Design: Covered Buildings

Scope	Number of buildings	Number of owners	Gross floor area (sq. ft.)	Emissions (Metric tons CO ₂ e)	% of Newton emissions, all sectors
All buildings $\geq 20,000$ sq. ft. GFA	413	267	26,624,758	202,794	28%
Only commercial buildings $\geq 20,000$ sq. ft. GFA. (No residential buildings).	293	179	19,308,136	167,860	23%

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Proposed Covered Buildings

- Large impact by regulating a small number of buildings
 - 293 buildings, 179 owners, 19.3 million sq. ft.
- **Buildings:** 1.3% of buildings, 0.7% of owners, 14% of gross floor area (GFA)
- **Emissions:** 34% of buildings emissions and 23% of Newton emissions

Tier	Description	Count of Buildings	Number of Owners	Total GFA (sq. ft.)	Emissions (metric tons CO ₂ e)	
1	Commercial, GFA ≥ 100,000 sq. ft.	47	29	8,631,279	77,774	46%
2	Commercial, GFA 50,000–99,999 sq. ft.	70	41	4,948,885	42,246	25%
3	Commercial, GFA 35,000–49,999 sq. ft.	67	51	2,825,059	23,480	14%
4	Commercial, GFA 20,000–34,999 sq. ft.	109	94	2,902,913	24,381	15%
Total	All covered buildings	293	179*	19,308,136	167,860	100%

*Note that the total number of covered building owners is less than the sum of the rows, because some owners appear in multiple tiers.

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Proposed Compliance Timeline

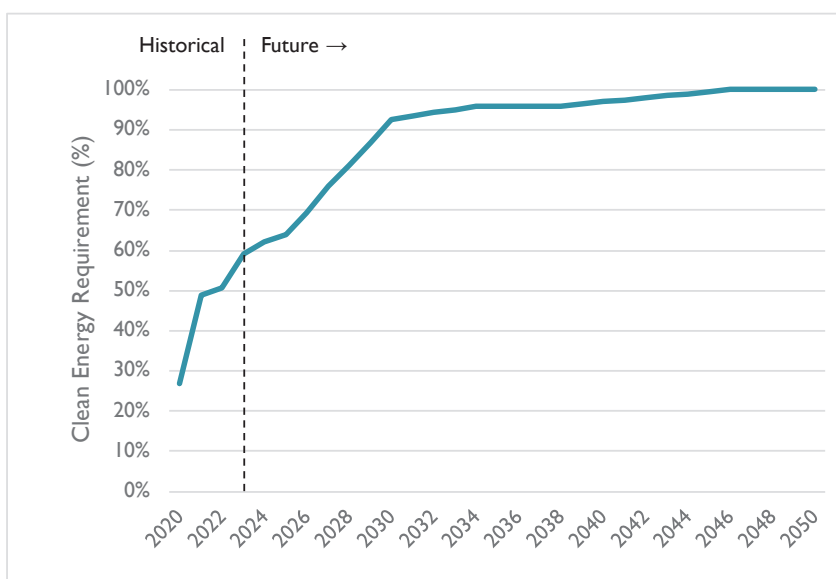
Building Tier	Building Tier Description	Buildings count	1st Energy and Emissions Report Due	1st Emissions Compliance Year	1st Report under Emissions Compliance
Tier 1	Commercial ≥ 100,000 sq. ft. GFA	47	Sept. 15, 2025	2027	Sept. 15, 2028
Tier 2	Commercial 50,000–99,999 sq. ft. GFA	70	Sept. 15, 2026	2028	Sept. 15, 2029
Tier 3	Commercial 35,000–49,999 sq. ft. GFA	67	Sept. 15, 2026	2029	Sept. 15, 2030
Tier 4	Commercial 20,000–34,999 sq. ft. GFA	109	Sept. 15, 2026	2030	Sept. 15, 2031

Electricity Excluded from Emission Standard

- Because State policy eliminates grid emissions over time, BERDO can exclude electricity
- Greatly simplifies reporting and compliance
 - Will cover onsite natural gas, oil, and propane emissions only
 - Owners will report electricity use, but not electricity emissions
- Reporting is covered in more detail later

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Massachusetts Clean Electricity Regulations



Source: [Massachusetts Department of Environmental Protection 310 CMR 7.75: Clean Energy Standard \(CES\)](#)

- Combined clean and renewable electricity procurement mandates:
 - 92 percent by 2030
 - 100 percent by 2050
- Technologies included in statutes:
 - Solar
 - Wind
 - Ocean
 - Fuel cells with qualified fuel
 - Qualified landfill methane gas
 - Large hydro
 - Low-impact, small hydro
 - Qualified biomass
 - Geothermal
 - Nuclear
 - Municipal waste

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Newton BERDO Simplifies Reporting

- Submit reports via ENERGY STAR Portfolio Manager
 - Free, industry-standard, widely adopted webtool
 - Junior staff learned the tool and reported 30 City buildings in about 15 hours
- Report all energy use—electricity, natural gas, fuel oil, propane
 - Annually for the prior year
 - One bill per utility account provides 12 months data
 - Receipts for delivered fuels—fuel oil and propane
 - Aggregated tenant data is available to owners through utility portal
- The City will provide training and education

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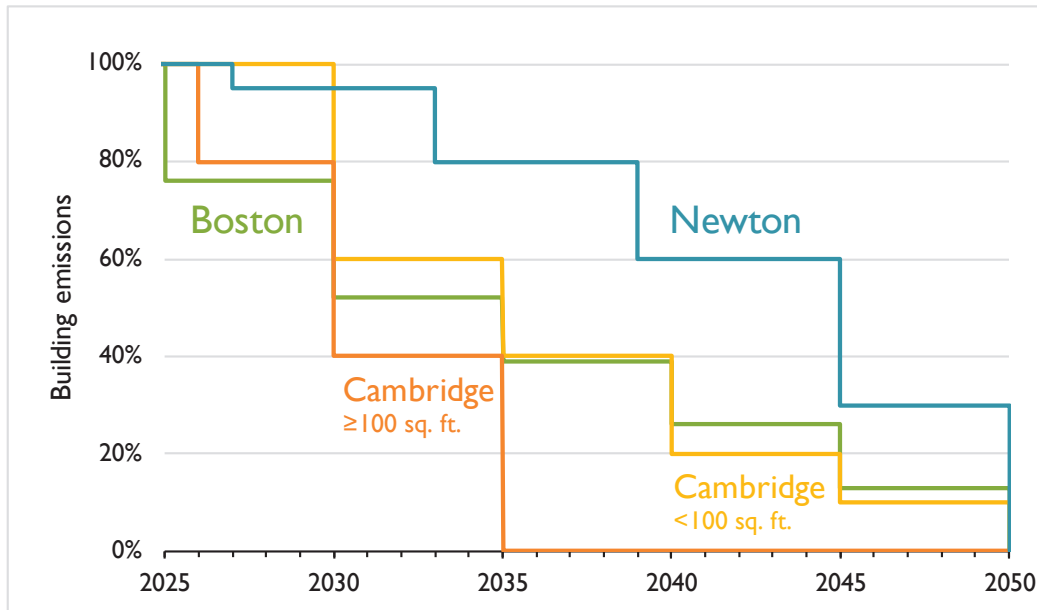
Boston as a Model: Proposed Differences

- **Building types**: Initially excludes residential—apartments and condos
- **Scale**: 47 buildings in year 1 (vs. 3,975 in Boston), ramping to 293; lower staff demand
- **Scope**: Includes direct emissions only; excludes electricity emissions
- **Timeline**: Requirements phased in over 4 years, beginning in 2027 (vs. 2025 in Boston)
- **Compliance periods**: Longer in Newton; aligned with capital planning cycles
- **Stringency**: Reductions are more gradual; first major decrease in 2033 (vs. 2025 in Boston)
- **Enforcement**: Penalties begin in year 3 of emission standards

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Proposed Rate of Emissions Reduction

More gradual than Boston and Cambridge



Notes: Boston and Cambridge include electricity emissions; Cambridge allows Carbon offsets for buildings ≥100,000 sq. ft.

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Newton Proposed Rate of Emissions Reduction

Building use	Emission standards (kgCO ₂ e/sq. ft.)				
	Period 1	Period 2	Period 3	Period 4	Period 5
Assembly	6.1	3.7	2.3	1.1	0.0
College/University	9.5	5.7	3.5	1.5	0.0
Education	4.1	2.8	1.9	0.9	0.0
Food Sales & Service	6.8	4.4	3.2	1.5	0.0
Healthcare	14.3	9.2	6.5	3.2	0.0
Lodging	4.6	3.1	2.1	1.0	0.0
Manufacturing/Industrial	3.9	2.9	2.2	1.0	0.0
Office	3.1	2.0	1.2	0.5	0.0
Retail	3.4	2.3	1.4	0.6	0.0
Services	6.5	4.2	2.9	1.4	0.0
Storage	2.5	1.8	1.3	0.6	0.0
Technology/Science	14.6	10.7	6.7	2.8	0.0

Includes direct GHG emissions only (electricity emissions excluded)

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Proposed Compliance Flexibility

- **Phased implementation**: Tiers by building size phased in over time
- **Penalties delay**: Not levied prior to 3rd year of emissions requirement
- **Portfolios**: Combine emissions rating of 2 or more buildings
- **Individual Compliance Plans**: Allows a change of schedule
 - Choose a base year from 2013 to now and follow percentage-based reduction schedule
 - Period 1: 95%, Period 2: 80%, Period 3: 60%, Period 4: 30%, Period 5: 0%
- **Hardship Plans**: Allows change of emissions
 - Accommodates unique circumstances or conditions
 - Considerations: financial hardship, **historical designation**, regulatory or contractual restriction, technical or operational constraint (e.g., utility service electrical capacity)
- **Multiple Compliance Pathways**: Energy efficiency, phased electrification, alternative compliance payment (ACP)

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Compliance Pathway Example



Building profile:

- 30,000 sq. ft. office building
- Built 1980, 2-story
- Natural gas use
 - Space heating (95%)
 - Water heating (5%)
- New roof needed by 2032
- Separate heating systems for 1st and 2nd floors

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Enforcement

- Non-compliance penalties begin the 3rd year after the effective date of emissions requirements
- Penalties are \$300 per day (Boston maximum of \$1,000 per day)
- Penalties for:
 - Failure to submit a report
 - Inaccurate report
 - Failure to meet emissions standard

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Proposed Emissions Investment Fund

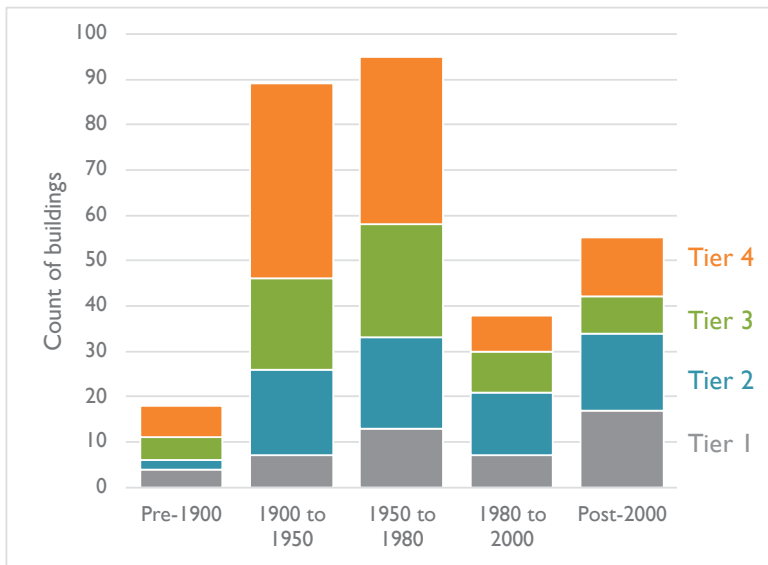
- Fines, fees, and penalties are placed in a special City fund
- Fund to be administered by the Climate/Sustainability Office and can be used for:
 - Projects that benefit environmental justice populations in Newton
 - Costs to the City to administer BERDO
 - Costs to the City to comply with BERDO
 - Costs to local non-profits (such as affordable housing providers) to comply
 - Education related to implementation of BERDO

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Building Performance Standards in the United States



Covered Buildings: Year of Construction



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Residential Context

- Mayor proposes to add residential buildings $\geq 20,000$ sq. ft. GFA in one year, April 2025. Includes adding centrally heated condos.
- Residential was being phased in anyway. This does not delay it.
- Residential $\geq 20,000$ sq. ft. GFA accounts for 5% of emissions, commercial accounts for 23%
- One-year delay allows additional time for planning and evaluation
- The Cambridge City Council removed residential from the emissions requirement last June 2023. Through thorough planning, Newton has a better chance of including residential in BERDO

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Remaining Issues with Residential Bldgs.

BERDO Team working with residential owners on the following issues:

- Understanding the impact on housing costs
- Addressing increased cost impacts on housing
- Impact on affordable housing and EJ communities
- Identifying contacts for condo associations
- Identifying centrally heated condo buildings
- Available technologies
- Utility incentives for technologies

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Residential Buildings

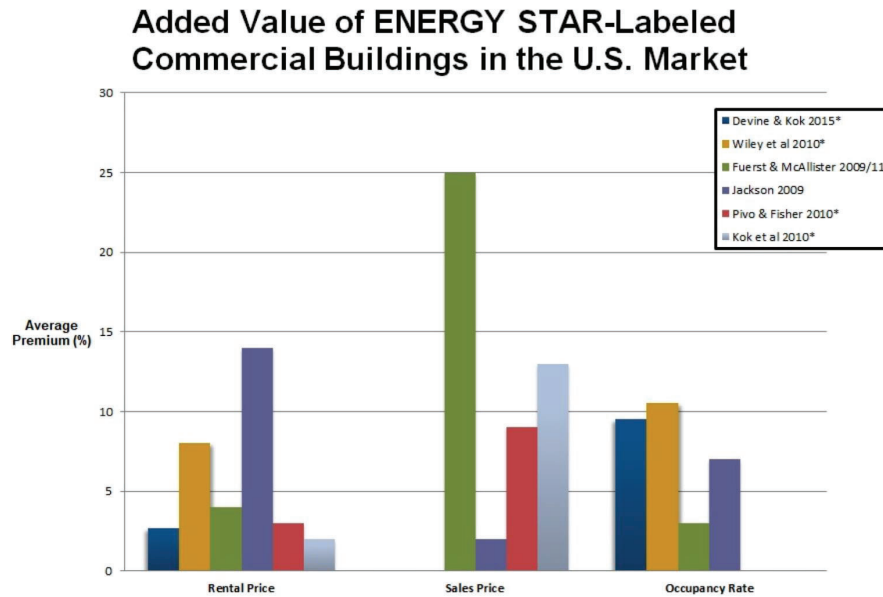
- Extensive BERDO Team discussions about including in BERDO
- Initially excluded to give BERDO Team additional time to assemble information, evaluate costs, develop case studies, and meet with stakeholders
- Table shows potential impact of adding residential, including +5% of citywide emissions

Tier	Description	Count of Buildings	Number of Owners	Total GFA (sq. ft.)	Emissions (tons CO ₂ e) (% total GHG)	
R1	Residential, ≥50,000 sq. ft.	37	35	4,988,829	23,721	+3.4%
R2	Residential, 20,000–49,999 sq. ft.	83	60	2,356,977	11,427	+1.6%
Total	All Potential Res. Buildings	120	94	7,345,806	35,148	+5.0%
Total	All Covered Buildings	413	267	26,653,942	203,008	28%

*Note that the total number of covered building owners is less than the sum of the rows, because some owners appear in multiple tiers.

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Potential Market Value Impacts



Source: Institute for Market Transformation

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Retrofit Case Examples: Cost to Achieve Zero Emissions

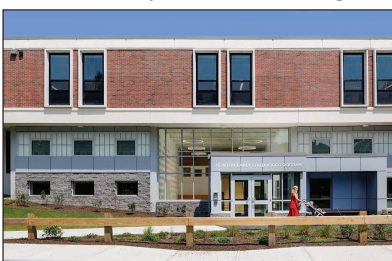
- BERDO Team evaluated completed projects, reviewed literature, and obtained quotes
- Net incremental costs to building owners typically in the range of \$5-20 per sq. ft.

Building	Size (sq. ft.)	Description	Project cost		Net cost	
			\$	\$/sq. ft.	\$	\$/sq. ft.
Newton Early Childhood Program	42,000	All-electric heat pumps	\$1,570,600	\$37.4	-\$176,000	-\$4.2
Auburndale Library	5,500	All-electric heat pump, insulation, air sealing	\$75,000	\$13.6	\$30,400	\$5.5

Net cost less higher efficiency gas boiler with heating distribution system

Net cost less standard gas boiler after rebate

Newton Early Childhood Program



Auburndale Library



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Financing Approaches and Incentives

- MassSave commercial incentives
 - Heat pumps: \$2,500 to \$4,500 per ton
 - Heat pump water heaters: \$1,000 to \$2,200 per unit
 - Weatherization
- 175D Federal tax deduction: up to \$1.88 per square foot
- Property Assessed Clean Energy (PACE)
 - Available through MassDevelopment and DOER
 - Financing for energy upgrades through a property betterment assessment, which repays the financing
- Massachusetts Community Climate Bank for affordable housing

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Retrofit Case Examples: Cost to Achieve Zero Emissions

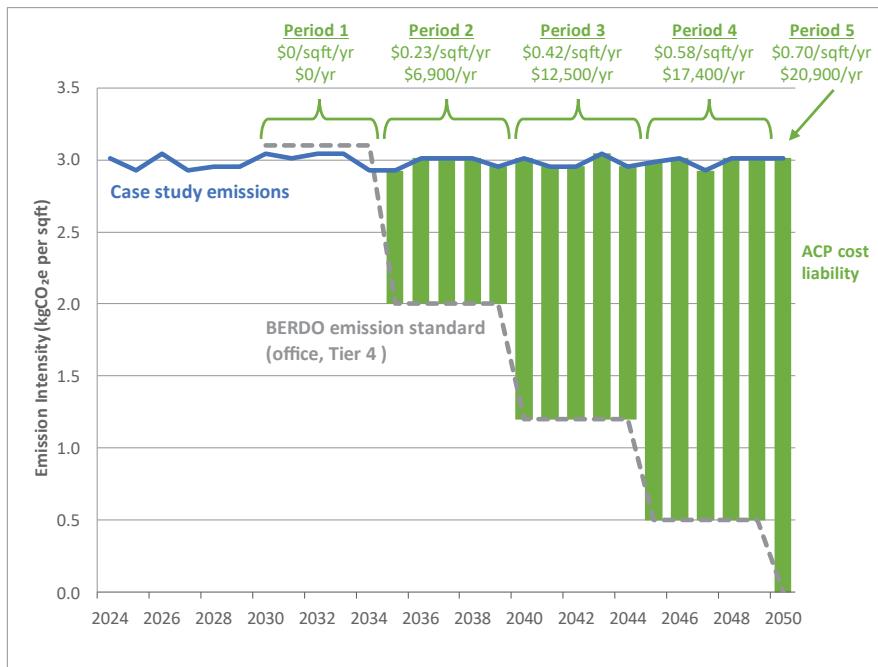
TOTAL	RESIDENTIAL									COMMERCIAL					
	Single Family			Small Multifamily			Large Multifamily			Small & Medium			Large Commercial		
	Low	High	Per (Unit)	Low	High	Per (Unit)	Low	High	Per (Unit)	Low	High	Per (Unit)	Low	High	Per (Unit)
Benchmarking							\$580	\$750	building	\$580.00	\$750.00	building	\$580.00	\$750.00	building
Basic Efficiency 10–14%	\$3,100	\$5,400	unit	\$2,600	\$4,300	unit	\$2,300	\$3,800	unit	\$2.60	\$4.20	sq ft	\$2.60	\$4.20	sq ft
Efficiency 15–30%	\$8,200	\$12,200	unit	\$7,200	\$10,200	unit	\$6,600	\$9,200	unit	\$8.60	\$11.50	sq ft	\$8.60	\$11.50	sq ft
Deep Energy Retrofit 30%+	\$20,600	\$33,500	unit	\$19,000	\$30,200	unit	\$18,100	\$28,500	unit	\$33.65	\$40.36	sq ft	\$33.65	\$40.36	sq ft
Space Heating/ Cooling Electrification	\$19,500	\$20,500	unit	\$9,000	\$11,000	unit	\$11,600	\$12,200	unit	\$4.00	\$11.33	sq ft	\$19.00	\$28.00	sq ft
Water Heating Electrification	\$3,000	\$3,100	unit	\$1,180	\$2,740	unit	\$890	\$1,180	unit	\$0.79	\$0.88	sq ft	\$0.44	\$0.52	sq ft
Dryer Electrification	\$1,000	\$1,800	unit	\$1,300	\$2,600	building	\$1,300	\$2,600	building			sq ft			sq ft
Miscellaneous										\$1.50	\$2.00	sq ft	\$1.50	\$2.00	sq ft
Cooking Electrification	\$1,400	\$2,900	unit	\$1,400	\$2,900	unit	\$1,400	\$2,900	unit	\$16.00	\$20.00	sq ft of kitchen space	\$16.00	\$20.00	sq ft of kitchen space
Gas Disconnection	\$400	\$600	unit	\$600	\$800	building	\$600	\$800	building	\$800.00	\$1,000	building	\$1,200	\$1,600	building
Panel up-grades	\$4,400	\$4,500	unit	\$11,540	\$89,600	building	\$179.2k	\$281k	building	\$20k	\$40k	building	\$68k	\$128k	building

Source: Jones, B. 2021.

Costs based on published literature, case studies, construction cost estimators, and interviews with industry professionals.

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Alternative Compliance Payment (ACP) Example



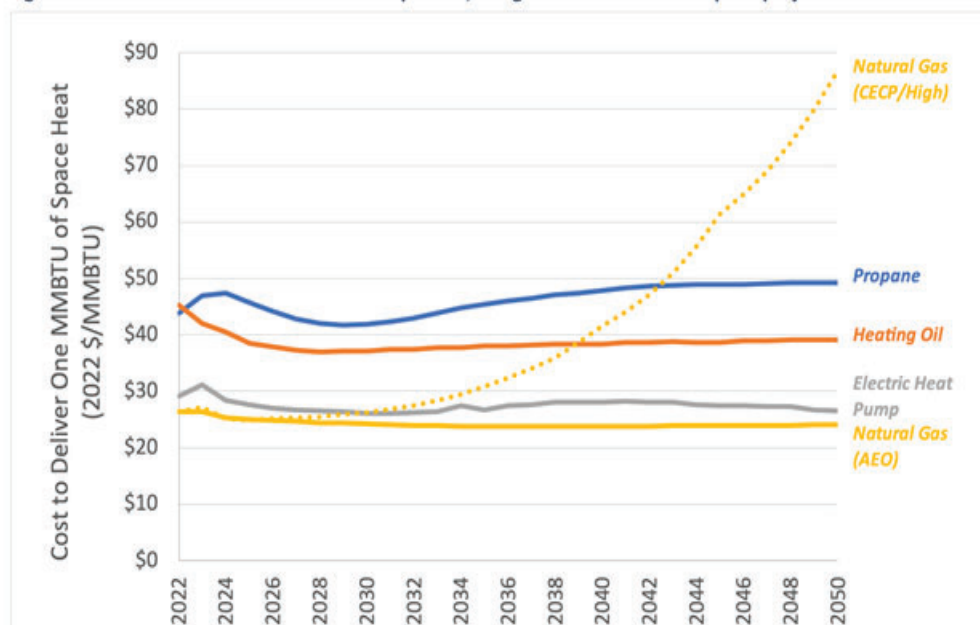
Building profile:

- 30,000 sq. ft. office building
- Natural gas use, annual:
 - 1,685 MMBtu
 - \$28,350
 - \$0.95 per sq. ft.
- ACP costs:
 - \$0 through 2034
 - Rises to \$0.70 per sq. ft. (\$20,900 total) per year
 - 2050 Cumulative: \$205,000

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Energy Operating Costs for Heating

Figure 4. Residential delivered heat cost comparison, using AEO 2023-based fuel price projections

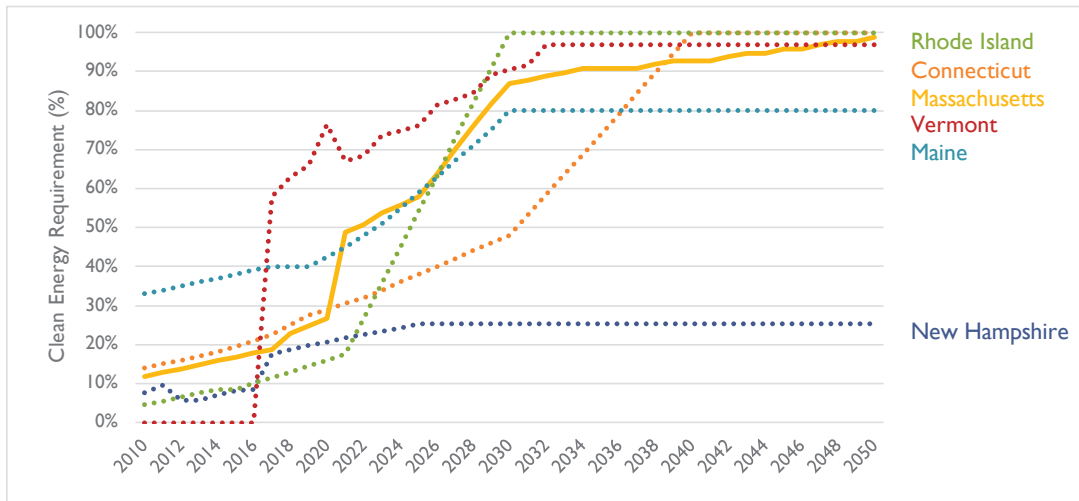


CECP = MA Clean Energy and Climate Plan
AEO = U.S. EIA Annual Energy Outlook

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New England Clean Energy Regulations

Most other states in New England have similar requirements



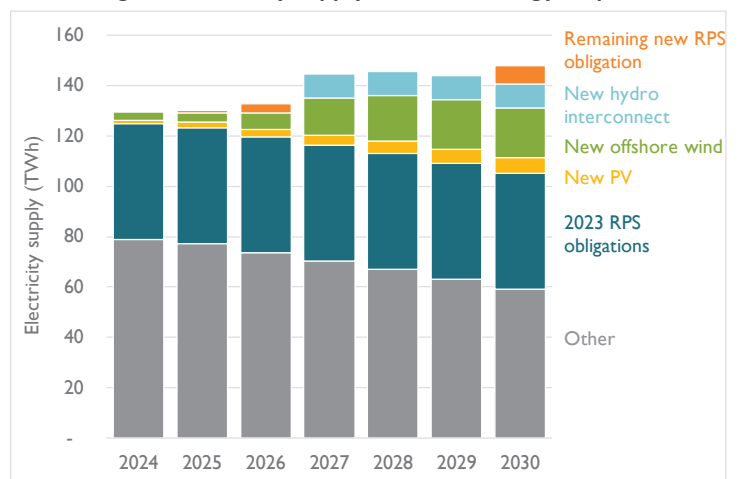
Commonwealth of Massachusetts Department of Energy Resources. 2021. 225 CMR 15.00 Renewable Energy Portfolio Standard- Class II.
 Commonwealth of Massachusetts Department of Energy Resources. 2021. RPS and APS Annual Compliance Review 2019.
 --- Compliance Review 2018, Compliance Review 2017, Compliance Review 2016, Compliance Review 2015.
 Commonwealth of Massachusetts Department of Environmental Protection. 2022. Background Document on Proposed Amendments to: 310 CMR 7.75 Clean Energy Standard.
 Database of State Incentives for Renewables & Efficiency. 2018. "Connecticut Renewable Portfolio Standard." Available at: <https://programs.dsireusa.org/system/program/detail/195>.
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 Rhode Island Public Utilities Commission. 2022. Rhode Island Renewable Energy Standard Annual Compliance Report for Compliance Year 2020.
 Vermont Department of Public Service. 2021. 2021 Annual Energy Report. A summary of progress made toward the goals of Vermont's Comprehensive Energy Plan. Prepared for the Vermont General Assembly.
 Vermont Department of Public Service. 2022. 2022 Annual Report on the Renewable Energy Standard.

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New England Clean Energy Regulations

- In 2022, New England achieved greater than 55% clean energy supply
- New renewable projects are needed to meet state mandates by 2030
- Planned offshore wind, PV, and hydro interconnect projects will meet most of the requirements
- Remaining obligations not covered by planned projects range from 1% of load in 2025 to 5% in 2030, with excess production in some years
- Remaining obligations can be met in several ways
 - New renewable projects that are not yet planned
 - Renewable imports from adjacent grid regions
 - "Banked" renewable energy certificates
- Potential offshore wind and transmission project delays may pose a risk to meeting states' obligations

New England Electricity Supply and Clean Energy Requirements



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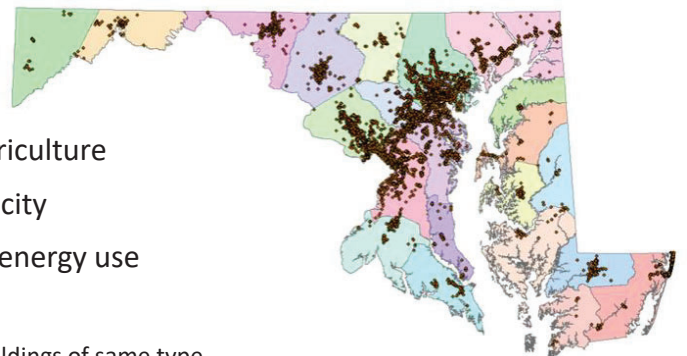
Planned Offshore Wind Projects

Location	Name	Completion Date	Capacity (MW)	Current Status	Offtaker State
ME	New England Aqua Ventus I	2024	12	Permitting	ME
MA/RI	Revolution Wind	2026	704	Permitting	RI (400 MW) and CT (304 MW)
MA	Vineyard Wind 1	2024	800	Under Construction	MA
MA	SouthCoast Wind 1a	2028	804	Permitting	MA
MA	SouthCoast Wind 1b	2029	400	Permitting	MA
MA	New England Wind I	2027	800	Permitting	MA
MA	New England Wind II	2027	1232	Permitting	MA

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Maryland Building Energy Performance Standards

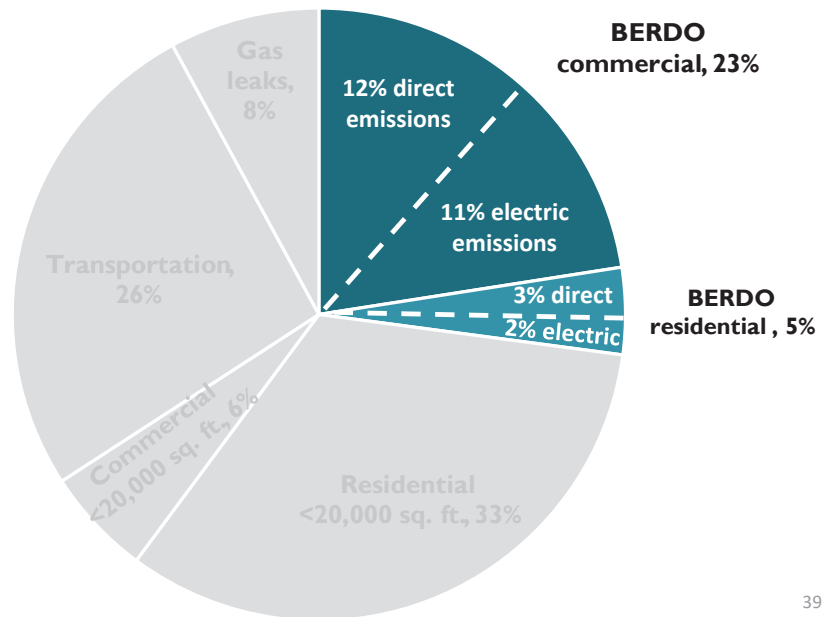
- Covers buildings $\geq 35,000$ sq. ft.
- Exempt buildings: historic, schools, manufacturing, agriculture
- Does not regulate indirect GHG emissions from electricity
- Regulates “direct greenhouse gas emissions” and site energy use
 - Net direct GHG emissions standards
 - 20% reduction by 2030 compared with 2025 average buildings of same type
 - 60% reduction by 2035 compared with 2025 average buildings of same type
 - Net-zero direct GHG emissions by 2040
 - Site energy use intensity (EUI) standards
 - Yet to be established, but will require straight line progress toward final 2040 EUI target
 - Intended to reduce GHG, peak load, and energy costs
 - Likely not necessary in Newton to reduce GHG (Maryland RPS caps out at 50 percent in 2030)



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Why BERDO?

**Newton's GHG emissions:
City goal of carbon neutral by 2050**

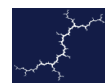


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Note: "Commercial" includes institutional and industrial buildings

Legal Authority

- Newton Law Department has reviewed
- This is new territory legally
- Boston BERDO may be challenged by building owners



Building Retrofit Case Studies

Newton BERDO Advisory Group

May 2024

Philip Eash-Gates, Shelley Kwok

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Education Sector

Newton Early Childhood Program (NECP)

- Location: Newton, MA
- Sector: Education
- Project size: 42,000 SF
- Project cost: \$1.5 million



NECP Project Overview

- Original building
 - No insulation at wall assemblies
 - Double pane windows
 - Gas-fired HVAC system
- Retrofits:
 - New roof with continuous 3" insulation
 - All-electric VRF heat pump
 - Estimated \$525,000 savings over 30 year lifecycle compared to baseline fossil system
 - Option to enhance existing walls with 2" of insulation
 - Did not end up pursuing this enhancement.
 - Annual onsite emissions: 0 kg CO₂ (100 percent reduction)

NECP HVAC Cost Breakdown

- The initial engineering economic analysis compared three different HVAC system types.
- The firm recommended an all-electric approach, since it had the lowest lifecycle cost and resulted in \$525,000 of savings over the lifecycle.
- The actual cost of the VRF project ended up being under-budget relative to the original estimates below and cost \$1,570,000 (\$37/SF).

System Type	Capital Investment Estimate	Capital Investment (\$/SF)	Annual Electricity Costs	Annual Gas Costs	Annual Maintenance Costs	Total Annual Costs
Standard efficiency gas boilers	\$2,004,900	\$48	\$46,379	\$26,731	\$15,875	\$88,985
High efficiency gas boiler	\$2,224,600	\$53	\$36,293	\$18,867	\$20,250	\$75,410
All-electric VRF heat pumps	\$2,048,600	\$49	\$42,924	\$0	\$23,300	\$66,225

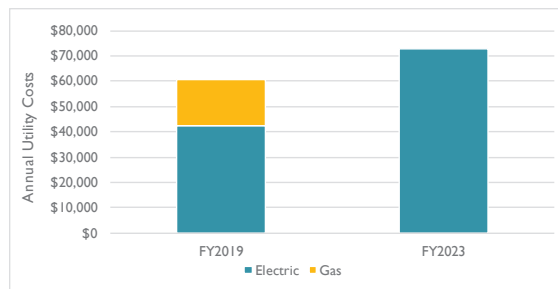
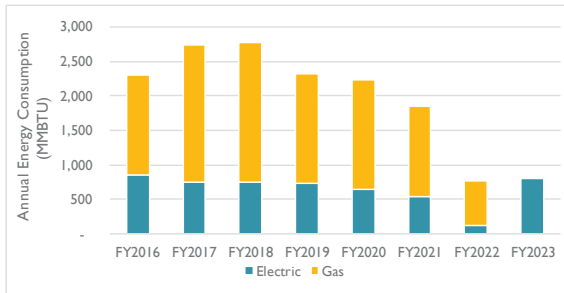
NECP Envelope Cost Breakdown

- The initial engineering economic analysis also evaluated the benefits of additional interior insulation.
- This measure was not found to be cost-effective
 - NECP did not ultimately pursue this efficiency measure.

System Type	Capital Investment Estimate	Capital Investment (\$/SF)	Annual Electricity Savings	Annual Electricity Cost Savings
Additional Wall Insulation	\$255,200	\$6	28,130 kWh	\$5,325

NECP Energy Data

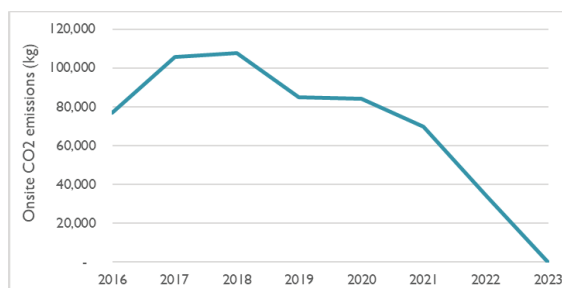
- Based on City data, energy consumption at the project has declined rapidly since the heat pumps were installed.
- Electricity costs were high in 2023 at \$0.31/kWh, resulting in slightly higher utility bills than in 2019.
- Utility cost assumptions:
 - Gas: \$1.12/therm (2019)
 - Electricity: \$0.20/kWh (2019), \$0.31/kWh (2023)



NECP Emissions Analysis

- By replacing its gas heating system with a heat pump system, NECP reduced its onsite CO₂ emissions by 100 percent.

System Type	Pre-Retrofit CO ₂ emissions (2019)	Post-Retrofit CO ₂ emissions (2023)	Avoided CO ₂ /SF
VRF Heat Pumps	85,000 kg	0 kg	2 kg/SF



Service Sector

Auburndale Library

- Location: Newton, MA
- Sector: Service
- Project size: 5,484 SF
- Project cost: \$75,000



Auburndale Library Project Overview

- Original building:
 - Oil heating system
- Retrofits:
 - Insulation
 - Air sealing
 - 8.8 ton air-source heat pump system
 - Annual onsite emissions: 0 kg CO₂ (100 percent reduction)

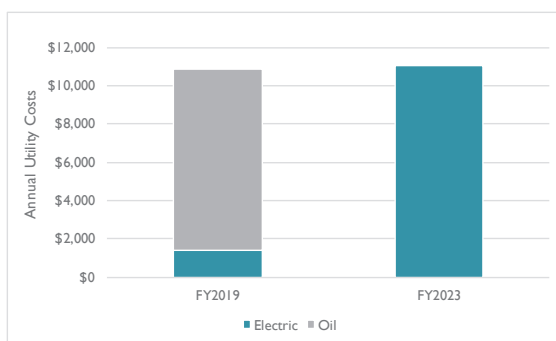
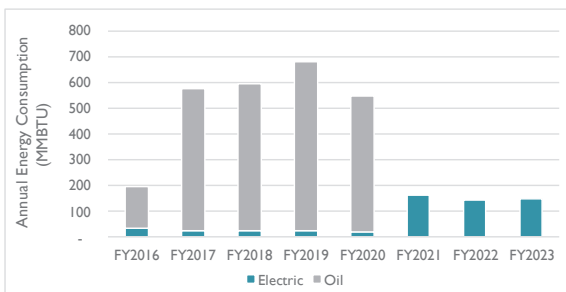
Auburndale Library Cost Breakdown

- The following table provides details on the capital costs associated with the insulation and electrification upgrades.
- Given the timing of the upgrades, the project was not able to take advantage of rebates. However, the project would have been eligible for \$22,000 in rebates under the current program.

Upgrade	Upgrade Cost	Cost per SF
Insulation	\$11,610	\$2
Air-source heat pumps	\$64,800	\$13
Total Cost	\$76,410	\$14
Total Cost minus rebates	\$54,410	\$10

Auburndale Library Energy Data

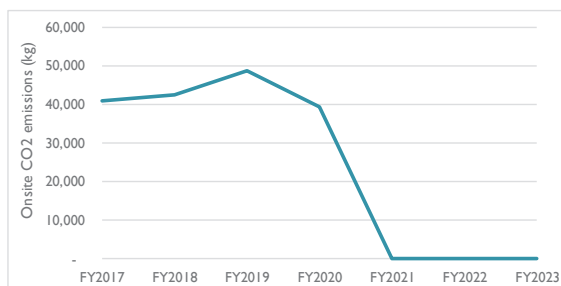
- Based on City data, energy consumption at the project has declined rapidly since the heat pumps were installed.
- Utility costs have been similar pre- and post-retrofit.
- Utility cost assumptions:
 - Oil: \$2/gallon (2019)
 - Electricity: \$0.20/kWh (2019), \$0.25/kWh (2023)
- Original EUI = 125 kBTU/SF
- Post-Retrofit EUI = 34 kBTU/SF



Auburndale Library Emissions Analysis

- By replacing its oil heating system with a heat pump system, the Auburndale Library reduced its onsite CO₂ emissions by 100 percent.

System Type	Pre-Retrofit CO ₂ emissions (2019)	Post-Retrofit CO ₂ emissions (2023)	Avoided CO ₂ /SF
Air Source Heat Pumps	49,000 kg	0 kg	10 kg/SF





Memorandum

TO: WILLIAM FERGUSON | CITY OF NEWTON, MA
FROM: PHILIP EASH-GATES AND LUCY METZ | SYNAPSE ENERGY ECONOMICS
DATE: MARCH 20, 2024
RE: NEWTON BERDO BUILDINGS LIST DEVELOPMENT

Summary

Synapse is working for the Newton Climate and Sustainability Team to support the implementation of BERDO. Our first task was to develop a replicable, well-documented method for determining which buildings should be regulated by BERDO. Here, we summarize which buildings the ordinance covers, describe the steps we used to create the list of covered buildings, and present preliminary analysis of the building list.

Using 2023 data, there are 293 buildings in Newton that BERDO will regulate. The covered buildings have a combined floor area of 19.3 million square feet, which is 14 percent of the total building floor area in Newton, and belong to 179 distinct owners. The three entities with the most covered buildings are Boston College (40 buildings), the City of Newton (30 buildings), and Lasell University (9 buildings).

Criteria for Covered Buildings

Whether BERDO will regulate emissions from a building will depend on its gross floor area (GFA). With a few exceptions, discussed below, BERDO will cover all individual non-residential buildings with GFA greater than or equal to 20,000 square feet. Details by building type are listed below and summarized in Figure 1.

- **Non-residential buildings:** The ordinance will cover all non-residential buildings with GFA that equals or exceeds 20,000 square feet. Initially, residential buildings will be exempt.
- **Government buildings:** The ordinance will cover city buildings. Other government buildings (county, state, and federal) will be exempt.
- **Building portfolios:** Owners of more than one covered building may apply for a blended emissions standard for all buildings in the portfolio.

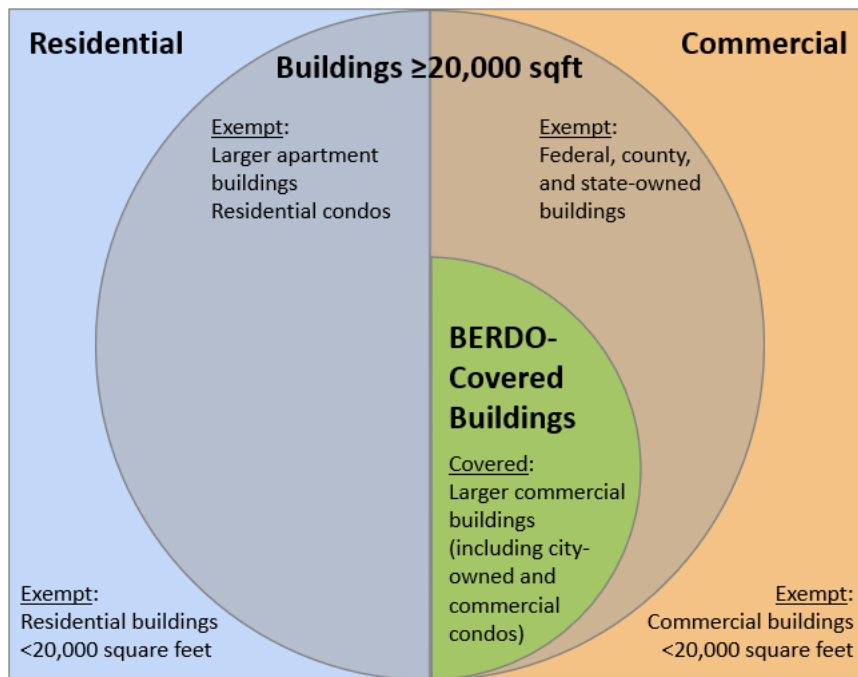


- **Mixed-use buildings:** Owners of covered buildings that contain more than one use type in the same building may apply for a blended emissions standard for each mixed-use building.
- **Campuses:** Campus buildings will be considered individually, and the ordinance will cover only those buildings with footprints of at least 20,000 square feet. For any district energy systems or campus central plants that serve both covered and non-covered buildings,¹ Synapse recommends that Newton calculate the emissions intensity of steam generated at the central plant. Covered buildings would need to be metered individually to assess the emissions attributable to each one. Alternatively, owners of campuses may apply to include all campus buildings (including those less than 20,000 square feet) within a building portfolio; if all buildings on a central plant are included in a single, approved building portfolio, individual buildings do not need to be metered separately for central plant energy use.
- **Condominiums:** Residential condominiums will initially be exempt. Non-residential condominiums will be included based on total building square footage, rather than the area of individual units.
- **Exempt properties:** There are three types of properties that Boston's ordinance covers but that Newton plans to exempt. These include (1) residential buildings with GFA of at least 20,000 square feet, (2) multiple buildings located on the same parcel whose individual areas are each less than 20,000 square feet but whose collective area is greater than 20,000 square feet, and (3) portfolios of buildings—buildings with the same owner that are located on different parcels—whose individual areas are each less than 20,000 square feet but whose collective area is at least 20,000 square feet.

Implementation of Newton BERDO will take place in stages. Buildings will be divided into four implementation tiers based on their size, and each tier will have a different start date for compliance. See Table 3 for a description of the buildings included in each tier.

¹ The Boston College central steam plant is located in Newton, but serves buildings in both Newton and Boston. According to the [International District Energy Association](#), the former Andover Newton Theological School campus also has a district heating system, which we recommend investigating further.

Figure 1: Summary of BERDO coverage by building type



Definition of Gross Floor Area

To determine which Newton buildings will be covered by BERDO, we first established a detailed definition of the GFA that the ordinance applies to. We aligned our definition to Energy Star Portfolio Manager, a benchmarking tool for building emissions and water and energy use developed by the U.S. EPA. In general, ESPM defines GFA as all area within the “outside surface of the exterior walls of the building.”² Table 1 shows an abbreviated list of area types that the ESPM definition includes and excludes, and supplementary Table 2 contains additional details.

² Energy Star Portfolio Manager Glossary. Available at: <https://portfoliomanager.energystar.gov/pm/glossary>.

Table 1: Summary of the floor area types used to determine BERDO coverage

Included in GFA	Excluded from GFA
<ul style="list-style-type: none"> Interior living spaces Storage areas Basements (unfinished or finished) Finished attics Stairwells and elevator shafts Storage rooms Mechanical equipment rooms 	<ul style="list-style-type: none"> Unfinished attics Parking (driveways, garages) Patios, decks, and porches Exterior loading docks Cabanas, sheds, and other detached structures Crawl spaces and the interstitial plenum space between floors

Source: Portfolio Manager [Glossary](#), [FAQ](#), and Synapse communication with U.S. EPA's technical consultant

Process for Building List Development

Data from the Assessor's Office

We started with two datasets from the Newton Assessors' Office: a parcel dataset and an area code³ dataset. Both datasets are current as of July 1, 2023. The building list will need to be updated every year to account for additions, demolition, and new construction. Data for 2024 will be available July 1, 2024.

The parcel dataset contains information about each parcel of land in Newton. Key variables include:

- **ID number:** The dataset lists both the parcel ID (PID) and section-block-lot number (SBL), which city offices use to uniquely identify each parcel.
- **Street address**
- **Owner:** Contact information for the current owner.
- **Use code:** The use code indicates the parcel's property tax classification. Residential parcels have use codes that start with 1, commercial with 3, industrial with 4, golf courses with 8, tax exempt with 9, and multiple use with 0. The use code "995" estimates the total area in condominium complexes and is the only use code that gives a subtotal, meaning that the floor areas of condominium units are counted both under individual use codes and under a 995 total.
- **Sequence number:** Each condominium complex has a unique sequence number. For non-condo parcels, this value is blank.
- **Number of buildings located on parcel**
- **Other information:** The parcel dataset contains a variety of other information, including sale price, heating fuel type, number of apartments, etc. Note that the gross area reported in the parcel database is *not* equivalent to the BERDO GFA.

³ *Area code* refers to three-digit codes that correspond to different area types within or connected to a building. Examples of area types include: attic, basement, porch, garage, greenhouse, and deck.



The area code dataset lists the floor area in each building broken down by 104 area codes. To distinguish between multiple buildings located on the same parcel, it labels each entry with both a PID/SBL and a building ID number (BID). The area codes provide detailed information about the types of floor area in each building. We categorized each area code as included or excluded in the GFA, verifying our decisions with ESPM's technical consultant (Table 4).

Using the parcel dataset and area code dataset to develop the covered building list involves three broad steps: (1) assigning each building a unique ID, (2) calculating the covered GFA associated with that ID, and (3) assigning each covered building to an implementation tier. Condominiums and non-condo buildings must be processed separately.

Process for Non-Condo Data Analysis

The steps to determine which non-condo buildings BERDO covers are as follows:

1. Using the area code dataset, assign each entry an identifier of "PID"- "BID". The composite identifier ensures that each building has a unique ID, even when there are multiple buildings on the same parcel.
2. Create a list of unique PID-BID identifiers and compare it to the parcel dataset. Remove any entry whose PID is associated with a sequence number, since these entries are condominiums and need to be analyzed separately. Also remove entries with use code 3421; these are also condos (primarily located on the Newton-Wellesley Hospital campus). Finally, remove any entry with a negative BID; these buildings were deleted from the assessor's database at some point in the past. The remaining list of PID-BID identifiers contains a unique entry for every non-condo building in Newton.⁴
3. Using the lookup table of area codes (Table 4) and the area code dataset, sum the covered area associated with each building.
4. Filter for buildings with GFA greater than or equal to 20,000 square feet.
5. Review the list and remove any exempt government buildings. As of 2022, this includes one Middlesex County building, one Massachusetts Bay Transit Authority (MBTA) buildings, and nine University of Massachusetts buildings.⁵ There are not currently any federal buildings of at least 20,000 square feet, but federal buildings constructed in the future would be exempt. The remaining entries in the list are the non-condo covered buildings.

⁴ Buildings under construction are listed in the tax assessor's database without sequence numbers, even if they may later become condominiums. For the purposes of developing the covered building list, we abided by the status of the building in the current tax assessor's database. BERDO coverage of these buildings is subject to change in future years' lists based on review of final construction documentation by the tax assessor's office.

⁵ The assessors' database shows that an apartment complex on Washington St. (SBL 43045 0030Z) has three owners, including MBTA. Discussion with the Assessors' Office indicated that the property is owned by National Development, which has a 99-year lease with the MBTA.

6. Remove all residential buildings from the list. To determine if a building is residential, look at the use code of the associated parcel. All parcels whose use codes start with 1 are residential. Parcels with use codes 9700, 970R, and 970C are also residential; these are properties owned by Newton Housing Authority. PIDs 17344, 5290, 5930, and 13555 are apartment buildings owned by the City of Newton and should also be classified as residential. All other parcels are non-residential.
7. Assign each covered building to one of the implementation tiers shown in Table 3, based on building square footage.

Process for Condo Data Analysis

Condos require a different data analysis process because each unit is entered in the assessor's database with a separate PID, regardless of whether multiple units are located on the same parcel. In addition, the area in each condo complex is listed twice in the assessor's database; there are entries for the area of each individual unit and also an entry (with use code 995) that sums the total area in each complex. For example, a condo complex with two units would have three entries, one for each individual unit and one for the total area.

Units that belong to the same complex have the same sequence number.⁶ The division of units between buildings within a complex cannot be calculated from either the parcel or area code dataset and must be determined manually by the assessor's office. The steps to determine which condo complexes may contain covered buildings are as follows:

1. Create a list of all unique sequence numbers in the parcel dataset.
2. Sum the BERDO-covered GFA (from the area code dataset) for all PIDs associated with a given sequence number, excluding entries with use code 995 and entries with negative BIDs. Create separate totals for residential and non-residential area in each complex. To determine if a unit is residential or non-residential, look at the associated use code. Condo use codes follow the same pattern as non-condo parcels: Residential use codes start with 1 or are 9700, 970R, and 970C. Units with use code 947C may either be residential or non-residential and must be categorized manually. They will generally be consistent with other units in the same complex. As of 2022, there are only two units with use code 947C, both of which belong to the Newton Communications Access Center and are non-residential.
3. Compare the summed area from step two to the 995 area associated with each sequence number, and record the larger of the two values as the complex area. The 995 area represents total complex area, including common areas, whereas the summed area excludes common areas. As a result, the 995 area is usually more accurate, but taking

⁶ There is one non-residential condo complex (BERDO ID 3421-01) that does not have a sequence number. The complex contains 18 units and must be added to the covered building list manually. The units can be identified by filtering the parcel dataset for use code 3421 and removing the units located at addresses other than 2000 Washington St.

the larger of the 995 and summed area provides a safeguard against irregularities in the 995 data.

4. For condo complexes with at least 19,000 square feet of non-residential area (which leaves a margin of error for possible omission of common spaces), the assessor's office will need to determine whether there are any buildings with 20,000 square feet or more of non-residential area.
5. For these buildings, manually assign a unique ID of "sequence number"- "building number" (where building number is 01, 02, etc., based on how many covered buildings are located in the complex) and implementation tier.⁷
6. Assign each building to one of the implementation tiers shown in Table 3, based on building square footage. For buildings with both residential and non-residential areas, only the non-residential area is covered.

While there are over a thousand condominium complexes in Newton, there are currently only five with at least 19,000 square feet of covered floor area, leading to five covered buildings. Table 2 provides more detail about these complexes.

Table 2: Information about covered condominium buildings

Sequence Number	Description
780	The two commercial units in this complex are located in the same building and have combined area greater than 20,000 square feet, so the building is covered.
817	Unit 33-3 is a small standalone building and is not covered. The remaining six units are part of one large building that is covered.
1384	There are two four-story buildings in this complex. The bottom floors are commercial while the upper three floors are residential. One of the buildings has more than 20,000 square feet of non-residential floor area, so it will be covered by BERDO. (Only the non-residential portion of the building will be covered.) The other building has less than 20,000 square feet of non-residential area and will not be covered at this time.
1438	This complex consists of one non-residential building that is divided into three condominium units. In the 2023 tax assessor's database, Temple Reyim is listed as the owner of all three units, but eventually ownership will be transferred to multiple entities. The units will likely share certain spaces in the building throughout the year.

⁷ The Golda Meir House (sequence number 1437) is an exception; its unique identifier is a combination of its PID and BID, as for a non-condo building.

None (BERDO ID 3421-01)	This is the White building on the Newton-Wellesley Hospital campus. It consists of one non-residential building that is divided into 18 condominium units. Over time, Newton-Wellesley Hospital has been buying the units in this building.
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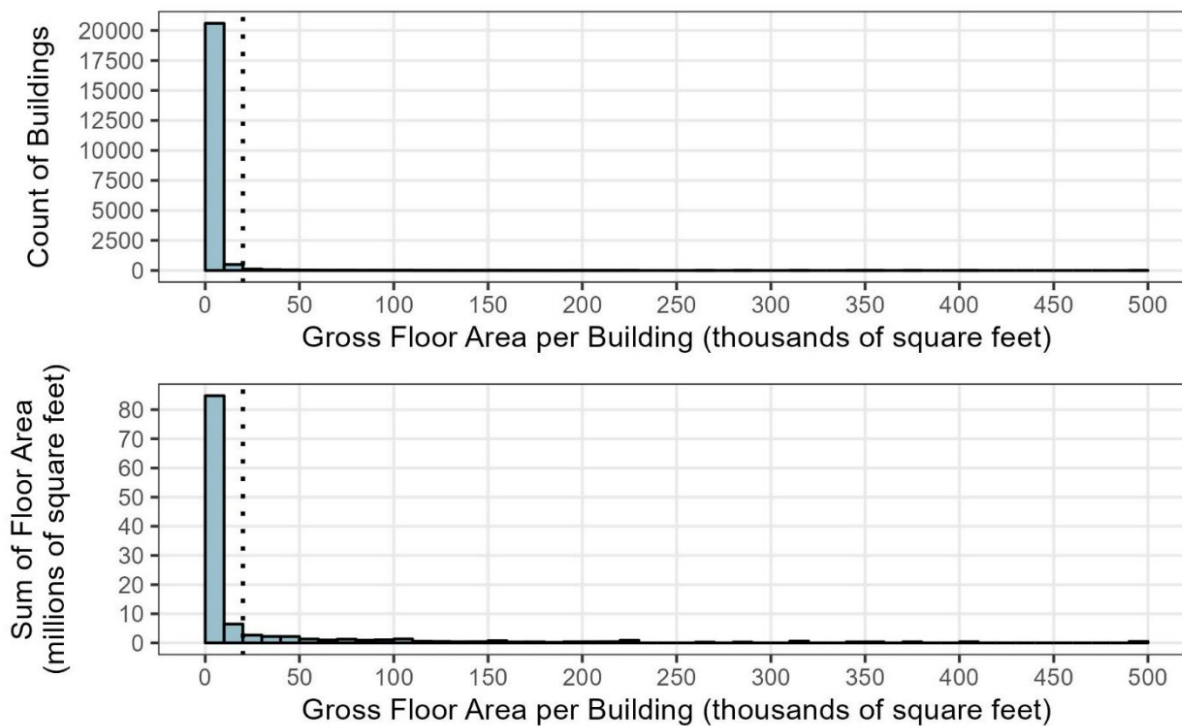
Results

There are currently 293 BERDO-covered buildings with a combined GFA of 19.3 million square feet, which is 14 percent of the total building GFA in Newton. Table 3 shows the breakdown of buildings by implementation tier. Figure 2 and Figure 3 show the distribution of buildings in Newton by size category. While the vast majority of buildings in Newton are less than 20,000 square feet, the BERDO-covered buildings account for an outsized proportion of GFA, since they are the largest buildings. Figure 2 shows data for all non-condo buildings while Figure 3 shows covered buildings only.

Table 3: Summary of covered buildings in each implementation tier

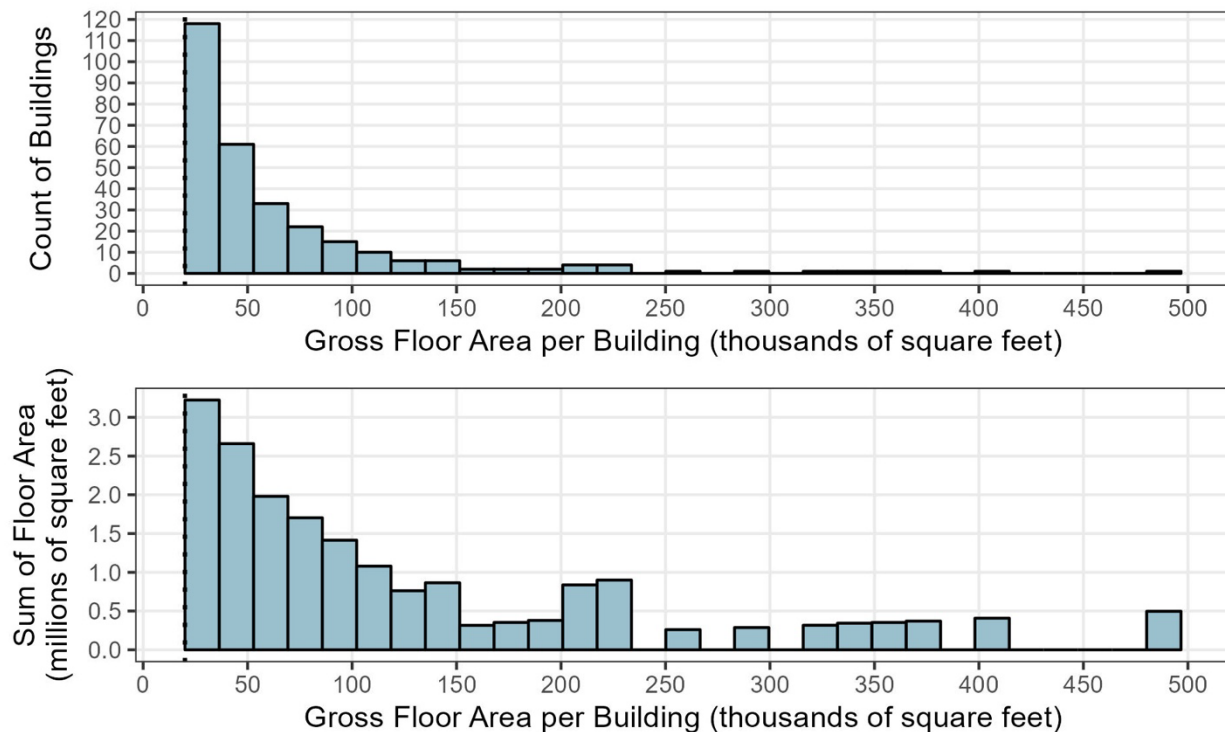
Tier	Description	Number of Buildings	Total GFA (sq ft)
1	Non-residential, $\geq 100,000$ sq ft	47	8,631,279
2	Non-residential, 50,000–99,999 sq ft	70	4,948,885
3	Non-residential, 35,000–49,999 sq ft	67	2,825,059
4	Non-residential, 20,000–34,999 sq ft	109	2,902,913
Total	All covered buildings	293	19,308,136

Figure 2: Number of buildings (upper panel) and total gross floor area (lower panel) in each building size category, all buildings in Newton



The dotted line marks the area cutoff for BERDO. Figure omits condominiums, which account for about 9 percent of total building gross floor area in Newton.

Figure 3: Number of buildings (upper panel) and total gross floor area (lower panel) in each building size category, covered buildings only



The dotted line marks the area cutoff for BERDO.

The covered buildings belong to 179 owners, 78 percent of whom own one covered building, 12 percent of whom own two to four buildings, and 3 percent of whom own five or more covered buildings. The remaining 7 percent own partial buildings (i.e., a condo unit within a covered building that does not include the entire building). In total, only 14 out of the 179 obligated parties own condominiums; the remaining 165 own non-condo buildings. Newton-Wellesley Hospital is the only obligated party that owns both covered condo units and non-condo buildings.

The owners of five or more buildings are Boston College (40 buildings), the City of Newton (30 buildings), Lasell University (nine buildings), the Roman Catholic Archdiocese of Boston (seven buildings), the Chestnut Hill Shopping Center (six buildings).

Supplementary Tables

Table 4: BERDO coverage of the 104 area codes in the assessor's database

<u>Code</u>	<u>Description</u>	<u>Covered?</u>
10S	10 Stories	Yes
AOF	Office, (Average)	Yes
APT	Apartment	Yes
AUG	Gas Station	No
AUR	Auto Repair	Yes
AUS	Auto Sales	Yes
BAS	First Floor	Yes
BAY	Bay	Yes
BL1	Basement Living 33%	Yes
BL2	Basement Living 25%	Yes
BL3	Basement Living 50%	Yes
BL4	Basement Living 75%	Yes
BL5	Basement Living 100%	Yes
BMC	Basement Commercial	Yes
BMR	Basement Retail	Yes
BMS	Commercial Bsmt Storage	Yes
BR1	Basement Recreation 33%	Yes
BR2	Basement Recreation 25%	Yes
BR3	Basement Recreation 50%	Yes
BR4	Basement Recreation 75%	Yes
BR5	Basement Recreation 100%	Yes
CA1	Commercial Finish Attic 10%	Yes
CA2	Commercial Finish Attic 25%	Yes
CA3	Commercial Finish Attic 50%	Yes
CA4	Commercial Finish Attic 66%	Yes
CA5	Commercial Finish Attic 75%	Yes
CA6	Commercial Finish Attic 90%	Yes
CAN	Canopy	No
CB1	Comm Finished Bsmt 25%	Yes
CB2	Comm Finished Bsmt 33%	Yes
CB3	Comm Finished Bsmt 50%	Yes
CB4	Comm Finished Bsmt 75%	Yes
CB5	Comm Finished Bsmt 100%	Yes
CDN	Canopy, detached	No
CLP	Loading Platform, Finished	No
COM	Commercial	Yes
CTH	Cathedral Ceiling	Yes

DCK	Deck	No
DRM	DORM	Yes
EAF	Attic, Finished 50%	Yes
EAU	Attic, Expansion, Unfinished	No
EEE	Enclosed Entry, Egress	Yes
FA1	Finished Attic 10%	Yes
FA2	Finished Attic 25%	Yes
FA3	Finished Attic 50%	Yes
FA4	Finished Attic 75%	Yes
FA5	Finished Attic 100%	Yes
FAT	Attic, Finished	Yes
FBM	Basement, Finished	Yes
FCB	Cabana, Enclosed, Finished	No
FCP	Carport	No
FDG	Garage, framed, detached	No
FDU	Utility, finished, detached	No
FEP	Porch, Enclosed, Framed	No
FGR	Garage, Frame	No
FHS	Half Story, Finished	Yes
FOP	Framed Open Porch	No
FSP	Porch, Screen, Framed	No
FST	Utility, Finished	Yes
FUS	Upper Story, Finished	Yes
GRN	Green House	No
H&A	Heating & A/C	Yes
IND	Industrial	Yes
ODK	Open deck	No
OQS	One Qrt Story	Yes
OVR	Overhang	No
PKG	Parking Garage	No
POL	Pool	No
PTO	Patio	No
RAN	Retail Anchor	Yes
REC	Rec Room	Yes
RFT	Refreshment Stand	Yes
RML	Retail Mall	Yes
RSF	Restaurant, Fast Food	Yes
RST	Restaurant	Yes

RTL	Retail, Large	Yes
RTS	Retail, Small	Yes
SDA	Store Display Area	Yes
SPA	Service Production Area	Yes
STP	Stoop	No
TQS	Three Quarter Story	Yes
UA1	Unfinished Attic 25% Area	No
UA2	Unfinished Attic 50% Area	No
UA3	Unfinished Attic 75% Area	No
UA4	Unfinished Attic 100% Area	No
UAT	Attic, Unfinished	No
UBM	Basement, Unfinished	Yes
UDG	Garage, unfinished, detached	No
UDS	Porch, screen, unfinished, detach	No
UDU	Utility, unfinished, detached	No

UEP	Porch, Enclosed, Unfinished	No
UFN	Unfinished Area	No
UGR	Garage, Under	No
UHS	Half Story, Unfinished	Yes
ULP	Loading Platform, Unfinished	No
UNK	Other	No
UOP	Porch, Open, Unfinished	No
USP	Porch, Screen, Unfinished	No
UST	Utility, Storage, Unfinished	Yes
UUS	Upper Story, Unfinished	Yes
WDK	Deck, Wood	No
WSD	Warehouse Distribution	Yes
WSI	Warehouse Industrial Support	Yes
WSS	Warehouse Storage	Yes

List of Buildings Covered by Newton BERDO

Publication date: March 2024
Prepared by Synapse Energy Economics for the City of Newton.

Purpose of the Buildings List

This list identifies the buildings that will be covered by Newton's Building Emissions Reduction and Disclosure Ordinance (BERDO). It draws on data from the tax assessor's database, which is updated annually in July. The list currently uses 2023 data.

Criteria for BERDO Coverage

- With a few exceptions, BERDO will cover all individual non-residential buildings with gross floor area (GFA) greater than or equal to 20,000 square feet. Details by building type are listed below.
- Non-residential buildings:** The ordinance will cover all non-residential buildings with GFA that equals or exceeds 20,000 square feet. Initially, residential buildings will be exempt.
 - Government buildings:** The ordinance will cover city buildings. Other government buildings (county, state, and federal) will be exempt.
 - Campuses:** Campus buildings will be considered individually, and the ordinance will cover only those buildings with footprints of at least 20,000 square feet.
 - Condominiums:** Residential condominiums will be exempt. Non-residential condominiums will be included based on total building square footage, rather than the area of individual units.
 - Exempt properties:** There are three types of properties that Boston's ordinance covers but that Newton plans to exempt. These include (1) residential buildings with GFA of at least 20,000 square feet, (2) multiple buildings located on the same parcel whose individual areas are each less than 20,000 square feet but whose collective area is greater than 20,000 square feet, and (3) portfolios of buildings—buildings with the same owner that are located on different parcels—whose individual areas are each less than 20,000 square feet but whose collective area is at least 20,000 square feet.

Implementation of Newton BERDO will take place in stages. Buildings will be divided into implementation tiers based on their size, and each tier will have a different deadline for compliance. Additional details on the implementation tiers will be published at a later date.

Buildings Covered by BERDO (March 19, 2024)

Blue text indicates non-residential condo. See next page for information on ownership of covered non-residential condos.

Building Identification			Type of Building		Building Size		Building Street Address				Owner Contact Information					
Newton BERDO ID	PID	SBL	Use Code	Use Code Meaning	Gross Floor Area (square feet)	No1	No2	Street	Unit	Current Owner1	Current Owner2	Current Owner Care of	Current Mailing Address	Current City	Current State	Current Zip
Newton																
10437-10437	10437	43029 0024	3400	GENERAL OFFICE BUILDING	496,707	269	269-287	GROVE ST		ARE-HA REGION NO 76 LLC		C/O ALEXANDRIA RE EQUITIES INC	P O BOX 8018	CARLSBAD	CA	92018
4728-71617	4728	24618 0001	9340	TAX EXEMPT	408,281	457	457	WALNUT ST		CITY OF NEWTON	SCHOOL DEPT-NEWTON NORTH HIGH		1000 COMM AVE	NEWTON	MA	02459
23530-23530	23530	81051 0047	9340	TAX EXEMPT	370,064	140	140	BRANDEIS RD		CITY OF NEWTON	SCHOOL DEPT-NEWTON SOUTH HIGH		1000 COMM AVE	NEWTON	MA	02459
101049-71366	101049	55001 00012	9550	TAX EXEMPT	352,704	2014	2014	WASHINGTON ST		NEWTON-WELLESLEY HOSPITAL	C/O PARTNERS HEALTHCARE	C/O PARTNERS HEALTHCARE	399 REVOLUTION DR STE 310	SOMERVILLE	MA	02145-1461
9060-9060	9060	41023 0018	3000	HOTELS	343,862	2345	2345	COMMONWEALTH AVE		CHSP NEWTON LLC	CHSP NEWTON LLC TAX DEPT		1775 TYSONS BLVD 7TH FLR	MCLEAN	VA	22102
1479-1479	1479	13018 0001	940C	TAX EXEMPT	316,851	785	785	CENTRE ST		BOSTON ACADEMY OF THE SACRED HEART	NEWTON COUNTRY DAY SCHOOL		785 CENTRE ST	NEWTON	MA	02458
23703-23703	23703	82002 0001	3420	MEDICAL OFFICE BUILDING	286,928	300	300	BOYLSTON ST		ATRIUM WELLNESS CENTER II LLC		C/O BULFINCH COMP INC	116 HUNTINGTON AVE STE 400	BOSTON	MA	02116
27189-27189	27189	84034 0002C	3400	GENERAL OFFICE BUILDING	260,552	75	75-95	WELLS AVE		TCO 234 MA WELLS PROPERTY LLC		C/O TAURUS INVSMT HOLDINGS LLC	2 INTERNATIONAL PLACE STE 2710	BOSTON	MA	02110
17-17	17	11002 0007	0130	MIXED USE	228,559	2	2-4	LOS ANGELES ST		THE RESIDENCES ON THE CHARLES LLP			37 WALNUT ST STE 110	WELLESLEY HILLS	MA	02481
19821-19821	19821	65008 0100	3230	SHOPPING CENTER-MALL	228,483	199	199	BOYLSTON ST		MALL AT CHESTNUT HILL LLC			P O BOX 6120	INDIANAPOLIS	IN	46206-6120
303-303	303	11012 0011	3220	DEPARTMENT-DISCOUNT ST	222,918	148	148	CALIFORNIA ST		K F REALTY ASSOCIATES		C/O STOP & SHOP'R E DEPT	PO BOX 6500	CARLISLE	PA	17013
17910-50299	17910	63009 0002	942C	TAX EXEMPT	220,035	140	140	COMMONWEALTH AVE		TRUSTEES OF BOSTON COLLEGE	C/O JOS M HERLIHY GENERAL COUNSEL	DONALDSON HOUSE	90 COLLEGE RD	CHESTNUT HILL	MA	02467
17910-71798	17910	63009 0002	942C	TAX EXEMPT	216,044	140	140	COMMONWEALTH AVE		TRUSTEES OF BOSTON COLLEGE	C/O JOS M HERLIHY GENERAL COUNSEL	DONALDSON HOUSE	90 COLLEGE RD	CHESTNUT HILL	MA	02467
1815-50051	1815	14001 0014	4020	MANUFACTURE OFFICE	212,911	49	49-55	CHAPEL ST		CHAPELBRIDGE PARK ASSOCIATES		C/O WILLIAM POORVU	55 CHAPEL ST	NEWTON	MA	02458
26303-26303	26303	83030 00011	3160	STORAGE-WAREHOUSE-DIST	205,675	300	300	NEEDHAM ST		300 NEEDHAM STREET LLC		C/O NOLAN PROPERTIES GROUP	P O BOX 191	WAYZATA	MN	55391
12264-12264	12264	51028 0005A	3400	GENERAL OFFICE BUILDING	202,611	156	156	OAK ST		NORTHLAND OAK ST LLC		P O BOX 7699	NXS NEWTAX C2900	MERRIFIELD	VA	22116-7699
2829-2829	2829	82002 0001	3230	SHOPPING CENTER-MALL	193,165	200	200-220	BOYLSTON ST		CHS COMMERCIAL OWNER LLC	C/O NE DEVELOPMENT	C/O NE DEVELOPMENT	75 PARK PLAZA	BOSTON	MA	02147
19020-19020	19020	65008 0099E	3230	SHOPPING CENTER-MALL	186,000	225	225	BOYLSTON ST		BLOOMINGDALES INC			145 PROGRESS PLACE	SPRINGDALE	OH	45246
2824-2824	2824	21022 0002	9340	TAX EXEMPT	178,371	21	21	MINOT PL		CITY OF NEWTON	SCHOOL DEPT-F A DAY MIDDLE SCHOOL		1000 COMM AVE	NEWTON	MA	02459
20365-20365	20365	71005 0001	3400	GENERAL OFFICE BUILDING	174,699	283	283-291	CENTRE ST		NEWTON MA OWNER LLC	C/O SARACEN DVLPMNT LLC	C/O SARACEN DVLPMNT LLC	41 SEYON ST STE 200	WALTHAM	MA	02453
17910-50291	17910	63009 0002	942C	TAX EXEMPT	159,859	140	140	COMMONWEALTH AVE		TRUSTEES OF BOSTON COLLEGE	C/O JOS M HERLIHY GENERAL COUNSEL	DONALDSON HOUSE	90 COLLEGE RD	CHESTNUT HILL	MA	02467
12399-12399	12399	51035 0001	4020	MANUFACTURE OFFICE	155,765	1234	1234	CHESTNUT ST		MAURUURU PROPERTIES LLC			1234 CHESTNUT ST	NEWTON	MA	02464
22534-22534	22534	81005 0011	9340	TAX EXEMPT	151,232	125	125	MEADOWBROOK RD		CITY OF NEWTON	SCHOOL DEPT-BROWN MIDDLE SCHOOL		1000 COMM AVE	NEWTON	MA	02459
1574-50047	1574	13021 0003	942R	TAX EXEMPT	150,989	885	885	CENTRE ST		TRUSTEES OF BOSTON COLLEGE	C/O JOS M HERLIHY GENERAL COUNSEL	DONALDSON HOUSE	90 COLLEGE RD	CHESTNUT HILL	MA	02467
17910-50295	17910	63009 0002	942C	TAX EXEMPT	147,030	140	140	COMMONWEALTH AVE		TRUSTEES OF BOSTON COLLEGE	C/O JOS M HERLIHY GENERAL COUNSEL	DONALDSON HOUSE	90 COLLEGE RD	CHESTNUT HILL	MA	02467
20371-20371	20371	71007 0002	3400	GENERAL OFFICE BUILDING	140,228	235	235-241	WASHINGTON ST		ABP BORROWER INC		2 NEWTON PL	255 WASHINGTON ST	NEWTON	MA	02458
1811-1811	1811	14001 0011	4010	MANUFACTURE WAREHOUSE	139,192	95	95	CHAPEL ST		STORAGE ACQUISITION NEWTON	CHAPEL STREET LLC	C/O EXTRA SPACE STORAGE INC	P O BOX 71870	SALT LAKE CITY	UT	84171
17910-50294	17910	63009 0002	942C	TAX EXEMPT	136,334	140	140	COMMONWEALTH AVE		TRUSTEES OF BOSTON COLLEGE	C/O JOS M HERLIHY GENERAL COUNSEL	DONALDSON HOUSE	90 COLLEGE RD	CHESTNUT HILL	MA	02467
27195-27195	27195	84034 0002A	3400	GENERAL OFFICE BUILDING	133,889	2	2	WELLS AVE		WELLS AVENUE LLC	C/O THE CCS COMPANIES	C/O THE CCS COMPANIES	20 PICKERING ST 2ND FL	NEEDHAM	MA	02492
17911-50284	17911	63009 0002A	945C	TAX EXEMPT	127,826	90	90-100	COMMONWEALTH AVE		TRUSTEES OF BOSTON COLLEGE	C/O JOS M HERLIHY GENERAL COUNSEL	DONALDSON HOUSE	90 COLLEGE RD	CHESTNUT HILL	MA	02467
18342-50328	18342	63037 0026	3230	SHOPPING CENTER-MALL	127,821	33	33-55	BOYLSTON ST		CHESTNUT HILL SHOPPING CENTER LLC			33 BOYLSTON ST STE 3000	CHESTNUT HILL	MA	02467
17911-50303	17911	63009 0002A	945C	TAX EXEMPT	127,047	90	90-100	COMMONWEALTH AVE		TRUSTEES OF BOSTON COLLEGE	C/O JOS M HERLIHY GENERAL COUNSEL	DONALDSON HOUSE	90 COLLEGE RD	CHESTNUT HILL	MA	02467
17910-50298	17910	63009 0002	942C	TAX EXEMPT	125,824	140	140	COMMONWEALTH AVE		TRUSTEES OF BOSTON COLLEGE	C/O JOS M HERLIHY GENERAL COUNSEL	DONALDSON HOUSE	90 COLLEGE RD	CHESTNUT HILL	MA	02467
26433-26433	26433	83035 0004	957C	TAX EXEMPT	119,650	333	333	NAHANTON ST		JEWISH COMM CTR OF GR BOSTON INC	C/O RANDI FEDERMAN VP	C/O RANDI FEDERMAN VP	333 NAHANTON ST	NEWTON	MA	02459
19818-19818	19818	65008 0099	3230	SHOPPING CENTER-MALL	118,085	175	175	BOYLSTON ST		BLOOMINGDALES INC			145 PROGRESS PLACE	SPRINGDALE	OH	45246
21061-21061	21061	72010 0001	9340	TAX EXEMPT	112,827	42	42	VERNON ST		CITY OF NEWTON	SCHOOL DEPT-BIGELOW MIDDLE SCHOOL		1000 COMM AVE	NEWTON	MA	02459
906-906	906	12016 0008	3160	STORAGE-WAREHOUSE-DIST	111,092	255	255-257	NEWTONVILLE AVE		CS SDP NEWTONVILLE LLC		PTA CS 117	PO BOX 320099	ALEXANDRIA	VA	22320
17910-50297	17910	63009 0002	942C	TAX EXEMPT	108,141	140	140	COMMONWEALTH AVE		TRUSTEES OF BOSTON COLLEGE	C/O JOS M HERLIHY GENERAL COUNSEL	DONALDSON HOUSE	90 COLLEGE RD	CHESTNUT HILL	MA	02467
4387-4387	4387	23020 0006	3400	TELEPHONE EXCHANGE STA	107,804	787	787	WASHINGTON ST		VERIZON		C/O DUFF & PHELPS	P O BOX 2749	ADDISON	TX	75001
11714-11714	11714	51001 0006	3400	GENERAL OFFICE BUILDING	106,163	365	365-381	ELLIOT ST		ECHO BRIDGE L L C		C/O HAYNES MANAGEMENT INC	34 WASHINGTON ST STE DECT	WELLESLEY	MA	02481
18388-18388	18388	64003 0005	934C	TAX EXEMPT	104,914	330	330	HOMER ST		CITY OF NEWTON	NEWTON FREE LIBRARY		1000 COMM AVE	NEWTON	MA	02459
9268-9268	9268	41031 0006	3160	STORAGE-WAREHOUSE-DIST	104,655	137	137	RUMFORD AVE		BSS BRISTOL NEWTON LLC		C/O EXTRA SPACE STORAGE INC	PO BOX 71870	SALT LAKE CITY	UT	84171
20360-20360	20360	71004 0005	3400	GENERAL OFFICE BUILDING	103,356	303	303-321	WASHINGTON ST		GCP WASH L L C ET AL		C/O NAI HUNNEHMAN	303 CONGRESS ST	BOSTON	MA	02210
17910-50302	17910	63009 0002	942C	TAX EXEMPT	102,400	140	140	COMMONWEALTH AVE		TRUSTEES OF BOSTON COLLEGE	C/O JOS M HERLIHY GENERAL COUNSEL	DONALDSON HOUSE	90 COLLEGE RD	CHESTNUT HILL	MA	02467
23554-23554	23554	81051 0052	9340	TAX EXEMPT	102,107	130	130	WHEELER RD		CITY OF NEWTON	SCHOOL DEPT-OAK HILL		1000 COMM AVE	NEWTON	MA	02459
17910-50290	17910	63009 0002	942C	TAX EXEMPT	100,855	140	140	COMMONWEALTH AVE		TRUSTEES OF BOSTON COLLEGE	C/O JOS M HERLIHY GENERAL COUNSEL	DONALDSON HOUSE	90 COLLEGE RD	CHESTNUT HILL	MA	02467
26302-26302	26302	83030 0010	4040	R & D FACILITIES	100,769	160	160	CHARLEMONT ST		NORTHLAND 160 CHARLEMONT LLC		C/O NORTHLAND INV CORP	2150 WASHINGTON ST	NEWTON	MA	02462
102077-71882	102077	12003 0004C	9340	TAX EXEMPT	99,251	15	15	WALNUT PK		CITY OF NEWTON	PUBLIC BUILDINGS DIRECTOR		52 ELLIOT ST	NEWTON	MA	02461
17911-17911	17911	63009 0002A	945C	TAX EXEMPT	97,449	90	90-100	COMMONWEALTH AVE		TRUSTEES OF BOSTON COLLEGE	C/O JOS M HERLIHY GENERAL COUNSEL	DONALDSON HOUSE	90 COLLEGE RD	CHESTNUT HILL	MA	02467
1996-1996	1996	14008 0010	3400	GENERAL OFFICE BUILDING	96,586	320	320	NEVADA ST		ONE NEVADA REALTY LLC			99 MANDALAY RD	NEWTON	MA	02459
5233-5233	5233	31004 013	3400	GENERAL OFFICE BUILDING	96,080	1210	1210-1230	WASHINGTON ST		DIV WASHINGTON LLC		C/O THE DAVIS COMPANIES	125 HIGH ST 21ST FL	BOSTON	MA	02110
27198-27198	27198	84034 0002R	9400	TAX EXEMPT	94,092	125	125	WELLS AVE		SOLOMON SCHECHTER DAY SCHOOL	GREATER BOSTON INC		125 WELLS AVE	NEWTON	MA	02461
3499-3499	3499	22008 0008	9340	TAX EXEMPT	91,925	229	229	CABOT ST		CITY OF NEWTON	SCHOOL DEPT-CABOT		1000 COMM AVE	NEWTON	MA	02459
17910-50289	17910	63009 0002	942C	TAX EXEMPT	91,603	140	140	COMMONWEALTH AVE		TRUSTEES OF BOSTON COLLEGE	C/O JOS M HERLIHY GENERAL COUNSEL	DONALDSON HOUSE	90 COLLEGE RD	CHESTNUT HILL	MA	02467
27188-27188	27188	84034 0002B	3400	GENERAL OFFICE BUILDING	90,525	7	7-57	WELLS AVE		TCO 234 MA WELLS PROPERTY LLC		C/O TAURUS INVSMT HOLDINGS LLC	2 INTERNATIONAL PLACE STE 2710	BOSTON	MA	02110
18341-18341	18341	63037 0025	3230	SHOPPING CENTER-MALL	90,487	1	1-27	BOYLSTON ST		CHESTNUT HILL SHOPPING CENTER LLC			33 BOYLSTON ST STE 3000	CHESTNUT HILL	MA	02467
102924-72547	102924	24009 00152	0130	MIXED USE	89,859	28	28	AUSTIN ST		CITY OF NEWTON LESSOR	AUSTIN STREET PARTNERS LLC		28 AUSTIN ST	NEWTON	MA	02460
20175-20175	20175	65019 0045A	942C	TAX EXEMPT	86,827			LANGLEY RD		WINTHROP PARK SCHOOL INC			1188 CENTRE ST	NEWTON	MA	02459
27187-27187	27187	84034 0002A	942C	TAX EXEMPT	85,788	1	1	WELLS AVE		WILLIAM JAMES COLLEGE INC			ONE WELLS AVE	NEWTON	MA	02459
95																

19286-19286	19286 65008 0003	9600	TAX EXEMPT	67.136	300	300	HAMMOND POND PKWY	TRUSTEES OF BOSTON COLLEGE		C/O FVP OFFICE	140 COMMONWEALTH AVE	CHESTNUT HILL	MA	02467
15464-15464	15464 55001 0015B	3420	MEDICAL OFFICE BUILDING	66,612	2014	2014	WASHINGTON ST	NEWTON-WELLESLEY HOSPITAL		C/O MASS GENERAL BRIGHAM	399 REVOLUTION DR STE 1345	SOMERVILLE	MA	02145
15647-72140	15647 55010 0056	9340	TAX EXEMPT	65,866	1697	1697	BEACON ST	CITY OF NEWTON	SCHOOL DEPT-ANGIER SCHOOL		1000 COMM AVE	NEWTON	MA	02459
102078-71883	102078 14023 0006CAP	9410	TAX EXEMPT	65,826	575	575	WASHINGTON ST	ROMAN CATH ARCHD OF BOSTON CORP	C/O DEARBORN ACADEMY	C/O DEARBORN ACADEMY	575 WASHINGTON ST	NEWTON	MA	02458
15464-50275	15464 55001 0015B	3420	MEDICAL OFFICE BUILDING	65,516	2014	2014	WASHINGTON ST	NEWTON-WELLESLEY HOSPITAL		C/O MASS GENERAL BRIGHAM	399 REVOLUTION DR STE 1345	SOMERVILLE	MA	02145
12366-12366	12366 51028 0008	3400	GENERAL OFFICE BUILDING	65,409	3400	3400	NEEDHAM ST	HCIC PROPERTIES LLC		C/O CONCORD PROPERTY MNGT	1 HANST ST	CONCORD	MA	01742
18341-50236	18341 63027 0025	3230	SHOPPING CENTER-MALL	65,245	1	1-27	BOYLSTON ST	CHESTNUT HILL SHOPPING CENTER LLC			33 BOYLSTON ST STE 3000	CHESTNUT HILL	MA	02467
25782-25782	25782 83006 0011	9340	TAX EXEMPT	64,922	191	191	DEDHAM ST	CITY OF NEWTON	SCHOOL DEPT-COUNTRYSIDE		1000 COMM AVE	NEWTON	MA	02459
4082-4082	4082 13004 0010	9340	TAX EXEMPT	62,529	100	100	WALNUT ST	CITY OF NEWTON	EDUCATIONAL CENTER		100 WALNUT ST	NEWTONVILLE	MA	02460
27191-27191	27191 84034 0002E	958C	TAX EXEMPT	61,992	135	135	WELLS AVE	THE WEST SUBURBAN YMCA			276 CHURCH ST	NEWTON	MA	02458
1573-1573	1573 13021 0002	942C	TAX EXEMPT	61,420	855	855	CENTRE ST	TRUSTEES OF BOSTON COLLEGE	C/O JOS M HERLIHY GENERAL COUNSEL	DONALDSON HOUSE	90 COLLEGE RD	CHESTNUT HILL	MA	02467
11325-11325	11325 44023 0001	3160	STORAGE-WAREHOUSE-DIST	59,563	84	84-94	ROWE ST	72-94 ROWE STREET LLC	C/O CALARE PROPERTIES INC		30 SPEN ST	FRAMINGHAM	MA	01701
8401-8401	8401 34037 0021	9340	TAX EXEMPT	58,913	125	125	DERBY ST	CITY OF NEWTON	SCHOOL DEPT-FRANKLIN		1000 COMM AVE	NEWTON	MA	02459
6240-6240	6240 20021 0005	9340	TAX EXEMPT	58,282	170	170	TEMPLE ST	CITY OF NEWTON	SCHOOL DEPT-NEW PIERCE		1000 COMM AVE	NEWTON CENTRE	MA	02459
1574-50048	1574 13021 0003	942R	TAX EXEMPT	58,168	885	885	CENTRE ST	TRUSTEES OF BOSTON COLLEGE	C/O JOS M HERLIHY GENERAL COUNSEL	DONALDSON HOUSE	90 COLLEGE RD	CHESTNUT HILL	MA	02467
4040-4040	4040 23001 0020	9340	TAX EXEMPT	58,114	225	225	NEVADA ST	CITY OF NEWTON	CARR SCHOOL		1000 COMMONWEALTH AVE	NEWTON	MA	02459
17914-17914	17914 63009 0005	942C	TAX EXEMPT	57,653	50	50-60	COMMONWEALTH AVE	TRUSTEES OF BOSTON COLLEGE	C/O JOS M HERLIHY GENERAL COUNSEL	DONALDSON HOUSE	90 COLLEGE RD	CHESTNUT HILL	MA	02467
1574-71507	1574 13021 0003	942R	TAX EXEMPT	57,466	885	885	CENTRE ST	TRUSTEES OF BOSTON COLLEGE	C/O JOS M HERLIHY GENERAL COUNSEL	DONALDSON HOUSE	90 COLLEGE RD	CHESTNUT HILL	MA	02467
5960-5960	5960 32004 0001	960C	TAX EXEMPT	56,800	60	60	HIGHLAND ST	THE SECOND CHURCH IN NEWTON			60 HIGHLAND ST	WEST NEWTON	MA	02465
10462-10462	10462 43031 0003	9340	TAX EXEMPT	56,785	141	141	GROVE ST	CITY OF NEWTON	SCHOOL DEPT-WILLIAMS		1000 COMM AVE	NEWTON	MA	02459
12265-12265	12265 51028 0006	3230	SHOPPING CENTER-MALL	56,095	275	275-281	NEEDHAM ST	NEEDHAM STREET ASSOCIATES	FRIEDMAN ARTHUR TRS	C/O NORTHLAND REALTY CORP	2150 WASHINGTON ST	NEWTON	MA	02462
12277-12277	12277 51028 0012	3250	SMALL RETAIL STORE	55,973	131	131-181	NEEDHAM ST	WELDFORD CORP	C/O CROSSPOINT ASSOCIATES INC	C/O CROSSPOINT ASSOCIATES INC	188 NEEDHAM ST STE 255	NEWTON	MA	02464
4282-50114	4282 23015 0027	939C	TAX EXEMPT	55,946	90	90	CRAFTS ST	CITY OF NEWTON	STREET DEPT		1000 COMM AVE	NEWTON	MA	02459
27350-27350	27350 84034A0003	3400	GENERAL OFFICE BUILDING	54,960	180	180	WELLS AVE	180 WELLS REALTY LLC	C/O INTRUM CORP	C/O INTRUM CORP	180 WELLS AVE STE 100	NEWTON	MA	02459
26333-26333	26333 83031 0025	957C	TAX EXEMPT	54,680	25	25-27	CHRISTINA ST	BARRY L PRICE REHAB CENTER INC	C/O MICHAEL PAGNOZZI VP	C/O MICHAEL PAGNOZZI VP	27 CHRISTINA ST	NEWTON	MA	02461
17999-17999	17999 63015 0001	942C	TAX EXEMPT	54,534	147	147-201	HAMMOND ST	TRUSTEES OF BOSTON COLLEGE	C/O JOS M HERLIHY GENERAL COUNSEL	DONALDSON HOUSE	90 COLLEGE RD	CHESTNUT HILL	MA	02467
10134-54116	10134 43010 0009	942C	TAX EXEMPT	54,480	204	204-220	WOODLAND RD	LASEL UNIVERSITY			1844 COMMONWEALTH AVE	AUBURNDALE	MA	02466
14491-14491	14491 53040 0013	8050	GOLF (CH 618)	54,180	326	326-358	FULLER ST WAB	BRAE BURN COUNTRY CLUB			326 FULLER ST	WEST NEWTON	MA	02465
17217-50285	17217 62012 0005	3400	GENERAL OFFICE BUILDING	54,077	1330	1330-1340	CENTRE ST	HACKEL ALLAN R TR			1330 CENTRE ST	NEWTON CENTRE	MA	02459
827-827	827 12009 0009	3300	CAR SALES & SERVICE	53,294	371	371	WASHINGTON ST	AVON THORNTON LLC			75 NORTH BEACON ST	BOSTON	MA	02134
16811-16811	16811 61036 0001	3250	SMALL RETAIL STORE	53,505	93	93-105	LINCOLN ST	UNION REALTY TRUST		C/O BOSTON DEV GROUP	93 UNION ST STE 315	NEWTON CENTRE	MA	02459
17910-17910	17910 63009 0002	942C	TAX EXEMPT	51,077	140	140	COMMONWEALTH AVE	TRUSTEES OF BOSTON COLLEGE	C/O JOS M HERLIHY GENERAL COUNSEL		90 COLLEGE RD	CHESTNUT HILL	MA	02467
9395-9395	9395 41035 0014	3400	GENERAL OFFICE BUILDING	50,596	130	130	RUMFORD AVE	PACKARD COVE ASSOCIATES LLP		C/O CAPASSO REALTY CORP	49 LEXINGTON ST	NEWTON	MA	02465
10143-54119	10143 43010 0018	942R	TAX EXEMPT	49,988	80	80-88	MAPLE ST AUB	LASEL UNIVERSITY			1844 COMMONWEALTH AVE	AUBURNDALE	MA	02466
10535-50199	10535 43038 0002	942C	TAX EXEMPT	49,908	10	10-12	STUDIO RD	LASEL UNIVERSITY			1844 COMMONWEALTH AVE	AUBURNDALE	MA	02466
11689-11689	11689 44035 0095	9340	TAX EXEMPT	49,848	171	171	RINE ST	CITY OF NEWTON	SCHOOL DEPT - BURR SCHOOL		100 WALNUT ST	NEWTON	MA	02460
4386-4386	4386 13020 0002	3300	CAR SALES & SERVICE	49,670	773	773	WASHINGTON ST	MMAC RE HOLDINGS-NEWTON LLC	C/O MCGOVERN AUTO DEALERSHIP		4 HIGH ST STE 206	NORTH ANDOVER	MA	01845
18982-18982	18982 64032 0005	9340	TAX EXEMPT	49,339	149	149	PLEASANT ST CTR	CITY OF NEWTON	SCHOOL DEPT-MASON RICE		1000 COMM AVE	NEWTON	MA	02459
4349-4349	4349 23017 0001	3240	SUPERMARKET	49,207	641	641	WASHINGTON ST	647 WASHINGTON ST CO LLC	C/O BENENSON CAP PRTRNS LLC	C/O BENENSON CAP PRTRNS LLC	708 THIRD AVE	NEW YORK	NY	10017
17998-50309	17998 63014 0011	945C	TAX EXEMPT	49,200	180	180-200	HAMMOND ST	TRUSTEES OF BOSTON COLLEGE	C/O JOS M HERLIHY GENERAL COUNSEL	DONALDSON HOUSE	90 COLLEGE RD	CHESTNUT HILL	MA	02467
459-459	459 11020 0001	9340	TAX EXEMPT	49,103	191	191	PEARL ST	CITY OF NEWTON	SCHOOL DEPT-LINCOLN ELIOT SCHOOL		1000 COMM AVE	NEWTON	MA	02459
22117-22117	22117 73032 0001	960C	TAX EXEMPT	49,024	385	385	WARD ST	TEMPLE BHANUEL			385 WARD ST	NEWTON	MA	02459
101049-71368	101049 55001 0002	9550	TAX EXEMPT	48,196	2014	2014	WASHINGTON ST	NEWTON-WELLESLEY HOSPITAL	C/O PARTNERS HEALTHCARE	C/O PARTNERS HEALTHCARE	399 REVOLUTION DR STE 310	SOMERVILLE	MA	02145-1461
1573-50045	1573 13021 0001	942R	TAX EXEMPT	47,866	825	825	CENTRE ST	TRUSTEES OF BOSTON COLLEGE	C/O JOS M HERLIHY GENERAL COUNSEL	DONALDSON HOUSE	90 COLLEGE RD	CHESTNUT HILL	MA	02467
25725-25725	25725 83003 0046	3250	SMALL RETAIL STORE	47,817	66	66	WINCHESTER ST	WINCHESTER 66 LLC		BOSTON SHOWCASE COMPANY	66 WINCHESTER ST	NEWTON	MA	02461
9889-9889	9889 42032 0034	3400	GENERAL OFFICE BUILDING	46,939	2223	2223	WASHINGTON ST	NEWTON EXECUTIVE PARK L P	C/O J F WHITE PROPERTIES		1 GATEWAY CTR SUITE 500	NEWTON	MA	02458
1481-1481	1481 13018 0003	944C	TAX EXEMPT	46,901	58	58	RICHMOND RD	BOSTON ACADEMY OF THE SACRED HEART	NEWTON COUNTRY DAY SCHOOL		785 CENTRE ST	NEWTON	MA	02458
687-50033	687 12003 0004	940C	TAX EXEMPT	46,639	55	55	WALNUT PK	CONGREGATION SISTERS OF ST JOSEPH	C/O LEILA HOGAN CSJ	C/O LEILA HOGAN CSJ	637 CAMBRIDGE ST	BRIGHTON	MA	02135
12277-72754	12277 51028 0012	3250	SMALL RETAIL STORE	46,626	131	131-181	NEEDHAM ST	WELDFORD CORP	C/O CROSSPOINT ASSOCIATES INC	C/O CROSSPOINT ASSOCIATES INC	188 NEEDHAM ST STE 255	NEWTON	MA	02464
9874-9874	9874 42032 0007	3400	GENERAL OFFICE BUILDING	45,916	2221	2221	WASHINGTON ST	NEWTON EXECUTIVE PARK L P	C/O J F WHITE PROPERTIES		1 GATEWAY CTR SUITE 500	NEWTON	MA	02458
1995-1995	1995 14008 0009	4020	MANUFACTURE OFFICE	45,505	471	471	WATERTOWN ST	ONE NEVADA REALTY LLC			99 MANDALAY RD	NEWTON	MA	02459
11341-11341	11341 44023 0016A	4040	R & D FACILITIES	44,618	49	47	CRESCENT ST	77 ROWE STREET LLC	C/O CALARE PROPERTIES INC		30 SPEN ST	FRAMINGHAM	MA	01701
27201-27201	27201 84034 0002U	3400	GENERAL OFFICE BUILDING	43,801	199	199	WELLS AVE	TC 234 MA WELLS PROPERTY LLC	C/O TAURUS INVSTM HOLDINGS LLC		TWO INTERNATIONAL PLACE STE 2710	BOSTON	MA	02120
26334-26334	26334 83031 0026	9310	MIXED USE	43,501	320	320-322	NEEDHAM ST	320 NEEDHAM DE LLC			116 HUNTINGTON AVE STE 600	BOSTON	MA	02116
21902-21902	21902 73016 0003	9340	TAX EXEMPT	43,280	10	10	DOLPHIN RD	CITY OF NEWTON	SCHOOL DEPT-WARD		1000 COMM AVE	NEWTON	MA	02459
102334-72122	102334 12011 0001H	3000	HOTELS	42,642	296	296-334	WASHINGTON ST	WHITE TRUSTS TR	HOTEL TENANT	C/O TAMARA SHURDACK	1 GATEWAY CTR STE 500	NEWTON	MA	02458
18265-18265	18265 63031 0010	940C	TAX EXEMPT	43,124	142	142	ESSEX RD	CHESTNUT HILL SCHOOL INC	C/O TAMARA SHURDACK		428 HAMMOND ST	CHESTNUT HILL	MA	02467
12295-12295	12295 51029 0001	3400	GENERAL OFFICE BUILDING	43,100	44	44	MECHANIC ST	COLA REALTY LLC			44 MECHANIC ST	NEWTON	MA	02464
2492-2492	2492 21002 0002	3400	GENERAL OFFICE BUILDING	43,019	3	3	BRIDGE ST	BEMIS MILL LLC	C/O VECTOR CONTROLS INC		3 BRIDGE ST STE 8100	NEWTON	MA	02458
1815-50052	1815 14001 0014	4020	MANUFACTURE OFFICE	42,800	49	49-55	CHAPEL ST	CHAPELBRIDGE PARK ASSOCIATES	C/O WILLIAM PORVU		55 CHAPEL ST	NEWTON	MA	02458
26433-50392	26433 83035 0004	957C	TAX EXEMPT	42,776	333	333	NAHANTON ST	JEWSH COMM CTR OF GR BOSTON INC	C/O RANDI FEDERMAN VP	C/O RANDI FEDERMAN VP	333 NAHANTON ST	NEWTON	MA	02459
17999-50311	17999 63015 0001	942C	TAX EXEMPT	42,435	147	147-201	HAMMOND ST	TRUSTEES OF BOSTON COLLEGE	C/O JOS M HERLIHY GENERAL COUNSEL	DONALDSON HOUSE	90 COLLEGE RD	CHESTNUT HILL	MA	02467
17999-50313	17999 63015 0001	942C	TAX EXEMPT	42,435	147	147-201	HAMMOND ST	TRUSTEES OF BOSTON COLLEGE	C/O JOS M HERLIHY GENERAL COUNSEL	DONALDSON HOUSE	90 COLLEGE RD	CHESTNUT HILL	MA	02467
23859-71804	23859 82002 0011	3230	SHOPPING CENTER-MALL	42,423	200	200-220	BOYLSTON ST	CHS COMMERCIAL OWNER LLC	C/O NE DEVELOPMENT		75 PARK PLAZA	BOSTON	MA	02166
5487-5487	5487 31016 0001	3400	GENERAL OFFICE BUILDING	42,228	989	989-1003	WATER TOWN ST	COMPROS LIMITED PTRNSHP	C/O INTRUM CORP		180 WELLS AVE STE 100	NEWTON	MA	02459
27194-27194	27194 84034 0002H	3420	MEDICAL OFFICE BUILDING	42,022	159	159	WELLS AVE	SLD WELLS LLC			25 DARTMOUTH ST	WESTWOOD	MA	02090
9867-9867	9867 42031 0015	3400	GENERAL OFFICE BUILDING	41,894	2310	2310	WASHINGTON ST	NONE WASHINGTON STREET LHTD PRTRNSHP	C/O NAT DEV OF NEW ENGLAND		2310 WASHINGTON ST	NEWTON LVR FLS	MA	02462
5480-5480	5480 13018 0008	964C	TAX EXEMPT	41,892	492	492	WALTHAM ST	NEWTON COMMUNITY SERVICE CENTERS IN	C/O MAUREEN LISTER	C/O MAUREEN LISTER	492 WALTHAM ST	NEWTON	MA	02465
6914-6912	6914 32004 0004	9430	TAX EXEMPT	41,784	1505	1505	WASHINGTON ST	ROMAN CATH ARCHD OF BOSTON CORP	THE LEARNING PREP HIGH SCHOOL		1507 WASHINGTON ST	NEWTON	MA	02458
3329-3329	3329 22004 0015	3400	GENERAL OFFICE BUILDING	41,610	288	288	WALNUT ST	SPENCER BRADFORD A	KATZ JEFFREY & RESNICK MARC TRS	288 WALNUT ST RLTY TRUST	100 FELTON ST STE 201	WALTHAM	MA	02453
26258-26258	26258 83038 0084	3250	SMALL RETAIL STORE	41,478	188	188-192	NEEDHAM ST	J88 NEEDHAM ST LTD PTRNSHP	C/O CROSSPOINT ASSOCIATES INC	C/O CROSSPOINT ASSOCIATES INC	188 NEEDHAM ST STE 255	NEWTON	MA	02464
20934-20934	20934 72002 0003	9340	TAX EXEMPT	41,428	101	101	VERNON ST	CITY OF NEWTON	SCHOOL DEPT-UNDERWOOD		1000 COMM AVE	NEWTON	MA	02459
2823-2823	2823 21022 0001A	9340	TAX EXEMPT	41,019	687	687	WATER TOWN ST	CITY OF NEWTON	SCHOOL DEPT-HORACE MANN		100 WALNUT ST	NEWTON	MA	02460
17998-17998	17998 63014 0011	945C	TAX EXEMPT	41,000	180	180-200	HAMMOND ST	TRUSTEES OF BOSTON COLLEGE	C/O JOS M HERLIHY GENERAL COUNSEL	DONALDSON HOUSE	90 COLLEGE RD	CHESTNUT HILL	MA	02467
17998-50308	17998 63014 0011	945C	TAX EXEMPT	41,000	180	180-200	HAMMOND ST	TRUSTEES OF BOSTON COLLEGE	C/O JOS M HERLIHY GENERAL COUNSEL	DONALDSON HOUSE	90 COLLEGE RD	CHESTNUT HILL	MA	02467
27199-27199	27199													

12273-12273	12273 51028 0008G	3250	SMALL RETAIL STORE	35,915	225	225	NEEDHAM ST	NORTHLAND 215 NEEDHAM LLC		C/O NORTHLAND INV CO	2150 WASHINGTON ST	NEWTON	MA	02462
5792-5792	5792 31028 0009	944C	TAX EXEMPT	35,820	215	215	ALBEMARLE RD	FESSENDEN SCHOOL			215 ALBEMARLE RD	WEST NEWTON	MA	02465
17999-50310	17999 63015 0001	942C	TAX EXEMPT	35,752	147	147-201	HAMMOND ST	TRUSTEES OF BOSTON COLLEGE	C/O JOS M HERLIHY GENERAL COUNSEL	DONALDSON HOUSE	90 COLLEGE RD	CHESTNUT HILL	MA	02467
11369-11369	11369 44025 0010	3240	SUPERMARKET	35,679	2034	2034-2060	COMMONWEALTH AVE	TA AUBURNDALE LLC			ONE FEDERAL ST 17TH FLR	BOSTON	MA	02110
10698-10698	10698 43046 0011	8050	GOLF (CH 618)	35,503	1897	1897	WASHINGTON ST	WOODLAND GOLF CLUB OF AUBURNDALE			1897 WASHINGTON ST	AUBURNDALE	MA	02466
17919-11535	17919 63009 0002	942C	TAX EXEMPT	35,302	140	140	COMMONWEALTH AVE	TRUSTEES OF BOSTON COLLEGE	C/O JOS M HERLIHY GENERAL COUNSEL	DONALDSON HOUSE	90 COLLEGE RD	CHESTNUT HILL	MA	02467
5297-5297	5297 31007 0003	0130	MIXED USE	35,228	25	25	KEMPTON ST	MARK KEMPTON LLC		C/O MARK DEVELOPMENT	275 GROVE ST SUITE 2-150	NEWTON	MA	02466
17176-17176	17176 62009 0004	960C	TAX EXEMPT	35,200	1317	1317	CENTRE ST	ROMAN CATH ARCHD OF BOSTON CORP	C/O SACRED HEART	P O BOX 7699	66 BROOKS DR	BRAINTREE	MA	02184-0100
26304-26304	26304 83030 0012	3220	DEPARTMENT-DISCOUNT ST	35,099	260	260	NEEDHAM ST	NORTHLAND 260 NEEDHAM LLC			NXS NEWTAX R1400	MERRIFIELD	VA	22116-7699
4406-4406	4406 23023 0013	960C	TAX EXEMPT	34,912	218	218	WALNUT ST	BOSTON CHINESE EVANGELICAL CHURCH			218 WALNUT ST	NEWTON	MA	02460
26252-26252	26252 83028 0078	3250	SMALL RETAIL STORE	34,460	230	230	NEEDHAM ST	FOX AND HOUNDS RLTY TRUST LLC			188 NEEDHAM ST STE 270	NEWTON	MA	02464
20948-20948	20948 72005 0001	960C	TAX EXEMPT	34,155	76	76	ELDERIDGE ST	GRACE EPISCOPAL CHURCH			76 ELDERIDGE ST	NEWTON	MA	02458
12277-72755	12277 51028 0012	3250	SMALL RETAIL STORE	33,829	131	131-181	NEEDHAM ST	WELLFORD CORP	C/O CROSSPOINT ASSOCIATES INC	C/O CROSSPOINT ASSOCIATES INC	188 NEEDHAM ST STE 255	NEWTON	MA	02464
20942-20942	20942 72003 0005	960C	TAX EXEMPT	33,761	20	20	ELDERIDGE ST	NEWTON PRESBYTERIAN CHURCH		C/O TREASURER	75 VERNON ST	NEWTON	MA	02458
10534-72789	10534 43038 0001	942R	TAX EXEMPT	33,600	70	70	STUDIO RD	LASELL UNIVERSITY			1844 COMMONWEALTH AVE	AUBURNDALE	MA	02466
27348-27348	27348 84034A0001	3400	GENERAL OFFICE BUILDING	33,196	60	60	WELLS AVE	WELLS 60 REALTY LLC	C/O INTRUM CORP	C/O INTRUM CORP	180 WELLS AVE STE 100	NEWTON	MA	02459
20322-20322	20322 71002 0002	3250	SMALL RETAIL STORE	32,564	261	261-275	CENTRE ST	KNAPP FOODS INC			P O BOX 396	NATICK	MA	01760
63-63	63 11005 0008A	9440	TAX EXEMPT	32,309	295	295	CALIFORNIA ST	NONANTUM POST #440 INC	C/O AMERICAN LEGION OF MA	C/O AMERICAN LEGION OF MA	295 CALIFORNIA ST	NEWTON	MA	02458
24027-24027	24027 82002 0027	3400	GENERAL OFFICE BUILDING	32,268	188	188	FLORENCE ST	188 FRENZIE INITIATIVE LLC			11 JOHN ST	NEWTON	MA	02459
9420-9420	9420 42003 0001	3400	GENERAL OFFICE BUILDING	32,169	2150	2150	WASHINGTON ST	NORTHLAND 2150 WASH ST LL		P O BOX 7699	NXS NEWTAX C2100	MERRIFIELD	VA	22116-7699
18898-18898	18898 64028 0001	3400	GENERAL OFFICE BUILDING	32,166	1261	1261-1269	CENTRE ST	CENTRE REALTY LLC		C/O INVESTMENT PROPERTIES LTD	825 BEACON ST SUITE 1	NEWTON	MA	02459
18973-50335	18973 64031 0001	961R	TAX EXEMPT	32,108	1115	1115	CENTRE ST	GREEK EVANGELICAL CHURCH OF BOSTON			1115 CENTRE ST	NEWTON	MA	02459
9395-71364	9395 41035 0014	3400	GENERAL OFFICE BUILDING	32,060	130	130	RUMFORD AVE	PACKARD COVE ASSOCIATES LLP		C/O CAPASSO REALTY CORP	49 LEXINGTON ST	NEWTON	MA	02465
9865-9865	9865 42031 0008	3250	SMALL RETAIL STORE	31,923	2282	2282	WASHINGTON ST	ATG REALTY LLC			2284 WASHINGTON ST	NEWTON	MA	02462
17999-50312	17999 63015 0001	942C	TAX EXEMPT	31,813	147	147-201	HAMMOND ST	TRUSTEES OF BOSTON COLLEGE	C/O JOS M HERLIHY GENERAL COUNSEL	DONALDSON HOUSE	90 COLLEGE RD	CHESTNUT HILL	MA	02467
4396-4396	4396 23022 0003	3250	SMALL RETAIL STORE	31,601	793	793-821	WASHINGTON ST	793 WASHINGTON DEV LLC		C/O MARK DEVELOPMENT	275 GROVE ST SUITE 2-150	NEWTON	MA	02466
1752-1752	1752 13031 0018	962C	TAX EXEMPT	31,580	561	561	WARD ST	CONGREGATION BETH EL OF NEWTON			561 WARD ST	NEWTON CENTRE	MA	02459
10535-71538	10535 43038 0002	942C	TAX EXEMPT	31,395	10	10-12	STUDIO RD	LASELL UNIVERSITY			1844 COMMONWEALTH AVE	AUBURNDALE	MA	02466
9348-9348	9348 41032 0005	4000	MANUFACTURING OPERATIO	31,240	225	225	RIVERVIEW AVE	PACKARD COVE ASSOCIATES LLP			49 LEXINGTON ST	NEWTON	MA	02465
25930-25930	25930 83011 0022	3220	DEPARTMENT-DISCOUNT ST	31,160	82	82-84	CRESCENT ST	CREATIVE BOOKFAIR LLC		C/O CREATIVE DEV MINGHT LLC	2 CENTRAL ST STE 100	FRAMINGHAM	MA	01701
17179-50282	17179 63002 0002	9400	TAX EXEMPT	31,062	64	64-90	ADAMS ST	ROMAN CATH ARCHD OF BOSTON CORP	RE SACRED HEART NEWTON-MONTESSORI		66 BROOKS DR	BRAINTREE	MA	02184-0100
2027-2027	2027 14008 0029	3400	MANUFACTURING OPERATIO	30,720	87	87-89	ADAMS ST	PAOLINI ANGELO D & SUSAN SGARZI	AT CHESTNUT HILL	SMC TRUST	483 PLEASANT ST	WATERTOWN	MA	02472
18153-18153	18153 63026 0009	960C	TAX EXEMPT	30,674	365	365	HAMMOND ST	PATRIARCH CHURCH OF THE REDEEMER			365 HAMMOND ST	CHESTNUT HILL	MA	02467
26254-26254	26254 83028 0080	4000	MANUFACTURING OPERATIO	30,603	45	45	INDUSTRIAL PL	MATERION NEWTON INC			6070 PARKLAND BLVD	MAYFIELD HEIGHTS	OH	44124
6955-6955	6955 33008 0001	960C	TAX EXEMPT	30,241	1326	1326	WASHINGTON ST	FIRST UNITARIAN SOCIETY OF NEWTON			1326 WASHINGTON ST	NEWTON	MA	02465
27200-27200	27200 84034 00027	3400	GENERAL OFFICE BUILDING	30,109	189	189	WELLS AVE	LEGACY FIRST WELLS LLC		C/O EASTPORT RE SERVICES	107 ADOBON RD STE 2-301	WAKEFIELD	MA	01880
16784-16784	16784 61033 0005	4000	GENERAL OFFICE BUILDING	30,102	1188	1188	CENTRE ST	CRESLY LLC		C/O NCP MGMT CO	P O BOX 590179	NEWTON	MA	02459
25-25	25 11004 0008	4000	MANUFACTURING OPERATIO	30,044	217	217	CALIFORNIA ST	ZAGORIANAKOS WILLIAM TR	NUTMEG REALTY TRUST		181 DUDLEY RD	NEWTON	MA	02459
6294-6294	6294 32024 0003	3040	NURSING HOMES	30,036	1650	1650-1660	WASHINGTON ST	PINTO MARIO	STARUKOV FRED TRS	E WASHINGTON RLTY TRUST	11 JOHN ST	NEWTON CENTRE	MA	02459
1815-1815	1815 14001 0014	4020	MANUFACTURE OFFICE	30,011	49	49-55	CHAPEL ST	CHAPELBRIDGE PARK ASSOCIATES		C/O WILLIAM POORVU	55 CHAPEL ST	NEWTON	MA	02458
869-869	869 12012 0012	3250	SMALL RETAIL STORE	29,732	427	427-443	CENTRE ST	TRS OF NEWTON LODGE #1327	BENEVOLENT & PROTECTIVE ORDER ELKS		429 CENTRE ST	NEWTON	MA	02458
10285-10285	10285 43017 0010	960C	TAX EXEMPT	29,150	64	64	HANCOCK ST	UNITED PARISH OF AUBURNDALE		C/O TREASURER	64 HANCOCK ST	AUBURNDALE	MA	02466
17192-17192	17192 62009 0015	960C	TAX EXEMPT	28,980	1299	1299	CENTRE ST	FIRST BAPTIST CHURCH IN NEWTON			848 BEACON ST	NEWTON	MA	02459
6960-6960	6960 33010 0002A	3620	MOVIE THEATRES	28,964	1296	1296	WASHINGTON ST	HADISON QUEENS-GUY BREWER LLC		C/O MARK DEVELOPMENT	275 GROVE ST SUITE 2-150	AUBURNDALE	MA	02466
27358-27358	27358 84034A0008	3400	GENERAL OFFICE BUILDING	28,727	70	70	WELLS AVE	WVR REALTY INC TR	WELLS RIVERPARK REALTY TRUST		100 BLUESTONE REALTY LLC	NEWTON	MA	02459
16808-16808	16808 61036 0006	3400	GENERAL OFFICE BUILDING	28,485	47	47-61	LANGLEY RD	PICCLANG LLC		C/O BOSTON DEV GROUP	93 UNION ST STE 315	NEWTON	MA	02459
18000-50316	18000 63015 0002	942R	TAX EXEMPT	28,224	377	377	BEACON ST	TRUSTEES OF BOSTON COLLEGE	C/O JOS M HERLIHY GENERAL COUNSEL	DONALDSON HOUSE	90 COLLEGE RD	CHESTNUT HILL	MA	02467
17918-17918	17918 63009 0009	960C	TAX EXEMPT	27,934	8	8	COMMONWEALTH AVE	ROMAN CATH ARCHD OF BOSTON CORP		C/O ST IGNATIUS	66 BROOKS DR	BRAINTREE	MA	02184-0100
2429-2429	2429 14023 0006	9410	TAX EXEMPT	27,915	583	583	WASHINGTON ST	ROMAN CATH ARCHD OF BOSTON CORP	C/O OUR LADY HELP CHRISTIANS		573 WASHINGTON ST	NEWTON	MA	02458
11370-11370	11370 44025 0011	3400	GENERAL OFFICE BUILDING	27,742	2000	2000	COMMONWEALTH AVE	2000 COMMONWEALTH RLTY INC			2000 COMMONWEALTH AVE	AUBURNDALE	MA	02466
27196-27196	27196 84034 0002N	3400	GENERAL OFFICE BUILDING	27,724	177	177	WELLS AVE	DEVANEY ENERGY INC		P O BOX 9120	177 WELLS AVE	NEWTON	MA	02459-9120
1-1	1 11001 0001	4010	MANUFACTURE WAREHOUSE	27,620	137	137-139	CALIFORNIA ST	PA RAND LLC			137-139 CALIFORNIA ST	NEWTON	MA	02458
17999-50315	17999 63015 0001	942C	TAX EXEMPT	27,554	147	147-201	HAMMOND ST	TRUSTEES OF BOSTON COLLEGE	C/O JOS M HERLIHY GENERAL COUNSEL	DONALDSON HOUSE	90 COLLEGE RD	CHESTNUT HILL	MA	02467
17077-17077	17077 62004 0012	3240	SUPERMARKET	27,327	916	916	WALNUT ST	ACCONCIA HENRY A	ACCONCIA WILLIAM G TRS	C/O WHOLE FOODS/LEASE ADMIN	550 BOWIE ST	AUSTIN	TX	78703
17276-17276	17276 62013 0009	3240	GENERAL OFFICE BUILDING	27,319	77	77	PAUL ST	DONATO MARK F R		C/O CENTRE ST REALTY TRUST	1231 WASHINGTON ST STE 2	WEST NEWTON	MA	02465-2122
5253-5253	5253 31006 0014	3300	CAR SALES & SERVICE	27,278	1300	1300	WASHINGTON ST	DONATO MARK F & STEVEN J TRS	WASHINGTON ST 1203 REALTY TRUST		1231 WASHINGTON ST STE 2	WEST NEWTON	MA	02465-2122
32008-13008	32008 52008 0016	3250	SMALL RETAIL STORE	27,254	3	3-21	LINCOLN ST	NEWTON LINCOLN LLC			1163 WALNUT ST UNIT #12	NEWTON	MA	02461
19146-19146	19146 65002 0001	3400	GENERAL OFFICE BUILDING	27,084	40	40	GLEN AVE	GLEN AVENUE ASSOCIATES LLC			40 GLEN AVE	NEWTON	MA	02459
8850-8850	8850 41015 0001	3400	GENERAL OFFICE BUILDING	27,079	327	327-349	AUBURN ST	339 AUBURN STREET LLC			81 GARDEN ST	WELLESLEY	MA	02481
18924-18924	18924 64029 0001	3250	SMALL RETAIL STORE	26,697	1199	1199-1217	CENTRE ST	KAPLAN DONALD	PATTERSON JANET TRS	THE NEWTON CENTRE TRUST	739 CREEKS EDGE	CHARLESTON	SC	29412
20944-20944	20944 72004 0002	960C	TAX EXEMPT	26,452	474	474	CENTRE ST	ELIOT CHURCH OF NEWTON			474 CENTRE ST	NEWTON	MA	02458
101275-71536	101275 52041 0003	960C	TAX EXEMPT	26,205	54	54	LINCOLN ST	NEWTON HIGHLANDS CONGREGATIONAL CHU		THE TYCA REALTY TR	54 LINCOLN ST	NEWTON	MA	02461
9381-9381	9381 41033 0001	4000	MANUFACTURING OPERATIO	26,163	87	87	RUMFORD AVE	HARDY FRANKLIN TR			470 MAIN ST	CLINTON	MA	01510
101213-71531	101213 65019 0045AA	940C	TAX EXEMPT	25,994	101	101-239	HERRICK RD	WINTHROP PARK SCHOOL INC			1188 CENTRE ST	NEWTON	MA	02459
10134-72008	10134 43010 0009	942C	TAX EXEMPT	25,760	204	204-220	WOODLAND RD	LASELL UNIVERSITY		POLICE DEPT	1844 COMMONWEALTH AVE	AUBURNDALE	MA	02466
6972-6972	6972 33011 0001	933C	TAX EXEMPT	25,532	1321	1321	WASHINGTON ST	CITY OF NEWTON			1000 COMM AVE	NEWTON	MA	02459
6990-6990	6990 33012 0002	3760	Gyms & ATHLETIC CLUBS	25,454	1357	1357-1369	WASHINGTON ST	KENMORE REALTY CORPORATION		C/O WALCOTT CORP	1355 WASHINGTON ST	WEST NEWTON	MA	02465
10793-5032	10793 61032 0010	3250	MEDICAL OFFICE BUILDING	25,124	30	30-124	WASHINGTON ST	KRASSO PHARMACY BOSTON ASSOC LTD	HKS PROPERTIES LLC T/C	C/O DAVID SELLERS EXEC DIR	1055 COMMONWEALTH AVE STE 206	BOSTON	MA	02460
2850-2850	2850 21022 0027	951C	TAX EXEMPT	25,064	675	675	WATERTOWN ST	NEWTON BOYS & GIRLS CLUB CORP			675 WATERTOWN STREET	NEWTON	MA	02460
4351-4351	4351 23017 0003	3220	DEPARTMENT-DISCOUNT ST	24,915	675	675	WASHINGTON ST	SIGAL MARTIN SEAN I & LEWIS D TRS	661 669 WASHINGTON ST REALTY TRUST		675 WASHINGTON ST	NEWTON	MA	02460
5865-71495	5865 31028 0079	940C	TAX EXEMPT	24,840	250	250	WALTHAM ST	FESSENDEN SCHOOL			215 ALBEMARLE RD	WEST NEWTON	MA	02465
883-883	883 12013 0014	9600	TAX EXEMPT	24,724	187	187	CHURCH ST	ARABIC BAPTIST CHURCH			165 FRIEND ST	BOSTON	MA	02114
15009-15009	15009 54022 0052	3400	GENERAL OFFICE BUILDING	24,675	1172	1172	BEACON ST	CAPASSO DONATO D TR		C/O CAPASSO REALTY CORP	49 LEXINGTON ST	NEWTON	MA	02465
6299-6299	6299 32024 0009	960C	TAX EXEMPT	24,610	175	175	TEMPLE ST	TEMPLE SHALOM OF NEWTON			175 TEMPLE ST	WEST NEWTON	MA	02465
1727-1727	1727 13030 001A	962C	TAX EXEMPT	24,550	35	35	MORSELAND AVE	CONGREGATION SHAAREI TEFILLAH INC			35 MORSELAND AVE	NEWTON	MA	02459
26257-26257	26257 83028 0083	3250	SMALL RETAIL STORE	24,335	210	210	NEEDHAM ST	210 NEEDHAM ST LTD PTHNSHP		C/O CROSSPOINT ASSOCIATES	188 NEEDHAM ST STE 255	NEWTON	MA	02464
7063-7063	7063 33015 0015	4000												

5865-50136	5865 31028 0079	940C	TAX EXEMPT	21,844	250	250	WALTHAM ST	FESSENDEN SCHOOL				215 ALBEMARLE RD	WEST NEWTON	MA	02465
10476-71809	10476 43032 0001	9420	TAX EXEMPT	21,804	117	117	WOODLAND RD	LASELL UNIVERSITY				1844 COMMONWEALTH AVE	AUBURNDALE	MA	02466
3379-3379	3379 22005 0032	3250	SMALL RETAIL STORE	21,638	456	456-460	NEWTONVILLE AVE	NEWTON MASONIC ASSOCIATES INC				460 NEWTONVILLE AVE	NEWTONVILLE	MA	02460
10460-71928	10460 43031 0001	954R	TAX EXEMPT	21,624	136	136-144	HANCOCK ST	WALKER CENTER FOR ECUMENICAL EXCHG				PO BOX 66015	AUBURNDALE	MA	02466
16779-50279	16779 61032 0002	955C	TAX EXEMPT	21,580	25	25	WILLOW ST	CITY OF NEWTON		FIRE DEPT		1164 CENTRE ST	NEWTON	MA	02458
26251-26251	26251 03028 0077	3250	SMALL RETAIL STORE	21,511	244	244	NEEDEHAM ST	FOX AND HOUNDS PROPERTIES LLC				188 NEEDEHAM ST STE 270	NEWTON	MA	02464
27349-27349	27349 84034A0002	3400	GENERAL OFFICE BUILDING	21,508	200	200	WELLS AVE	RJ WELLS MANAGEMENT LLC				208 WELLS AVE	NEWTON	MA	02459
18029-18029	18029 63016 0016	956C	TAX EXEMPT	21,401	384	384-400	BEACON ST	FOUR HUNDRED BEACON CORP	C/O PAT TIETBOHL	C/O PAT TIETBOHL		1125 BOYLSTON ST	CHESTNUT HILL	MA	02467
21645-21645	21645 73001 0004	943C	TAX EXEMPT	21,346			SARGENT ST	CARROLL CENTER FOR THE BLIND INC	C/O GREGORY J DONNELLY CEO	C/O GREGORY J DONNELLY CEO		770 CENTRE ST	NEWTON	MA	02458
2428-2428	2428 14023 0005	940C	TAX EXEMPT	21,257	279	279-295	ADAMS ST	ROMAN CATH ARCHD OF BOSTON CORP	C/O OUR LADY HELP OF CHRISTIANS	SHELTER/YOUTH CENTER		295 ADAMS STREET	NEWTON	MA	02458
101475-71625	101475 22005 00322	954C	TAX EXEMPT	21,014	456	456-460	NEWTONVILLE AVE	NEWTON MASONIC ASSOCIATES INC				P O BOX 216	NEWTONVILLE	MA	02460
1801-1801	1801 14001 0001	3250	SMALL RETAIL STORE	20,995	337	337-349	WATERTOWN ST	MAY NINETEEN FAMILY LP			C/O LSTG MANAGEMENT	P O BOX 95026	NEWTON	MA	02495
2183-2183	2183 14014 0036	3250	SMALL RETAIL STORE	20,991	132	132-136	ADAMS ST	SEWALL RICHARD D	MAZZOLA ANTHONY L TRS	COLUMBUS REALTY TRUST		P O BOX 95044	NEWTON	MA	02495
1574-54114	1574 13021 0003	942R	TAX EXEMPT	20,678	885	885	CENTRE ST	TRUSTEES OF BOSTON COLLEGE	C/O JOS M HERLIHY GENERAL COUNSEL	DONALDSON HOUSE		90 COLLEGE RD	CHESTNUT HILL	MA	02467
7284-7284	7284 33025 0001	3690	OTHER CULTURAL PROPERTY	20,621	35	35	WEBSTER ST	NEWTON CULTURAL ALLIANCE INC	C/O ADRIENNE HARTZELL KNUDSEN	C/O ADRIENNE HARTZELL KNUDSEN		P O BOX 610225	NEWTON	MA	02459
7123-7123	7123 33017 0024	3210	HARDWARE-HEAT-PLUMBING	20,570	10	10	WESTWOOD ST	BARJAN REALTY CO			C/O THE PORTLAND GROUP	P O BOX 583	FRAMINGHAM	MA	01704
27357-27357	27357 84034A0007	3400	GENERAL OFFICE BUILDING	20,535	100	100	WELLS AVE	WRP REALTY INC TR	WELLS RIVERPARK REALTY TRUST		C/O BLUESTONE REALTY LLC	100 WELLS AVE STE 100	NEWTON	MA	02459
12268-12268	12268 51028 00088	3220	DEPARTMENT-DISCOUNT ST	20,400	201	201	NEEDHAM ST	201 NEEDEHAM STREET OWNER LLC			C/O ALTUS GROUP US INC	PO BOX 1550	COCKEYSVILLE	MD	21030
4282-4282	4282 32015 0027	939C	TAX EXEMPT	20,218	90	90	CRAFTS ST	CITY OF NEWTON		STREET DEPT		1090 COMM AVE	NEWTON	MA	02459
3380-3380	3380 22005 0033	3250	SMALL RETAIL STORE	20,172	304	304-306	WALNUT ST	JH REAL ESTATE LLC				45 CHESTER ST	NEWTON	MA	02461
8846-8846	8846 41014 0010	0130	MIXED USE	20,046	283	283	MELROSE ST	TURTLE LANE LLC			C/O VILLAGE INVESTMENTS	77 OLDHAM RD	NEWTON	MA	02465
9343-9343	9343 41032 0010	3400	GENERAL OFFICE BUILDING	20,000	241	241-247	RIVERVIEW AVE	PACKARD COVE ASSOCIATES LLP				49 LEXINGTON ST	NEWTON	MA	02465
12272-12272	12272 51028 0008F	3160	STORAGE-WAREHOUSE-DIST	20,000	50	50	TOWER RD	NORTHLAND 50 TOWER ROAD LLC				2150 WASHINGTON ST	NEWTON	MA	02462
1384-01	Multiple Multiple	N/A	Commercial condos with aparts	29,184	839	839-853	WASHINGTON ST	Multiple	Multiple						
780-01	Multiple Multiple	N/A	Commercial condos	33,779	109	109	CHAK ST	Multiple	Multiple						
817-01	Multiple Multiple	N/A	Commercial condos	63,156	19	19-31	NEEDHAM ST	Multiple	Multiple						
1438-01	Multiple Multiple	N/A	Commercial condos	34,994	1858	1858	WASHINGTON ST	Multiple	Multiple						
3421-01	Multiple Multiple	N/A	Commercial condos	25,148	2000	2000	WASHINGTON ST	Multiple	Multiple						

Owner Contact Information for Covered Condos (March 19, 2024)

Building Identification				Building Street Address				Owner Contact Information							Notes
Newton	Sequence	PID	SBL	No1	No2	Street	Unit	Current Owner1	Current Owner2	Current Owner Care of	Current Mailing Address	Current City	Current State	Current Zip	
1384-01		1384	111742 21029 0010A	839	839-853	WASHINGTON ST	2	WASHINGTON PL OWNER LLC		C/O MARK DEVELOPMENT	275 GROVE ST SUITE 2-105	AUBURNDALE	MA	02466	This unit is split between buildings 1384-01 and 1384-02
		1384	111743 21029 0010B	839	839-853	WASHINGTON ST	3	WASHINGTON PL OWNER LLC		C/O MARK DEVELOPMENT	275 GROVE ST SUITE 2-105	AUBURNDALE	MA	02466	
780-01		780	12677 51046 0001	109	109	OAK ST	1	CEC OAK RLTY LLC			109 OAK ST AND 5 SWEET ST	NEWTON	MA	02464	
		780	100586 51046 0001A	109	109	OAK ST	2	109 OAK STREET PROPERTIES LLC		C/O ALEXANDRA PROPERTIES	1234 CHESTNUT ST	NEWTON UPR FLS	MA	02464	
817-01		817	100769 51028 0025A	19	19-31	NEEDHAM ST	21-2	75-85 MAIN ST REALTY LLC			281 ELIOT ST	CHESTNUT HILL	MA	02467	
		817	12288 51028 0025	19	19-31	NEEDHAM ST	21-1	75-85 MAIN STREET RLTY LLC			281 ELIOT ST	CHESTNUT HILL	MA	02467	
		817	100766 51028 0025D	19	19-31	NEEDHAM ST	5	UBC 5 EQUITY PARTNERS LLC			150 EAST 58TH ST STE 2000	NEW YORK	NY	10155	
		817	100767 51028 0025C	19	19-31	NEEDHAM ST	4	KSKIM UBC EQUITY PARTNERS L		C/O KS PARTNERS	150 EAST 58TH ST 21ST FLR	NEW YORK	NY	10155	
		817	102735 51028 0025E	19	19-31	NEEDHAM ST	5A	NEWTON COMMUNICATIONS /			19-31 NEEDHAM ST 5A	NEWTON	MA	02461	
		817	102736 51028 0025F	19	19-31	NEEDHAM ST	5B	NEWTON COMMUNICATIONS /			19-31 NEEDHAM ST 5B	NEWTON	MA	02461	
1438-01		1438	10642 43044 0007	1858	1858	WASHINGTON ST	1	TEMPLE REYIM			1858 WASHINGTON ST	AUBURNDALE	MA	02466	
		1438	117935 43044 0007B	1858	1858	WASHINGTON ST	2	TEMPLE REYIM			1858 WASHINGTON ST	AUBURNDALE	MA	02466	
		1438	117936 43044 0007C	1858	1858	WASHINGTON ST	3	TEMPLE REYIM			1858 WASHINGTON ST	AUBURNDALE	MA	02466	
		N/A	15465 55001 0015BA	2000	2000	WASHINGTON ST	1A	NEWTON-WELLESLEY HOSPITAL		C/O MASS GENERAL BRIGHAM	399 REVOLUTION DR STE 1345	SOMERVILLE	MA	02145	
		N/A	15466 55001 0015BB	2000	2000	WASHINGTON ST	1B	NEWTON-WELLESLEY HOSPITAL		C/O MASS GENERAL BRIGHAM	399 REVOLUTION DR STE 1345	SOMERVILLE	MA	02145	
		N/A	15467 55001 0015BC	2000	2000	WASHINGTON ST	1C	NEWTON-WELLESLEY HOSPITAL		C/O MASS GENERAL BRIGHAM	399 REVOLUTION DR STE 1345	SOMERVILLE	MA	02145	
		N/A	15468 55001 0015BD	2000	2000	WASHINGTON ST	1D	NEWTON-WELLESLEY HOSPITAL		C/O MASS GENERAL BRIGHAM	399 REVOLUTION DR STE 1345	SOMERVILLE	MA	02145	
		N/A	15469 55001 0015BE	2000	2000	WASHINGTON ST	1E	NEWTON-WELLESLEY HOSPITAL C/O LING TAM		C/O MASS GENERAL BRIGHAM	399 REVOLUTION DR STE 1345	SOMERVILLE	MA	02145	
		N/A	15470 55001 0015BF	2000	2000	WASHINGTON ST	2A	NEWTON-WELLESLEY HOSPITAL		C/O MASS GENERAL BRIGHAM	399 REVOLUTION DR STE 1345	SOMERVILLE	MA	02145	
		N/A	15471 55001 0015BG	2000	2000	WASHINGTON ST	2B	NEWTON-WELLESLEY HOSPITAL		C/O MASS GENERAL BRIGHAM	399 REVOLUTION DR STE 1345	SOMERVILLE	MA	02145	
		N/A	15472 55001 0015BH	2000	2000	WASHINGTON ST	2C	NEWTON-WELLESLEY HOSPITAL		C/O MASS GENERAL BRIGHAM	399 REVOLUTION DR STE 1345	SOMERVILLE	MA	02145	
		N/A	15473 55001 0015BI	2000	2000	WASHINGTON ST	2D	DRISCOLL DANIEL MD TR	KAMADA RLTY TRUST		2000 WASHINGTON ST UN 2D	NEWTON LWR FLS	MA	02462	
		N/A	15474 55001 0015BJ	2000	2000	WASHINGTON ST	2E	LEVIN MICHAEL			2000 WASHINGTON ST UN 2E	NEWTON LWR FLS	MA	02462	
		N/A	15475 55001 0015BK	2000	2000	WASHINGTON ST	3A1	KOPP ALEXANDER			2000 WASHINGTON ST 542	NEWTON	MA	02462	
		N/A	15476 55001 0015BL	2000	2000	WASHINGTON ST	3A2	KLINGENSTEIN R JAMES			32 WAUWINET RD	NEWTON	MA	02465	
		N/A	15477 55001 0015BM	2000	2000	WASHINGTON ST	3A3	NEWTON-WELLESLEY HOSPITAL		C/O MASS GENERAL BRIGHAM	399 REVOLUTION DR STE 1345	SOMERVILLE	MA	02145	
		N/A	15478 55001 0015BN	2000	2000	WASHINGTON ST	3B	NEWTON-WELLESLEY HOSPITAL		C/O MASS GENERAL BRIGHAM	399 REVOLUTION DR STE 1345	SOMERVILLE	MA	02145	
		N/A	15479 55001 0015BO	2000	2000	WASHINGTON ST	3C	NEWTON-WELLESLEY HOSPITAL		C/O MASS GENERAL BRIGHAM	399 REVOLUTION DR STE 1345	SOMERVILLE	MA	02145	
3421-01		N/A	15480 55001 0015BP	2000	2000	WASHINGTON ST	3D	NEWTON-WELLESLEY HOSPITAL C/O LING TAM		C/O MASS GENERAL BRIGHAM	399 REVOLUTION DR STE 1345	SOMERVILLE	MA	02145	
		N/A	15481 55001 0015BQ	2000	2000	WASHINGTON ST	3E	NEWTON-WELLESLEY HOSPITAL		C/O MASS GENERAL BRIGHAM	399 REVOLUTION DR STE 1345	SOMERVILLE	MA	02145	
		N/A	15482 55001 0015BR	2000	2000	WASHINGTON ST	3F	LEIBOLE MARC A MD	ECLS REAL ESTATE LLC		2000 WASHINGTON ST 3F	NEWTON	MA	02462	
		N/A	15482 55001 0015BR	2000	2000	WASHINGTON ST	3F	LEIBOLE MARC A MD	ECLS REAL ESTATE LLC		2000 WASHINGTON ST 3F	NEWTON	MA	02462	



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
●ffice of the Mayor

#239-24

Telephone
(617) 796-1100
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(617) 796-1113
TDD/TTY
(617) 796-1089
Email
rfuller@newtonma.gov

March 28, 2024

Honorable City Council
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

To the Honorable City Councilors:

I am pleased to reappoint Jason Korb of 25 Columbia Avenue, Newton Upper Falls as a full member of the Newton Affordable Housing Trust Fund. Jason Korb's term of office shall expire on May 2, 2026 and the appointment is subject to your confirmation.

Thank you for your attention to this matter.

Sincerely,

Mayor Ruthanne Fuller

Application Form

Profile

Jason		Korb
First Name	Middle Initial	Last Name

Email Address

57 Warren Road		
Home Address	Suite or Apt	
Waban	MA	02468
City	State	Postal Code

What Ward do you live in?

☒ Ward 5

Primary Phone	Alternate Phone

Capstone Communities LLC	managing member
Employer	Job Title

Which Boards would you like to apply for?

Newton Affordable Housing Trust: Submitted

Ethnicity

☒ Caucasian/Non-Hispanic

Gender

☒ Male

Interests & Experiences

Please tell us about yourself and why you want to serve.

Why are you interested in serving on a board or commission?

I believe my 20 year career as an affordable housing developer provides me with the expertise and knowledge to help this new Board become a powerful tool to create affordable housing in Newton. I have significant experience in low-income housing tax credit developments which include the complicated layering of numerous other public and private subsidies. I grew up in Newton and attended Newton public schools from kindergarten through high school. Now I am a Newton resident raising my children in Newton and they are attending Newton public schools. I am also a renter, which I believe brings an important perspective to the Board. I care deeply about my City and want to see it thrive. If we are to provide our children with the highest quality education and experiences, we must have a diverse community - affordable housing is one of the key elements to creating this community. I believe Newton can and must do better at creating high quality affordable housing that serves extremely low, very low, low and moderate income families, individuals, those with disabilities, and seniors through rental and homeownership opportunities. Finally, while I understand that my company is not exempt from working in the City as an affordable housing developer if I am a Board member so long as I properly recuse myself, I am committing in this application to not participate in any affordable housing developments in the City while I am a current Board member. I believe this commitment will ensure that there is no actual or perceived conflict of interest. I will also not participate in any discussions on any non-profit boards and committees that I am on that involve City of Newton affordable housing proposals or developments. If appointed to the Board, I pledge to serve with an open mind and the highest integrity. Thank you for considering my application.

[Korb Resume_07272023.pdf](#)

Upload a Resume



JASON KORB

MANAGING MEMBER

831 Beacon Street #164
Newton Centre, MA 02459


www.capstonecommunities.com

Based in Newton, MA, Capstone Communities is a developer of affordable, mixed-income, market rate and historic apartment communities.

SKILLS & ABILITIES

Affordable Housing
Mixed-Income Housing
Historic Rehabilitation
Public Private Partnerships
Urban Redevelopment
Low-Income Housing Tax Credits
Historic Rehabilitation Tax Credits



EXPERIENCE

CAPSTONE COMMUNITIES LLC, NEWTON, MA

MANAGING MEMBER, 2010 – PRESENT

BEACON COMMUNITIES LLC, BOSTON, MA

VICE PRESIDENT OF ACQUISITIONS, 2004 – 2010

FENWAY CDC, BOSTON, MA

HOUSING PROJECT MANAGER, 2002 – 2004

EDUCATION

MASSACHUSETTS INSTITUTE OF TECHNOLOGY

MASTER OF SCIENCE IN REAL ESTATE DEVELOPMENT, 2009

UNIVERSITY OF MICHIGAN, ANN ARBOR

BACHELOR OF ARTS IN HISTORY AND AFRICAN STUDIES, 2000

RELEVANT EXPERIENCE (PARTIAL LIST)

In Development

Baldwinville Elementary School Apartments, Templeton, MA (mixed-income)
2072 Massachusetts Avenue, Cambridge, MA (100% affordable)

Completed

Frost Terrace, Cambridge, MA (100% affordable)
McElwain School Apartments, Bridgewater, MA (mixed-income)
Port Landing, Cambridge, MA (100% affordable)
Station Lofts, Brockton, MA (mixed-income)
William W. Kimball House Apartments, Arlington, MA (market rate historic)
Philip Munroe House, Cambridge, MA (market rate historic)

AWARDS

Jason Korb

2017 The Name You Should Know Award Finalist, ABL
2016 Community Service Award, The Pentecostal Tabernacle

Frost Terrace

2021 Cambridge Historical Commission Preservation Award
2021 Building Design + Construction, Reconstruction Awards, Silver Winner

Port Landing

2017 Prism Gold Award, Best Affordable Community

William W. Kimball House

2017 Preservation Massachusetts Paul E. Tsongas Award

Station Lofts

2015 Massachusetts Historical Commission Preservation Award
2015 Preservation Massachusetts Paul E. Tsongas Award

Philip Munroe House

2012 Preservation Massachusetts Paul E. Tsongas Award
2011 Massachusetts Historical Commission Preservation Award
2011 Cambridge Historical Commission Preservation Award

PROFESSIONAL ASSOCIATIONS

Citizens Housing and Planning Association, Director
2Life Communities, Director
City of Newton Affordable Housing Trust, Trustee



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#240-24

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TDD/TTY
(617) 796-1089

Email
rfuller@newtonma.gov

May 27, 2024

Honorable City Council
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

To the Honorable City Councilors:

I am pleased to reappoint Debora Jackson of 4 Pine Meadow Drive, Auburndale as a member of the Economic Development Commission. Debora Jackson's term of office shall expire on May 14, 2027 and the appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

Application Form**Profile**

Debora

First Name

Middle
Initial

Jackson

Last Name

Email Address

4 Pine Meadow Drive

Home Address

Suite or Apt

Auburndale

City

MA

State

02466

Postal Code

What Ward do you live in?☒ Ward 4

Primary Phone

Alternate Phone

Worcester Polytechnic
Institute

Employer

Dean, Business School

Job Title

Which Boards would you like to apply for?

Economic Development Commission: Submitted

Ethnicity☒ African American**Gender**☒ Female**Interests & Experiences**

Please tell us about yourself and why you want to serve.

Why are you interested in serving on a board or commission?

It has been an amazing opportunity to serve on the Economic Development Commission and I believe that I have served the city well in this role. I have continued to work on the subcommittees of the EDC, particularly working on aspects of diversity and economic opportunities for diverse business owners. I have been a consistent voice for economic development in the city, wanting to create opportunities to diversify the tax base for the citizens of Newton and create economic development potential for our city. I would like to remain on the EDC. Because of the work that I helped the board complete in my second term, and in hopes of continued contributions toward the achievement of our strategic goals, it would be my honor to continue my service and move the EDC even further for the future.

Debora Jackson

[DJ_Abbr CV 121223.pdf](#)

Upload a Resume

Rev. Debora Jackson, DMin, MDiv, MEng, MSM

**4 Pine Meadow Drive
Auburndale, MA 02466**

[REDACTED]
[REDACTED]

PROFESSIONAL PROFILE

Seasoned academic administrator, executive, consultant, author, and pastor with deep expertise in leadership development, organizational renewal, and strategic planning, who helps organizations and individuals realize full potential in life-giving and restorative ways.

- Visionary leader who empowers organizations to discern their vision, enabling them to bring that vision to fruition.
- Experienced “C-level” executive with a keen ability to quickly gather information to develop strategies that yield results.
- Inspirational communicator who capably and credibly articulates pertinent issues across all levels of an organization, while generating excitement and greater commitment to organizational objectives.

ACADEMIC APPOINTMENTS

Dean, The Business School, Worcester Polytechnic Institute 2021 – Present

- Create and elevate the quality of existing programs. Revised and achieved STEM designation for the BS in Management Engineering degree program. Launched new BS and MS degree programs in Financial Technology in 2023. Launching new STEM MBA in 2024.
- Grow enrollments. Established international relationships that helped increase new enrollments in graduate programs by 60 percent.
- Increase research. Invested in research enterprise, launching six academic labs that are a hub for university and industry collaboration and student projects.
- Increase fundraising for impact. Raised \$500,000 to launch a new FinTech Lab. Raised \$100,000 for new coursework. Increased giving through direct fundraising appeals.
- Increase diversity. Created a Dean’s Diversity Scholarship. Established partnerships in West Africa and India to increase diversity. Championed efforts to make the school more inclusive and representative.
- Maintain accreditation. Received re-accreditation from AACSB with high commendations in 2023.

Director, Lifelong Learning, Yale Divinity School 2017 – 2019

- Provided leadership in developing and implementing the overarching mission, vision, and strategy.
- Cooperate and collaborate with multiple stakeholders to identify, promote, and administer program offerings.

- Represented YDS to constituencies, translating needs into offerings that serve the church and world.
- Administratively managed the program's budget, implementation plans, resources, and communication strategy.
- Developed, implemented, and evaluated metrics to measure program success and improvement.
- Established the Lifelong Learning Program as a collaborative component of the full educational environment across YDS.

Adjunct, American Baptist Seminary of the West, Berkeley, CA

2016

Finding Sanctuary in the Midst of Leadership

The purpose of this course was to help students realize increased effectiveness in their leadership by creating sanctuary: a practice of taking time apart from one's leadership context in order to engage in spiritual practices. The course considered the challenges of leadership and how those challenges demand practices that restore spiritual well-being. It drew on Judeo-Christian theology, spiritual disciplines, and womanist leadership theory to craft a place of personal restoration that served to undergird each student in his/her leadership context.

Guest Lecturer

2012 – Present

- Worcester Polytechnic Institute, Worcester, MA – Lecturer in Reflective Practices for Leadership Effectiveness, 2021-Present.
- Yale Divinity School, New Haven, CT – Lecturer in Baptist Polity, 2018-2020.
- Lancaster Seminary, Lancaster, PA, Doctoral Program – Lecture on Spiritual Practices for Effective Leadership, October 2017-2020.
- Yale Divinity School, New Haven, CT – Clergy Scholars Program, 2018.
- Yale Divinity School, New Haven, CT – Theology and Medicine, Developed and facilitated grant funded Continuing Education cohort, 2017-2018.
- Berkeley Divinity School, New Haven, CT – Berkeley Colloquy Lecturer, 2018.
- Wentworth Institute of Technology, Boston, MA – Lecture on Leadership, March 2017; March 2016.
- Virginia Union Theological School – Lecture on the 7Rs of Sanctuary, March 2016.
- Andover Newton Theological School, Newton Centre, MA – Lectures on Leadership (April 2013), Spirituality (September 2013), Discernment (May 2014).
- School of Ministry, The American Baptist Churches of Massachusetts, Groton, MA – Lecture on Pastoral Ministry, 2014.

Special Consultant for Church and Alumni Relations

2008 – 2010

Andover Newton Theological School, Newton Centre, MA

- Developed outreach strategies for the Institutional Advancement Department to engage constituents in supporting the fundraising and development efforts of the school.
- Developed an organizational restructuring plan for the department.

Teaching Fellow and Group Leader, Field Education Supervisors

2009 – 2010

Andover Newton Theological School, Newton Centre, MA

- Led formation sessions for supervisors, providing coaching and mentoring.
- Lectured on supervision and leadership strategies.

NON-PROFIT EXPERIENCE

Director, Operations, All Girls Allowed, Inc.

2019 - 2020

- Re-established the company after it ceased operations in 2016. Restored non-profit status and company's "good standing" as a charitable institution. Developed new organizational mission, vision, and objectives.
- Managed daily operations and reported directly to the Founder & President, ensuring that all business operations were smooth and efficient. Evaluated and determined operational strategies, building a corporate culture of faith and service, and implemented organizational priorities.
- Managed philanthropic engagements which included the construction of a new school in Kigali, Rwanda, support of a school in Kasese, Uganda, and expansion of new partnerships.
- Participated and provided leadership in developing and implementing the overarching mission, vision, and strategic planning process. Built and cultivated a high-performing senior leadership team and played an active role in attracting, retaining, and developing a best-in-class staff.
- Developed online store and courses targeted to serve the personal development and faith-based market.
- Actively promoted All Girls Allowed to build its financial reserves and goodwill, securing resources, budgeting, and allocating resources appropriately, and maintaining accountability for the financial health of the organization.

Executive Director, The Ministers Council, American Baptist Churches, USA

2012 – 2017

- Define and implement strategic goals with a specific focus on revitalization, strengthening the organization and positioning it for health and sustainability.
 - Led a successful organizational restructuring effort to streamline governance and increase board engagement.
 - Enhanced the value proposition of membership, introducing permanent membership cards and membership-specific benefits.
 - Identified complementary providers to establish partnerships and expand service capabilities.
- Implement value-adding programs and re-engage membership with a renewed programmatic focus.
 - Led the 2016 Ministers Conference "The Holistic Maintenance of the Ministry," Chevy Chase, MD, August 2016.
 - Developed the 7Rs of Sanctuary Program to increase leadership effectiveness through spiritual practice – 2015 – 2019.
 - Developed the Clergy Initiative program to use the peer-group learning model to increase focus on individual health – September 2014.
 - Implemented the Ministers Council Retreat to provide an environment of respite and learning for clergy – August 2014, August 2015.
- Create new revenue streams and establish a fund development capability within the organization:
 - Closed \$150,000 in revenue for the Together in Ministry Capital Campaign.
 - Raised in excess of \$10,000 annually in giving.
 - Secured \$95,000 in grant funding for the 7Rs of Sanctuary program.

Senior Pastor, First Baptist Church in Needham, MA

2004 – 2012

- Led reorganizational efforts resulting in a renewed church vision, mission and ministry initiatives.

- Developed and strengthened the church and membership to help reverse trends of decline through engaged preaching, the establishment of new ministries and hands-on mission efforts.
- Generated new streams of revenue, and developed and implemented strategies to strengthen the financial position of the church.
- Implemented a broadcast ministry to share worship services via cable and online. Implemented multimedia capabilities to enhance worship experience. Created web and social networking presence.
- Expanded relations through community involvement. Active participant and organizer of interfaith clergy association programs. Represented the church in community events.
- Highly sought community speaker and preacher, offering keynote addresses at high schools, middle schools, community programs, and interfaith services.
- Trained and provided supervision for new ministers serving as a Field Education Supervisor and Watch Care pastor for ordination track ministers.

FOR-PROFIT EXPERIENCE

Independent Consultant

2003 – Present

- Lead custom, high impact consulting engagements, workshops and retreats, including strategic planning, conflict resolution, and leadership development. Recent engagements include:
 - Unitarian Universalist Ministers Association – Executive Coach to the Executive Leadership team, supporting efforts strategic planning, governance, and board development (Present).
 - Soul of Leadership – Developed and co-led an 18-month Leadership program to help leaders learn how to become “Soulful Leaders,” integrating spiritual practice, discernment and leadership theory, Spring 2023 – Fall 2024, Fall 2012 – Spring 2014.
 - Bethany House of Prayer – Consultant leading workshops and retreats for clergy (2022).
 - Clergy Well-Being Retreat – Co-led a virtual retreat for clergy (2020).
 - American Baptist Home Mission Societies – “You Are Not Alone,” Facilitator for a 700-registrant virtual retreat for faith leaders (2020).
 - American Baptist Home Mission Societies – Organizational restructuring and strategic planning engagement to help create an outward facing missional focus. repositioning the organization for national impact (2019).
 - Brockton Area Multi-Services Inc. – Board development and strategic planning retreat leader for a September 2019 board and leadership retreat (2019).
 - Urban Retreat for Clergy – Co-led a leadership retreat for clergy focused on renewal (2018).
 - Reformed Church in America – Led senior leadership retreat on Adaptive Leadership (2018).
 - 7Rs of Sanctuary – Developed and led a 12-month Leadership cohort-based program, helping clergy integrate spiritual practices and leadership to increase effectiveness in leadership. Led cohorts in Massachusetts (2015-2016), Washington (2016-2017), and Connecticut (2016-2017).
 - Shalem Institute – Soul of Leadership Lecturer, 2021 and served as facilitator for the Shalem Board Retreat, February 2016.
 - Pastoral Excellence Network – Engaged to lead programmatic efforts including Workshop facilitator at the Peer Power Conferences (2014-2016), Webinar speaker for the “PEN Talks” program; Retreat leader for the Mid-Career Clergy Retreat; Program review consultant to Lilly Endowment Department of Religion; Adjudication reviewer for program grants (2015-2016).

- Providence Baptist Church – Served as a Retreat leader to help the church leadership begin the strategic planning process, October 2015.

Chief Operating Officer / Chief Information Officer

2000 – 2003

SmartEnergy.com (Energy Services Provider)

- Established strategic direction based on financial goals for the customer operations, credit and collections and Human Resources organizations.
- Led a 70-person Information Technology team in the implementation, support and management of an Internet-based energy platform.
- Member of leadership team that raised \$15 million dollars in venture capital financing.
- Oversaw and financially managed a \$25 million dollar organizational budget.
- Maintained corporate technology infrastructure including internal and external network.
- Implemented revitalization strategies to bolster morale and productivity after significant layoffs.

Managing Director, IT Consulting

1999 – 2000

The Avicon Group (Business strategy and IT implementation consultancy)

- Managed delivery execution for a startup supply chain consulting firm.
- Led the development and management of the company's technology infrastructure and system administration.
- Active participant in business plan development and investors presentations to secure \$2 million dollars in venture capital.

Eastern Regional Director, Professional Services

1998 – 1999

Sherpa Corporation (Product Data Management applications and services)

- Managed the customization and maintenance of software applications to handle complex manufacturing operations.
- Generated 73% increase of revenues from Q1 to Q2 CY98 through account management strategies.
- Increased staff utilization by 100%.

Director, Engineering

1997 – 1998

AccuSoft Corporation (Image processing software solutions)

- Led the Development, Technical Services, Quality Assurance and Documentation departments.
- Managed the implementation of a new technical support administration system.
- Developed and implemented a new revenue-generating customer support program.
- Developed Consultative Services practice that successfully closed and delivered custom projects for Java document imaging, Internet check viewers and Image annotation.

Director of Delivery; Project Manager

1994 – 1997

Sapient Corporation (Consultative services and software solutions)

- Managed the design, development and implementation of client/server-based applications (client engagement, defining business requirements, rapidly prototyping software from requirements and software development lifecycle management):

- Designed a Pipeline Customer Service software application for a major natural gas pipeline transportation client to seamlessly integrate customer functions; Closed a \$5M implementation effort.
- Developed a logical three-tiered application for the State of Maine to convert Fee-for-service health care recipients to managed care; Application saved the State \$7 million for the two-year period 1997-1998.

Senior Software Engineering Manager, Senior Software Engineer 1984 – 1994
Digital Equipment Corporation (Hardware and Software manufacturer)

- Managed the worldwide implementation of a software solution to automate the installation of customer-ordered software on workstations and PCs in the manufacturing fulfillment cycle.
- Managed software engineering organization responsible for development and delivery of software applications supporting engineering and information technology organizations.
- Designed, developed and implemented automated test process applications that verified the configuration and assembly of mid-range system products prior to customer shipment.

Publications

Books:

Jackson, Debora, *Meant for Good: Fundamentals of Womanist Leadership*, (Valley Forge, PA: Judson Press, January 2020). ISBN: 978-0-8170-1810-8.

Jackson, Debora (2015), *Spiritual Practices for Effective Leadership: 7R's of Sanctuary for Pastors*, (Valley Forge, PA: Judson Press). ISBN: 978-0-8170-1758-3.

Book chapters:

Hudson Weems, Clenora, PhD., Ed. (2021). *Africana-Melenated Womanism: In It Together*, Forward by Debora Jackson.

Jackson, Debora (2021). "Faithful Female Financiers." In *Leading Change as Sacred Praxis*, Valerie Miles-Tribble, PhD., Ed., Reviews & Expositors (Sage) Journal.

Jackson, Debora (2020). The God Who Heals Amid Crisis. In Ramsey-Lucas, Curtis, (Ed.), *#InThisTogether Ministry in Times of Crisis*. (Valley Forge, PA: Judson Press). ISBN: 978-0-8170-1823-8.

Jackson, Debora (2010). Nurturing Ministerial Leadership through Supervision. In Margaret Benefiel, Geraldine Houghton (Eds.), *The Soul of Supervision: Integrating Practice and Theory* (pp. 39-54). (Eugene, OR: Wipf & Stock). ISBN: 978-0-8192-2376-0.

Benefiel, Margaret, Jackson, Debora (2009). Good Business in Tough Economic Times. In *Good Business: Putting Spiritual Principles into Practice at Work* (pp. 143-152). Unity Village, MO: Unity Press. ISBN: 978-0-87159-344-3.

Dissertation:

Jackson, Debora (2012). Sustained in Sanctuary: Restorative Spiritual Practices for Leadership Efficacy.

Articles:

Debora Jackson, Kwamie Dunbar, Joseph Sarkis, Robert Sarnie, Advancing Fintech through a transdisciplinary approach, iScience, Volume 26, Issue 9, 2023, 107694, ISSN 2589-0042, <https://doi.org/10.1016/j.isci.2023.107694>,
(<https://www.sciencedirect.com/science/article/pii/S2589004223017716>)

Debora Jackson, The Christian Citizen; regular contributor

- (2023) “Celebrating Black Woman’s History,” <https://christiancitizen.us/celebrating-black-womens-history/>.
- (2022) “The Hope of Advent,” <https://christiancitizen.us/the-hope-of-advent/>.
- (2022) “Declarations of Freedom: Reflections on Juneteenth and the Fourth of July,” <https://christiancitizen.us/declarations-of-freedom-reflections-on-juneteenth-and-the-fourth-of-july/>.
- (2022) “Women Mayors Breaking Glass Ceilings and Being Cut by the Shards,” <https://christiancitizen.us/women-mayors-breaking-glass-ceilings-and-being-cut-by-the-shards/>.
- (2022) “In Times Like These We Need Faith,” <https://christiancitizen.us/in-times-like-these-we-need-faith/>.
- (2022) “Martin Luther King and the Purpose of Education,” <https://christiancitizen.us/martin-luther-king-and-the-purpose-of-education/>.
- (2021) “The Bridge of Love to Healing and Our Current National Moment,” <https://christiancitizen.us/the-bridge-of-love-to-healing-bridgerton-and-our-current-national-moment/>.
- (2021) “Lead Like Martin? Yes and No,” <https://christiancitizen.us/lead-like-martin-yes-and-no/>.
- (2020) “Hamilton and History: Who Tells The Story,” <https://christiancitizen.us/hamilton-and-history-who-tells-the-story/>.
- (2020) “Chapter 11 for the Church,” <https://christiancitizen.us/chapter-11-for-the-church/>.
- (2020) “Memorial Day,” <https://christiancitizen.us/memorial-day/>.
- (2020) “Keep America Beautiful,” <https://christiancitizen.us/keep-america-beautiful/>.
- (2020) “African American Women: The Key to the Future of America,” <https://christiancitizen.us/african-american-women-the-key-to-the-future-of-america/>.
- (2019) “4 Things Leaders Do To Prepare for the Future,” <https://christiancitizen.us/4-things-leaders-do-to-prepare-churches-institutions-and-organizations-for-a-future-beyond-them/>.
- (2019) “Celebrating All Women for Mother’s Day,” <https://christiancitizen.us/celebrating-all-women-for-mothers-day/>.
- (2019) “Who Killed Jesus?” <https://christiancitizen.us/who-killed-jesus/>.

- (2019) “What Would Martin Do,” <https://christiancitizen.us/what-would-martin-do/>.
- (2018) “Is God Waiting for Us This Advent?” <https://christiancitizen.us/is-god-waiting-for-us-this-advent/>.
- (2018) “Making Lasting Footprints,” <https://christiancitizen.us/making-lasting-footprints/>.
- (2018) “It’s Not New,” <https://christiancitizen.us/its-not-new/>.
- (2018) “An Immigration Story,” <https://christiancitizen.us/an-immigration-story/>.
- (2018) “The Perils of Existing While Black,” <https://medium.com/christian-citizen/the-perils-of-existing-while-black-d2fa95dc94c0>.
- (2018) “Will We Get to the Promised Land?” <https://medium.com/christian-citizen/will-we-get-to-the-promised-land-60212ee7be6d>.
- (2018) “Enough is Enough,” <https://medium.com/christian-citizen/enough-is-enough-75d1eb595341>.
- (2017) “What is the Look of a Leader,” <https://medium.com/christian-citizen/what-is-the-look-of-a-leader-1b7156a36ebf>.

Debora Jackson, (2017) “How a legacy of oppression is transformed for the good,” Faith & Leadership, <https://www.faithandleadership.com/debora-jackson-how-legacy-oppression-transformed-good>.

Debora Jackson, (2016) “How my grandmother’s story helped me lead as an African American Woman.” Faith & Leadership, <https://www.faithandleadership.com/debora-jackson-how-my-grandmothers-story-helped-me-lead-african-american-woman>.

Debora Jackson, (2016) “Widows, Orphans, and Black Lives Matter,” Sojourners, <https://sojo.net/articles/widows-orphans-and-blacklivesmatter>.

Debora Jackson, (2016) “The 7Rs of Sanctuary: A process for effectiveness in leadership and spiritual well-being,” The Pastoral Excellence Network at Christian Theological Seminary, <http://www.cpx.cts.edu/network/blog/pastoral-excellence-network/2015/01/15/the-7rs-of-sanctuary-a-process-for-effectiveness-in-leadership-and-spiritual-well-being>.

Debora Jackson, (2004) Revitalize Post-Downsize with New Emphasis, *Boston Women’s Business Journal*. http://www.executivesoul.com/uploads/4/5/4/1/45415465/seven_strategies.pdf.

EDUCATION

Doctor of Ministry	2012
Andover Newton Theological School, Newton Centre, MA	
Major in Leadership, Graduated with Honors	

Master of Divinity	2006
Andover Newton Theological School, Newton Centre, MA	
Major in Spirituality, Graduated with Honors (first in class)	

Master of Engineering, Manufacturing Engineering 2000
 Worcester Polytechnic Institute, Worcester, MA
 Minor in Computer Science

Master of Science, Management 1989
 Worcester Polytechnic Institute, Worcester, MA

Bachelor of Science, Business 1984
 Indiana University, Bloomington, IN
 Double major: Quantitative Business Analysis and
 Operations and Systems Management

Honors and Awards

Worcester Business Journal Power 50 “The most influential people in the 2023 Central Massachusetts Economy.” May 2023.

Beta Gamma Sigma – International Business Honor Society Inductee, March 2023.

Our Bright Futures, Inc., 2023 Community Pathway Awardee, March 2023.

The Harry G. Stoddard Endowed Professor of Management, Worcester Polytechnic Institute, 2022.

Worcester Business Journal Power 50 “The most influential people in the 2021 Central Massachusetts Economy.” May 2021.

Worcester Polytechnic Institute Hall of Luminaries 2019 Inductee, 2019.

The Robert H. Goddard Alumni Award for Outstanding Professional Achievement – The Worcester Polytechnic Institute Alumni Association, 2019.

Illumination Book Award Book award, 2016 Silver Medal Winner – Ministry / Mission – Spiritual Practices for Effective Leadership: 7Rs of Sanctuary for Pastors by Debora Jackson.

Christian Leadership Initiative 2014-2015 Fellow. Highly selective, intensive 13-month educational program, co-sponsored by the American Jewish Committee and the Shalom Hartman Institute (SHI) taught by world-class SHI faculty.

William Randolph Hearst Scholarship Merit Scholarship Award Winner, Andover Newton Theological School, 2009-2012.

H. Otheman Smith Community Congregational Church Preaching Award Winner – In recognition of outstanding achievement in Preaching, Andover Newton Theological School, 2005-2006.

Board Appointments

MMBB - Financial Services Ministry, New York, NY

- Member, Board of Directors, 2023 – Present.

Ascentria Care Alliance – Social services organization, Worcester, MA

- Member, Board of Directors, 2022 – Present.

TeachRwanda, Kigali, Rwanda – School and Teacher Development program designed to provide education and resources to children in Kigali Rwanda.

- Member, Board of Directors, 2020 – Present.

Worcester Polytechnic Institute, Worcester, MA

- Member, Board of Trustees, 2012 - 2020;
- Chair, Student Affairs Committee, 2016 – 2020;
- Member, Diversity, Equity, and Inclusion Task Force, 2020;
- Chair, Diversity Advocacy Board, Office of Multicultural Affairs, 2014 - 2018.

Bethany House, Arlington, MA – Spiritual retreat and renewal center providing retreats, programming, and spiritual resources to churches, leaders, and laity.

- Member, Board of Directors, 2013 – 2020.

Massachusetts Baptist Multicultural Ministries, Lexington, MA – Faith based advocacy organization supporting new immigrants and refugees in Massachusetts.

- Member, Board of Directors, 2010 – 2019;
- Auditor, 2011-2013.

Volunteer Community Service

Economic Development Commission, City of Newton, MA – 2018 – Present

- Mayoral appointed commissioner promoting, assisting, and encouraging existing and new business, industry, and commerce in Newton, MA.

Commission on the Status of African Americans, Commonwealth of Massachusetts, 2021 – Present

- Gubernatorial appointed member serving as a resource to the commonwealth on issues affecting African Americans.

Minister of Worship, Peoples Baptist Church, Boston, MA – 2013 – 2021

Delta Sigma Theta Sorority, Inc. – An international, non-profit, public service sorority whose efforts are primary focused on the Black Community.

- Member, Eastern Region Chaplains Council – 2020 – Present;

- Social Action Committee Chair, for the states Massachusetts, New Hampshire, and Rhode Island, promoting political awareness, involvement, advocacy, and action in the sorority's chapters and our communities – 2018 – 2020;
- Member, South Middlesex County Alumnae Chapter – 1984 – Present;
- Member, National Strategic Planning Committee – 2013 – 2017;
- Member, National Membership Services Committee – 2004 – 2006;
- Chair, National Nominating Committee – 2004 – 2006;
- Member, National Executive Board – 2004 – 2006;
- Member, National Technology Task Force – 2000 – 2002;
- Member, National Nominating Committee – 1997-1999;
- Chaplain, 2002, 2004, 2008, 2010, 2013 National Conventions;
- Chaplain, 2009, 2011, 2014, 2016, 2018 Regional Conferences.