

Question	Answer	?/Comment	Topic	Question Time	Answered Time
Why is this presentation not captioned?	Captions should now be available. Please pardon the delay.	Question	Admin	9/15/2022 18:34	9/15/2022 18:37
Please let us know how many persons are on the Zoom call.	About 120	Question	Admin	9/15/2022 18:38	9/15/2022 18:41
In addition to providing a video transcript, will there be a written summary available to the public?	Hi Paula - we don't plan to write a specific report on this community forum, but will of course reference any outcomes in further communications. See also the Q&A log. If you'd like to stay up to date with BEUDO happenings, please sign up below if you are not already on the list! camb.ma/beoudupdates	Question	Admin	9/15/2022 18:38	9/15/2022 18:51
What city councilors are on the call?	Currently Mayor Siddiqui, Councillors Nolan, Toner and Zondervan are on the call. Some of the councillors had conflicts, and will join later. And all indicated that they look forward to reviewing the report from the meeting.	Question	Admin	9/15/2022 18:43	9/15/2022 18:47
When you post any draft of the amendments please include the date of the draft. Thanks	The date of all documents is recorded along with the draft, thanks!	Comment	Admin	9/15/2022 19:20	9/15/2022 19:24
Will a recording of this meeting be available? If so, how could it be accessed? Thank you, Can you show the amendments you did not incorporate for Transparency? RE: Chamber Business Group proposed amendments?	Yes, a recording is available at www.cambridgema.gov/beudo	Question	Admin	9/15/2022 19:31	9/15/2022 20:08
Can we read the Q&A after the meeting?	live answered	Question	Admin	9/15/2022 19:44	9/15/2022 20:14
Will a transcript of the meeting be available?	Yes	Question	Admin	9/15/2022 19:52	
Is the contents of Q&A viewable in the video recording of the meeting?	live answered	Question	Admin	9/15/2022 20:05	9/15/2022 20:19
Why are you not including the fee schedule in the 2021 plan? When do residential buildings have to start paying the BEUDO tax? When do commercial buildings have to start paying the BEUDO tax?	The current proposal is for residential buildings to achieve a 50% GHG reduction beginning in 2030 through 2036, a 66.7% reduction (from the baseline) 2037-2043, an 83.4% reduction 2044-2049, and a 100% reduction 2050 onwards. Commercial buildings must make a 20% reduction beginning in 2025, an additional 8% reduction per year through 2034, and then a 100% reduction from 2035 onwards.	Question	Compliance	9/15/2022 18:51	
Why are you giving non-residential buildings 15 less years to comply?	live answered	Question	Compliance	9/15/2022 18:52	9/15/2022 18:53
What does the fee translate to per condo unit? per small commercial building? and per large?	If alternative compliance credits or fines are used/issued, the amount will depend based on the volume needed or length of violation. The per-unit responsibility will then vary by building size.	Question	Compliance	9/15/2022 18:54	
Can a residential building like a condominium choose an alternative baseline from any years after 2014? Are there restrictions on what years can be chosen?	live answered	Question	Compliance	9/15/2022 18:54	9/15/2022 18:57
Why is there only a one time deferral option for capital projects?	It's not one time but CDD has to approve each deferral. You could theoretically defer multiple years to the same capital project and then roll up those deferred reductions in the actually produced reductions after the project is completed.	Question	Compliance	9/15/2022 18:55	9/15/2022 19:00
So the alternative credits will not be available to the residential buildings?	Alternative Compliance Credits would be available to any BEUDO property which meets the requirements of compliance with the ordinance	Question	Compliance	9/15/2022 18:55	9/15/2022 19:03
How many verified local carbon credits are currently available ?	live answered	Question	Compliance	9/15/2022 18:58	9/15/2022 18:58
Would "new offsite renewable energy" — which is credited against electricity use — be topped off up to the \$234/ton price, as with direct emissions?	No	Question	Compliance	9/15/2022 19:01	9/15/2022 19:02
Much of the energy use in condo buildings is aggregate electricity purchased individually by condo owners. As far as I know, trustees have no mechanism for requiring owners to buy potentially more expensive carbon neutral electricity. Please comment.	live answered	Question	Compliance	9/15/2022 19:01	9/15/2022 19:27
I live in a condo building where 40 percent of the building's gas use comes from one commercial property, a restaurant. The association has no ability to force any reduction of this energy use. Shouldn't that metered gas use be eliminated from the building's BEUDO total, otherwise residents are being forced to subsidize energy intensive commercial use.	live answered	Comment	Compliance	9/15/2022 19:02	9/15/2022 19:44
Hypothetical - if a building has recently been built/retrofitted with modern equipment that does not comply with BEUDO, what are their options?	The building would have access to all the same compliance mechanisms.	Question	Compliance	9/15/2022 19:02	9/15/2022 19:03

Are there any proposals under consideration to lower the threshold of applicability below 50 units for residential buildings (I live in a 48-unit building)?	Currently there is not a specific proposal. However, in the not too distant future, every building, including single family homes will have to become net zero. the entire city will have to be net zero long before 2050 if we are to be environmental leaders.	Question	Compliance	9/15/2022 19:02	9/15/2022 19:20
Page 2 of the amended ordinance page downloaded from the CDD states: " No new Deferred Credits will be approved by the Department after 2035, nor shall the Department approve Deferred Credits against more than one capital project per building."	Right; we don't want them to keep track of multiple simultaneous capital projects that emissions are deferred to. But serial capital projects are allowed, and multiple deferrals against the same project are allowed.	Question	Compliance	9/15/2022 19:02	9/15/2022 19:04
Given that this imposes financial hardship on building owners and tenants, shouldn't the city's initial focus be on cleaning up its own house (so to speak) by net-zero'ing ALL its own buildings first?	Yes - and the city has been working to reduced emissions from its own buildings, and has reduced our own emissions significantly. We are on track to have our operations be net zero before 2050 - and have a goal of 2035.	Comment	Compliance	9/15/2022 19:04	9/15/2022 19:22
Will the building's Benchmarking Information be for the entire building or is the building split between the Condominium common areas and individual units with separate Owners? Will energy usage and emissions be measured for individual units and Condominium common area or for the entire building? Will the Trustees of the Condominium be responsible for the replacement of gas-fired equipment in individual units which by the Master Deed is the responsibility of unit owners? Will individual unit owners with less than 25,000 square feet in total be exempt from the ordinance (and excluded from the total building) or will the unit owners with less than 25,000 square feet be included in the entire building with all of the unit owners and Condominium common area being viewed as a Large Non-Residential Covered Building? Do unit owners, Trustees or both gather and maintain records under the ordinance? Does the City assess fines against the unit owners, the Trustees or both?	BEUDO compliance is applied at the parcel level	Question	Compliance	9/15/2022 19:04	
Have there been any discussions about the impacts to healthcare facilities? Senior living complexes? Nursing homes? Skilled nursing facilities?	live answered	Question	Compliance	9/15/2022 19:05	9/15/2022 19:45
I'm in full support of the Green New Deal amendment. Can you expand on "local carbon credits" and other flexibility mechanisms available to building owners? Thanks.	live answered	Question	Compliance	9/15/2022 19:06	9/15/2022 19:06
You have just announced a change in the schedule for residential retrofit. We have previously been told 33% reduction by 2027, 67% reduction by 2034. Please confirm the new schedule.	The current proposal for residential was in the presentation, which is available. This entire proposal is still under consideration - nothing has been approved yet.	Question	Compliance	9/15/2022 19:06	9/15/2022 19:24
In the case of large single tenant buildings where the tenant is directly responsible for 100% of the utility costs per legal lease agreements, who would be responsible for compliance?	Per the language of the Ordinance, the owner is ultimately responsible for compliance with any requirements, benchmarking or emissions reductions	Question	Compliance	9/15/2022 19:07	9/15/2022 19:13
Where can we obtain a list of all the buildings to which the ordinance will apply?	Hi Beth - on the BEUDO website, under the tab of "Who Has to Report", there is a searchable table of all BEUDO buildings. Additionally, you can see all data reported in the Open Data portal here: https://data.cambridgema.gov/Energy-and-the-Environment/Cambridge-Building-Energy-and-Water-Use-Data-Disc/72g6-j7aq/data	Question	Compliance	9/15/2022 19:08	9/15/2022 19:38
What about historical properties which will never get to net zero in preservaton properties.	This was addressed live by Susanne Rasmussen	Question	Compliance	9/15/2022 19:08	9/15/2022 20:30
There should be some provision for excluding for-profit commercial units in condominiums from the energy totals, since AFAIK condominiums have no control over the energy use of those units.	live answered	Question	Compliance	9/15/2022 19:09	9/15/2022 19:57
I am a property manager of condominium buildings.					
Many of the buildings I manage are 100+ year old mass masonry buildings.					
According to the information presented. The baseline for these buildings would be based on 2018/2019 reporting.					
What if we took major energy efficiency measures prior to 2018/2019. How can we get "credit" for those past initiatives?	You get credit because you have less to reduce now to get to zero.	Question	Compliance	9/15/2022 19:10	9/15/2022 19:11

	residential is still significant. we recognize that we cannot do everything all at once. since residential do contribute - we eventually need every single residence to be net zero. that includes all buildings - whether large apartment or condo or single and two family. we're proposing a 13 year timeline for non residential and a 28 year timeline for residential. the climate crisis is real and we need to move ahead.	Question	Compliance	9/15/2022 19:10	9/15/2022 19:30
Patty. If residential is such a small part of the problem, why are we including them at all? are there any proposals under consideration to lower the threshold of applicability below 50 units for residential buildings (I live in a 48-unit building)?	live answered	Question	Compliance	9/15/2022 19:14	9/15/2022 19:36
The amendment that accelerated the timeline to 2035 included housing over 50 units, now we are hearing that these buildings would revert to the timeline of 2050. Could you clarify this?	Actually the language has not yet been formally amended. The vote asked CDD to propose language that would adjust the timeline. The currently proposed language has the 2035 target for non-residential, but that language has not been formally adopted yet by the Ordinance Committee.	Question	Compliance	9/15/2022 19:16	9/15/2022 19:17
The amendment that accelerated the timeline to 2035 included housing over 50 units, now we are hearing that these buildings would revert to the timeline of 2050. Could you clarify this?	I want to confirm - the net zero deadline currently under consideration is 2035 for non residential, and 2050 for residential	Question	Compliance	9/15/2022 19:16	9/15/2022 19:27
The current draft of the amendments at https://www.cambridgema.gov/CDD/zoninganddevelopment/sustainabledevelopment/buildingenergydisclosure sure ordinance still has the problem with "pre-existing Residential" not being tracked into clause (7)(b) subsections. I hope this has been fixed in the current draft!		Comment	Compliance	9/15/2022 19:19	
What about lab buildings? Will you consider an exception on the timeline for life sciences given the unique challenges they face reaching net zero.	I'm not in favor of that; the technology and capabilities exist for these buildings to comply.	Question	Compliance	9/15/2022 19:19	9/15/2022 19:20
Sorry, repeat question because I don't want it to be anonymous; per Seth's comment re. EVs - if a commercial unit in a condo is using gas for cooking - not for heat/hot water "for the building"- and is separately metered, shouldn't that gas consumption then be able to be excluded?		Comment	Compliance	9/15/2022 19:22	
When will smaller buildings (e.g. single family homes) be brought in?	There are other policies in the Net Zero Action Plan being considered for single family homes including time of sale energy efficiency requirements.	Question	Compliance	9/15/2022 19:27	9/15/2022 19:28
Again: WHERE CAN WE OBTAIN A LIST OF ALL BUILDINGS TO WHICH THE ORDINANCE WILL APPLY?	The list of BEUDO buildings is available on the city website Open Data Portal. Here is a map with all buildings: https://cambridgegis.maps.arcgis.com/apps/MapSeries/index.html?appid=e3a5a58234cb49c9ab502cd1166383f8	Question	Compliance	9/15/2022 19:27	9/15/2022 19:36
Trustees cannot influence individual apartment use consumption, this is another fallacy of treating us as an aggregate.		Comment	Compliance	9/15/2022 19:28	
What is the proposed solution for older buildings with gas-fired steam heat? Our estimate is that my share of this cost for my one-bedroom condo would be \$100,000. If you believe this estimate is high please be specific as to what I should expect.	We have studied pathways to electrifying a variety of building types, and are in the process of finalizing the results. Keep in mind that a variety of compliance pathways are available for residential buildings and the requirements will be phased in over time.	Question	Compliance	9/15/2022 19:28	
Our healthcare facilities (Mount Auburn Hospital, CHA, Santa Maria Nursing Home and Spaulding etc.) will all face tremendous barriers in meeting these BEUDO requirements. Is the City expecting these facilities to reduce occupancy in order to upgrade and retrofit? This could cause a huge issue for the entire community. Ithaca, BTW, already gets 80% of its electricity from renewables (hydro and nuclear). This is very different from Cambridge.	live answered	Question	Compliance	9/15/2022 19:30	9/15/2022 20:13
Adjacent cities and towns, as well as the Commonwealth have different compliance dates. Won't this penalize Cambridge business and drive exiting business to those communities?	we are working on a plan to provide a 100% renewable energy electricity option for Cambridge entities.	Comment	Compliance	9/15/2022 19:30	9/15/2022 19:37
Why not freeze (sunset ordinance) if green energy is not available. Also why pay a differential. If offsets work why collect money. Lastly why make folks pay penalties who are making capital investments. total disincentive to invest. these are our same concerns .These are very straightforward	live answered	Question	Compliance	9/15/2022 19:31	9/15/2022 20:13
If you agree with that condos emit less GHG (per unit) than single family home, could you consider excluding residential buildings from the BEUDO building ordinance and treats condos when you make policies to the plan you handle single family buildings?	Yes, that is a reasonable approach that will be discussed and considered by the Ordinance Committee.	Question	Compliance	9/15/2022 19:34	9/15/2022 19:36

<p>Is compliance money collected by the City at \$234 per ton going to be used by the City only for directly reducing emissions in Cambridge? And how does it make sense to pay \$234 per ton to the City when an owner could reduce 10x more emissions outside of the city therefore having greater climate impact?</p>	<p>local emission pollution needs to be done. The public health and environmental justice aspects of local emission pollution should not be allowed to be cheaply offset by reducing pollution in other places. Just as cleaning up anything is more expensive in Cambridge, you shouldn't be able to pay for clean up somewhere else and claim you are done cleanig.</p>	Question	Compliance	9/15/2022 19:38	9/15/2022 19:55
<p>The city's own data shows that all residential properties contribute 20 percent of the City's greenhouse gas production, but covered BEUDO residential properties only 5% (and condominiums only 1.1%). Using the City's 2016 Housing Profile data, we can see that BEUDO residential buildings represent 39% of the city's dwelling units but produce only 25% of the residential greenhouse gases. On the other hand, non-BEUDO residential buildings produce 75% of the residential greenhouse gases but represent 61% of the dwelling units, supporting the notion that larger, more dense buildings are more carbon sparing than smaller ones. The inherent efficiency of large residential buildings is further confirmed by the fact that when looking at BUEDO's reported multifamily emission data, those buildings generally have lower than average per household and per capita annual annual CO2e emissions.</p>	<p>yes - efficiency matters. Which is why we're focused on non residential at first. Eventually all buildings in the city will have to be fossil fuel free. the climate crisis demands it. The only question is when.</p>	Comment	Compliance	9/15/2022 19:38	9/15/2022 19:53
<p>Why would Cambridge require building owners to pay penalties to the City after fully negating building emissions through the ordinance's various mechanisms?</p>	<p>We would not. Can you elaborate? There are no penalties in the ordinance other than for non-compliance.</p>	Question	Compliance	9/15/2022 19:40	9/15/2022 19:43
<p>Could someone explain clearly what goes into the net calculation? Sometimes it is unclear if we are discussing zero emissions or net zero emissions.</p>	<p>It's net zero emissions over the course of one year. So for example if you building produces lots of solar electricity in the summer, that gets subtracted from grid electricity consumption in the winter. The result should be zero or less.</p>	Question	Compliance	9/15/2022 19:40	9/15/2022 19:44
<p>I second the consideration that residential properties be dropped from this current ordinance. BEUDO residential buildings (based on the city's data) make up 5% of the city's total emissions and the rest of housing is 15%. Furthermore BEUDO residential buildings represent only 39 % of the city's housing units and 25% of the residential emissions. Other housing represents 61 percent of the housing units and make up 75% of the residential emissions. YOU are squeezing the wrong lemon.</p>	<p>live answered</p>	Comment	Compliance	9/15/2022 19:41	9/15/2022 20:14
<p>My understanding is that if the cost of fully offsetting emissions is less than the \$234 penalty, the owner would have to pay the difference.</p>	<p>\$234 is not a penalty but a compliance mechanism. If you are buying offsets that cost less than \$234 then they are likely not high quality emissions removal offsets. \$234 is the cost of removing emissions from a local building and that price point has to be maintained to ensure there is an incentive to actually remove the emissions instead of paying the offset.</p>	Question	Compliance	9/15/2022 19:46	9/15/2022 19:50
<p>My understanding is that if the cost of fully offsetting emissions is less than the \$234 penalty, the owner would have to pay the difference.</p>	<p>If the emission pollution is reduced for less than \$234/ton, no additional payment. If the emission pollution is offset by a non local credit that is less than \$234 then the difference needs to be paid - since local pollution needs to be offset locally.</p>	Question	Compliance	9/15/2022 19:46	9/15/2022 19:50
<p>asako severn & Quinton: why not just make it apply to everyone fairly instead of singling 50+ unit buildings out?</p>	<p>They're not being singled out; 50+ buildings are subject to the ordinance now. It's not feasible to monitor individual smaller buildings' emissions, but exempting 50+ unit buildings from the reduction requirements is a reasonable approach that will be discussed and considered by the Ordinance Committee.</p>	Question	Compliance	9/15/2022 19:47	9/15/2022 19:50
<p>BERDO hasn't really been implemented in the form of a tax</p>	<p>BEUDO is not a tax either.</p>	Comment	Compliance	9/15/2022 19:49	9/15/2022 19:50
<p>And think about how individual homeowners and tenants without the wealth to manage these increased costs might get some help to do so. ie put on your Environmental Justice hats when thinking about this.</p>	<p>Yes single family home owners can do the analysis (I'm doing it for my home) but CDD cannot manage that volume of buildings in terms of compliance. I agree with you that it isn't fair, but we are not singling you out, it's just an artifact of the existing ordinance being amended right now.</p>	Comment	Compliance	9/15/2022 19:52	9/15/2022 19:53
<p>Quinton that is just a rationalization. The same data input we have to do could actually be done FAR more easily by a single family homeowner! And I said back in 2014 or so that it wasn't fair to single us out. In the case where tenants are responsible for maintaining their own space and mechanical equipment per legal lease agreements, can you clarify if the responsibility to reach net zero by 2035 falls solely on the owner?</p>	<p>The parcel owner is ultimately responsible for compliance with the ordinance.</p>	Question	Compliance	9/15/2022 19:52	

Some European countries like the Netherlands make it a priority to make this a common project and emphasize that “we are all in this together.” By focusing on fewer than half of households, requiring painful sacrifice of them and not of the majority of households, Cambridge is sending the opposite message. Why is it O.K. to make a building with 50 units pay for credits for work not done, while a building with 49 units pays nothing for work not done?		Comment	Compliance	9/15/2022 19:53	
Inputting all the data is an extra burden imposed on us you all said it was easy to make us comply because we had the management staffing to do it, but in fact we have to pay for that service.		Comment	Compliance	9/15/2022 19:53	
We are not singling you out...it’s just that we did before. Come on. That’s a tautology	Fair enough; I wasn’t here for that original vote; I’m just saying that the council is not deliberately targeting 50+ unit buildings and the opportunity remains to exempt them.	Comment	Compliance	9/15/2022 19:54	9/15/2022 19:55
Doesn’t the legality of the Alternative Compliance Credits, hinge on timeline due to its impact on feasibility? Meaning BERDO doesn’t have a tax (because there are more ways to achieve 2050), while the BEUDO proposal might		Comment	Compliance	9/15/2022 19:55	
A review of the prosed ordinance leaves one to believe that if a commercial property owner owns multiple properties (none of which are 25,000SF or more) but cumulatively are over 25,000SF they will be subject to the ordinance. Please provide clarity.	That is not correct. Property owners can choose to combine multiple buildings into a “campus” but buildings under 25,000 are not subject to the ordinance if they are on separate parcels. Buildings under 25,000sf on a single parcel with aggregate square footage over 25,000 are subject.	Question	Compliance	9/15/2022 19:59	9/15/2022 20:00
Doesn’t a 2018-19 baseline reward building owners who haven’t been implementing incremental efficiency measures over a number of years? Many of us started taking all of the reasonable and available measures over the course of time so our 2018-19 baseline would be much cleaner than others’. And the feasibility of further measurements for those of us who have been conscientious is either financially, technologically, or practically much more challenging.	All those reductions count because you don’t have to make them again.	Question	Compliance	9/15/2022 19:59	9/15/2022 20:01
Listening to this discussion I feel more and more strongly that the same rules should not apply to residential buildings as to nonresidential buildings.		Comment	Compliance	9/15/2022 20:01	
To Marilee’s question, I appreciate the comment but aren’t condo owners going to be on the 2050 timeline, more than 20 years away?	yes - all residential are on a 2050 timeline. And the city is aware that many residents will need financial support to meet the goals. We are committed to making sure the solution is equitable	Question	Compliance	9/15/2022 20:01	9/15/2022 20:07
Have there been any discussions about the impact to hospitals, skilled nursing facilities, senior independent living residences (i.e., reduced/relocated room capacity at health care facilities)?	Healthcare facilities have not been separated out, and would have the same range of compliance options as other buiding types to align with their operational needs.	Question	Compliance	9/15/2022 20:01	
How will this work for biz condo buidling where individual owners are under 25k sq ft but the collective building is over. Will individual owners be responsible for common areas and others that are out of compliance?	Compliance is ultimately measured at the parcel level	Question	Compliance	9/15/2022 20:03	
I think my question was skipped: In the case where tenants are responsible for maintaining their own space and mechanical equipment per legal lease agreements, can you clarify if the responsibility to reach net zero by 2035 falls solely on the owner?	live answered	Question	Compliance	9/15/2022 20:05	9/15/2022 20:25
I have seen repeated assertions that starting from a better baseline pays for itself because you have less work to do to achieve net zero. But since each building must reduce relative to its own individual baseline, “dirtier” buildings can more easily make the required percentage reductions, plus they are not paying for recent capital expenditures to improve energy efficiency.	live answered	Question	Compliance	9/15/2022 20:07	9/15/2022 20:19
More than half the properties in the City are non compliant to the zoning ordinance. Many properties are considered historic or in historic or conservation districts. Those are the local regulations I am asking about.	live answered	Comment	Compliance	9/15/2022 20:07	9/15/2022 20:25
we are on a “2050” timeline but must cut by 50% in the not too distant future AND the cutting by 50% is not possible without retrofitting...we can’t just retrofit half. There’s no way to do that. We have one central boiler / heat plant for 66 units.		Comment	Compliance	9/15/2022 20:10	
Quentin, to your statement “All those reductions count because you don’t have to make them again.” this is not true for buildings like mine who only a couple of years ago replaced our entire heating and AC systems after consultation with MassSave and would now have to replace it all over again.	Eventually, yes, but that’s true anyway, regardless of this ordinance. Equipment has to be replaced, and emissions have to be eliminated eventually anyway. But since you have a lower baseline it will be easier to get the required reductions from other means and defer the equipment upgrade; for example through 100% renewable energy provided through the CCC.	Comment	Compliance	9/15/2022 20:10	9/15/2022 20:12

It's not about lights & so forth it's about heating.		Comment	Compliance	9/15/2022 20:10	
Yes, this is an important point I forgot to make. The only way to "cut by half" is to buy credits. (which I find to be a questionable practice.)	if emissions come from electricity, by moving to 100% renewable energy electricity, which the city and Eversource are working on providing, then those emissions are cut.	Comment	Compliance	9/15/2022 20:11	9/15/2022 20:14
Will the offset cost increase over time?	That is possible yes, but it is based on cost of removing emissions, so those costs could also come down over time.	Question	Compliance	9/15/2022 20:13	9/15/2022 20:14
How is the Alternative Compliance Credit an "offset" if it doesn't actually remove emissions/offset?	Because the money would be spent to remove emissions.	Question	Compliance	9/15/2022 20:14	9/15/2022 20:15
Quinton it is harder to get the last ten to twenty percent of energy reduction that the first 80 percent. If you had every retrofitted a building you would know that.	I do know that and I agree with you but what's your point?	Comment	Compliance	9/15/2022 20:14	9/15/2022 20:15
So by 2030 either we need to have raised some six figure number -or- we start levying additional fees to buy the multiple \$234 credits.	or you have electricity that is 100% renewable. for many residential buildings, electricity represents currently half the emissions. which means if it goes to 100% renewable, then emissions are halved.				
Either way in the next year or two we will have to start levying revenue from the owners to create a capital reserve to be able to eventually do this. My last back of the envelope calculation	And I have been right for over a decade. Furthermore 2050 is 25 years after the start of compliance. If we can't figure out how to get rid of those emissions in the ensuing 25 years we're screwed anyway. I'm not saying it's easy, I'm saying that you can defer the hardest part until the end and can get a lot more reductions for free early on through e.g. the Community Choice Electricity program which will be adding renewable content over the next few years.	Comment	Compliance	9/15/2022 20:16	9/15/2022 20:18
Your answer the the guy suggests who did energy work before the base year suggests to me tat you think the rest will be easy when in fact that will be the hardest to get done. I know you think the technology is just around the corner but you have been saying that for a decade.		Comment	Compliance	9/15/2022 20:18	9/15/2022 20:20
Patty it's not electricity its fuel/gas for most of the older buildings. The high cost will be the high cost of converting to electricity for heating. That's the only tech that is currently truly available for large multi unit residential for heating.	live answered	Comment	Compliance	9/15/2022 20:19	9/15/2022 20:25
The fact that you are starting from a lower baseline thus have less effort to make to get to net zero does not take into account the actual "wasted" expenditure, perhaps \$200K or \$300K, that goes by the wayside.	How are you calling that wasted when it will reduce energy bills and emissions for years?	Comment	Compliance	9/15/2022 20:23	9/15/2022 20:24
Electric heat pumps & mini splits will not work in older multi unit residential buildings. The tech isn't there accordign to the NRDC		Comment	Compliance	9/15/2022 20:29	
How do you know that buildings cause more emissions than cars in Cambridge? Where are those numbers published?	The information referenced can be found in our Community Emissions reports, found here: https://www.cambridgema.gov/CDD/climateandenergy/greenhousegasemissions/communityemissions	Question	Data	9/15/2022 18:40	9/15/2022 18:42
Is the GHG analysis publicly available?	The information referenced can be found in our Community Emissions reports, found here: https://www.cambridgema.gov/CDD/climateandenergy/greenhousegasemissions/communityemissions	Question	Data	9/15/2022 18:42	9/15/2022 18:43
What methodology is used to determine GHG emissions and are you certain you are accurate? If so please explain. What is the break down in ghg emissions between Residential, Small Commercial, and Large Commercial?	The methodology follows the Global Protocol for Community-Scale Greenhouse Gas Emission Inventories. More information on the report can be found here: https://www.cambridgema.gov/CDD/climateandenergy/greenhousegasemissions/communityemissions	Question	Data	9/15/2022 18:45	9/15/2022 18:47
I read that 80% of GHG are from 6% of the buildings. condos off gas less than single family and multi family because they share infrastructure. is that right?	live answered	Question	Data	9/15/2022 19:02	9/15/2022 19:29
What percentage of Cambridge emissions come from biotech in Kendall Square?	A significant percent - the newest buildings have far less emissions, which gives hope that the existing buildings can lower their emissions.	Question	Data	9/15/2022 19:03	9/15/2022 20:01
BEUDO residential buildings make up 1/4 of the emissions of the entire City (5%); non-BEUDO residential buildings make up 15% but are not covered by the ordinance		Comment	Data	9/15/2022 19:13	

What are the comparative contributions to emissions by different sizes of residential buildings based on number of units/households?	The Cambridge GHG inventory does not break down emissions by residential building size, but based on reported BEUDO data we estimate residential buildings subject to BEUDO to account for about 1/3 of total residential emissions. For more, see https://www.cambridgema.gov/CDD/climateandenergy/greenhousegasemissions/communityemissions	Question	Data	9/15/2022 19:25	
I agree with comments emphasizing the hardship for residential buildings compared to non-residential (who can deduct or depreciate costs or pass them on). Even the delay of reaching net zero is insufficient and partially illusory when the first step is a 50% reduction in 2030. How does the contribution of residential BEUDO buildings compare to other sectors such as transportation?	Transportation is responsible for about 10% of citywide GHG emissions. Residential BEUDO buildings are responsible for about 7% of citywide GHG emissions.	Question	Data	9/15/2022 19:55	
what is a "parcel"?	A parcel is also referred to as a 'map lot', these are lines drawn around property boundaries often for tax and assessing purposes. A parcel of land can contain no buildings, one building, or multiple buildings.	Question	Definitions	9/15/2022 18:43	9/15/2022 18:45
Our building was not invited and no condo buildings I'm aware of were aware of this. I checked with the management company that does our reporting. (which we have to pay them to do.)	live answered	Comment	Engagement	9/15/2022 18:46	9/15/2022 18:56
When was the invitation sent to property manager/owners sent? When did those invitations stop?	live answered	Question	Engagement	9/15/2022 18:47	9/15/2022 18:48
Of the property owners you reached out to who was at the table in 2021? No one in my district (Central Square) was notified and several have no idea they are supposed to submit. Can you provide a list of property owners you have been working with?	live answered	Question	Engagement	9/15/2022 18:48	9/15/2022 18:49
Considering that young people have the most at stake when it comes to climate change, why are only property owners considered "stakeholders" in this conversation? Shouldn't we reframe our language to be more inclusive?	All residents, including young people are stakeholders. We can make that clear. The only people affected by needing to take action based on BEUDO are property owners, by definition. If that wasn't clear, apologies.	Comment	Engagement	9/15/2022 18:52	9/15/2022 18:55
As I understand it 40 meetings were held before this first briefing. Is that correct and if so why was that?	Those were meetings held by a subgroup of owners - to review how to structure amendments so BEUDO could be effective. The council was not involved. Now we are committed to having a more open inclusive process moving forward - and together get to real reductions in our emission pollution.	Question	Engagement	9/15/2022 19:02	9/15/2022 20:00
When will the City provide detailed and specific responses to the heavily researched and good faith amendments proposed by the Chamber Business Group?	live answered	Question	Engagement	9/15/2022 19:03	9/15/2022 19:41
I am surprised that this process and multiple meetings have been happening when the BEUDO buildings (mine) have not been informed.	live answered	Comment	Engagement	9/15/2022 19:04	9/15/2022 19:29
Has the Executive Office of the City, the City Manager's office and particularly the new City Manger who just started in the job in the past week weighed in on these amendments?	live answered	Question	Engagement	9/15/2022 19:04	9/15/2022 19:56
What feedback on the feasibility/achievability of this timeline have you gotten from large commercial developers (eg alexandria, biomedRealty, New England Development etc) and the universities?	live answered	Question	Engagement	9/15/2022 19:07	9/15/2022 19:47
not even trustees of a 58 unit condo building heard about this.	live answered	Comment	Engagement	9/15/2022 19:07	9/15/2022 19:31
We have been told to date that eversource has not been at the table and theyve not been present at any meeting I've attended. What input have they provided and to whom are you speaking? When did they attend the meetings?	live answered	Question	Engagement	9/15/2022 19:11	9/15/2022 19:53
Understood that Eversource is "aware" of the proposed BEUDO amendments, but why have they never testified and why are they not part of this webinar? They are a central lynchpin of this initiative and their absence is mystifying at best.	live answered	Question	Engagement	9/15/2022 19:12	9/15/2022 19:53
Has anyone at all from Eversource been involved in the discussion of THESE amenedments? And where are they tonight offering any testimony? I keep hearing from the City that they are involved but I do not hear that from Eversource.	live answered	Question	Engagement	9/15/2022 19:13	9/15/2022 19:13
NO REPRESENTATION OF CONDO ASSOCIATIONS IN THE WORKING GROUP:					
We have been subject to the ordinance since its inception, the same management group has been our manager since the inception of the ordnance. My manager read through all his old emails searching for an invite and found nothing	live answered	Comment	Engagement	9/15/2022 19:18	9/15/2022 19:20
There was not a single condo association represented. Also: inviting our managment companies which are responsible for doing repairs etc. did not get to the policy makers on this issue: the condo boards. The board membership is filed with the state each year. You could have found that information.	live answered	Comment	Engagement	9/15/2022 19:19	9/15/2022 19:21

contacting management companies don't get to the trustees who run the building. if 1100 buildings need converting why weren't we at the table? Who is paying? How do we keep up with capital projects while funding this as well? nest eggs will be lost.	Comment	Engagement	9/15/2022 19:23		
The city should realize that unless condo management companies are paid to attend meetings, they will not. Inviting the property manager of a condo without informing the board of trustees that they should attend, insures they will not attend. You had an obligation to notify trustees, who have the fiduciary responsibility for their buildings. Not management companies. As a result, condo buildings have been eliminated from the early conceptual development of this policy. Our issues have not been heard.	Thank you for your comment Sharon, and again the City and Council apologize for inconsistent outreach to BEUDO owners such as condo tenants. We have set up a form where anyone can add their name to a list to be contacted re: BEUDO: camb.ma/beudoupdates	Comment	Engagement	9/15/2022 19:26	9/15/2022 20:28
Has Eversource looked or provided input on the new amendments?	Eversource has been part of the amendment discussion process and has not provided specific comments on the current version.	Question	Engagement	9/15/2022 19:38	
Eversource is NOT ON BOARD		Comment	Engagement	9/15/2022 19:39	
Where is Eversource tonight? Why arent they participating in this discussion appening right now? these are comments/feedback	Eversource has been part of the amendment discussion process and has not provided specific comments on the current version.	Question	Engagement	9/15/2022 19:39	
(1) you mention that 50+ condo buildings are more ready to respond to the ordinance because they are managed by the professional buildings. However, the age of the building poses a great hardle. Technically it is very difficult to retrofit.					
(2) we just spent a lot of money to replace the steam heat boiler (fueled by natural gas) The condo board of trustees, not the management company, should have been in the loop much earlier.		Comment	Engagement	9/15/2022 19:43	
Please be sure to notify BEUDO covered residential OWNERS when Cambridge has finalized incertives/subsidies for retrofits, PARTICULARLY for large scale electric boilers and large scale on demand water heaters, and for upgrading a buidlings electrical infrastructure to power them. Also, inform OWNERS when EV charging station subsidies become available. Budget planning needs to happen well in advance in order to acculate funds to renovate, so let us plan ASAP.	live answered	Comment	Engagement	9/15/2022 20:10	9/15/2022 20:16
As is evidenced by tonight's discussion, the topic of these amendments is hugely complex. How do we ensure that all nine policymakers (City Councillors) are informed of the full breadth of impacts on all sectors of the Cambridge community?	All councillors are following discussions. There will be additional ordinance meetings for the whole council where all amendments will be reviewed.	Question	Engagement	9/15/2022 20:18	9/15/2022 20:20
Please contact trustees of 50+ buildings. this is a potential hardship to condo owners who are upgrading their individual units while dealing with massive assessments for capital projects in an old building.		Comment	Engagement	9/15/2022 20:19	
What, if any, financial support will be available from the city for organizations to carry out the required retrofits? Ithaca has been mentioned several times as an example. Is Cambridge prepared to offer similar financial support as was available in Ithaca?	live answered	Question	Finance	9/15/2022 18:37	9/15/2022 18:47
My question is regarding the restaurant community. Landlords will be forced to fast track a transition to electrical sourced HVAC systems moving entirely away from gas.					
The result will be that restaurants will be forced to replace the majority of their equipment which is currently gas fired, resulting in a great expense to the tenant. This could be the final nail in the coffin for many. This community needs more time to prepare!	live answered	Comment	Finance	9/15/2022 18:42	9/15/2022 18:47
Can the City of Cambridge provide funding like Ithaca has to assist the incredibly high costs of retro-fitting buildings? Can the city of Cambridge put together a sustainability team to assist owners to put a price and capital plan together to assist? Where is Eversource in the this conversation?	Ithaca is not providing funding; BlocPower is through privately financed loans. Yes, we are pursuing similar programs. Recent state and federal climate bills will provide significant	Question	Finance	9/15/2022 19:02	9/15/2022 19:02
Is there Federal or state funding? is there displacement during conversion to electric? we don't have enough electricity coming into our building as it is. who pays for conversion?	funding for clean energy retrofits, and additional resources are expected between today and 2030	Question	Finance	9/15/2022 19:07	
Has Eversource provided information on what this will do to electricity rates in Cambridge?	live answered	Question	Finance	9/15/2022 19:09	9/15/2022 19:53
What cost did you decide it was fair to ask each household to pay for retrofits?	There is no single cost for compliance. The multiple compliance mechanism options and gradual timeline provide				
What allowance do you plan to make for households that would have to pay considerably more?	owners with flexibility	Question	Finance	9/15/2022 19:10	
Has any work been done to estimate the total expected cost of this plan to individual buildings of certain sizes and age?	live answered	Question	Finance	9/15/2022 19:11	9/15/2022 19:35
Has anyone met with housing experts to analyze the potential financial impact this would have and how much could it cost individual owners? What would the fines be for noncompliance annually and what would individual condo owners expect to see as an assessment for retrofitting their building?	There is no single cost for compliance. The multiple compliance mechanism options and gradual timeline provide	Question	Finance	9/15/2022 19:16	

What, if any, financial support will be available from the city for organizations to carry out the required retrofits? Ithaca has been mentioned several times as an example. Is Cambridge prepared to offer similar financial support as was available in Ithaca?	Ithaca is not financing the retrofits; BlocPower is and they are a private corporation. We are in discussion with BlocPower, yes.	Question	Finance	9/15/2022 19:26	9/15/2022 19:27
Why is the City of Cambridge choosing penalties over incentives to reach these shared climate goals?	The City of Cambridge (and further, the state and federal government) certainly plan to offer incentives to building owners throughout this process. The language of the ordinance contains references to penalties as a matter of legality, whereas the incentives are not litigious in nature and are also bound to evolve and change over time.	Question	Finance	9/15/2022 19:32	9/15/2022 19:55
What will Cambridge do with the \$234/tonne money it receives?	the mandate is to use that money to reduce local emissions - it will not be available for any other purpose.	Question	Finance	9/15/2022 20:06	9/15/2022 20:12
It's some six figure number to convert old multi unit boilers and distribution systems that were built over 100 years ago from gas or oil to electricity		Comment	Finance	9/15/2022 20:20	
Can the city reduce the 40% higher cost of its municipal "green premium" program relative to the standard plan?	we're working on that. I will note that even the 100% renewable option in the aggregation is currently lower than Eversource standard.	Question	Finance	9/15/2022 20:20	9/15/2022 20:21
Alternative Compliance Credits in Cambridge have the potential to yield a significant amount of revenue annually, which could and should be leveraged to further Cambridge's decarbonization efforts. How will this revenue be governed and disbursed, it is very important to clarify and share with transparency to the public. Any estimate on the RELATIVE cost increase you expect for 100% renewable electricity supply relative to the current Cambridge default? It's about 30% now for the renewable option.	It would be reported in the annual budget and at city council meetings as with all other city expenditures.	Question	Finance	9/15/2022 20:21	9/15/2022 20:22
Alternative compliance payments are required when offsets are not local, yet there are no verifiable local offset mechanisms. That doesn't make sense and seems illegal. How will the money be used?	live answered	Question	Finance	9/15/2022 20:25	9/15/2022 20:28
I am not able to stay the whole meeting but would like to voice my support for BEUDO and Green New Deal. I live on Tufts St and am a graduate student at MIT doing research on decarbonized energy systems. BEUDO will help solve the "split incentive" problem where typically contractors have little incentive to adopt energy efficiency or electrification measures because they do not pay the energy bills. Cambridge and the larger Boston area will feel the impacts of climate change far earlier than most places in the US, so we have a special responsibility to act. The scientific community has made it abundantly clear that we are running out of time to stave off the worst consequences of climate change. BEUDO will help do this, while creating better buildings that are more comfortable, have better air quality, and cost less to heat and cool during their lifetimes.		Comment	Finance	9/15/2022 20:28	
Why has this ordinance changed since the last ordinance hearing and can the new language be made available?	Thank you for your comment	Comment	General	9/15/2022 18:43	9/15/2022 18:52
Not a question, but I'm an MIT student and I wanted to voice my support for the BEUDO amendments. Given the much higher impact of commercial buildings in Cambridge (particularly the disproportionate impact of campus buildings like MIT's), the language of the amendments really resonate with the social responsibility an institution like MIT or Harvard should hold. The possibility of private financing and new financial assistance programs, like in the IRA, also make this very feasible, especially for small businesses and residential buildings. Thank you for advancing this work!	live answered	Question	General	9/15/2022 18:56	9/15/2022 19:00
I am an owner and the initiative sounds like "social responsibility" it is also leads to very expensive changes and will force the elderly and others on fixed income out of the city.	Thank you for your comments	Comment	General	9/15/2022 19:14	9/15/2022 19:16
What does the city plan to do, and when, to make the cost and burden of achieving net zero emissions shared equitably by all Cambridge residents?	For the full Net Zero Action plan for all buildings in Cambridge, see www.cambridgema.gov/netzero	Question	General	9/15/2022 19:18	
Which, if any cities have implemented the Net Zero plan already?	Hi Lawrence - there is no one plan that any city follows, they are all city-specific. There are many cities that have adopted Building Performance Standards (BPS) along with their climate action plans - those include Boston, New York, Washington DC, Denver, St Louis, and many others.	Question	General	9/15/2022 19:24	
Hi, not a question but I am a climate and energy researcher and would like to voice my strong support for the Cambridge Green New Deal, including BEUDO, especially with the longer timeline for housing. In order for the people living in Cambridge and all over the world to be able to live in their homes - single family, condo, or otherwise - without constant fear of extreme heat, flooding, stronger storms than we are prepared to handle, or drought, we need to reduce emissions as soon as physically possible.		Question	General	9/15/2022 19:39	9/15/2022 19:43
		Comment	General	9/15/2022 19:41	

Yet,many of the most vocal against climate change buys SUV's and don't seem to really care about Climate change.		Comment	General	9/15/2022 19:50	
Students are not paying the price, easy for them to advocate		Comment	General	9/15/2022 19:59	
Will the student advocates be paying part of the \$5 million to retro fit the buildings? Point is, it is easy to ask for a quick passage of this policy when you are not forced to deplete your life savings to pay for it.		Comment	General	9/15/2022 20:03	
What is Boston's timeline?	Boston's ordinance targets a 50% aggregate reduction in GHG emissions by 2030 and 100% by 2050.	Question	General	9/15/2022 20:11	
Lots still to learn and evidently lots still to figure out but thank you very much for this evening.		Comment	General	9/15/2022 20:26	
Thank you to the councilors who are supporting this proposal. Seeing elected officials take seriously the threat of the climate crisis and put forward concrete proposals to put decarbonization into practice gives me hope for a survivable future.		Comment	General	9/15/2022 20:31	
Has the city studied grid overloads in other areas of the country? What may Cambridge expect?	live answered	Question	Grid capacity	9/15/2022 18:51	9/15/2022 18:53
How much increase is expected in electrification, and can our current infrastructure absorb it?	live answered	Question	Grid capacity	9/15/2022 18:52	9/15/2022 18:54
Where is the utility (Eversource) in all of this? Are they on board? Can the grid handle the program?	live answered	Question	Grid capacity	9/15/2022 18:53	9/15/2022 18:54
Does the state electricity grid affect Cambridge's ability to deliver the energy? How does that work? (Thank you)	live answered	Question	Grid capacity	9/15/2022 18:58	9/15/2022 18:58
Has Eversource been involved in these discussions and are they able to commit to providing the clean energy and infrastructure to meet the 2035 goal?	Per Seth's live answer, Eversource has been heavily involved in the discussions.	Question	Grid capacity	9/15/2022 19:06	9/15/2022 19:11
Has the City done any analysis regarding the current status of the electrical grid? Has Eversource participated in these discussions to weigh in on the accelerated timeline? Where will the new infrastructure - i.e. substations be located?	live answered	Question	Grid capacity	9/15/2022 19:08	9/15/2022 19:48
Has anyone analyzed the impact on grid demand when Cambridge will peak in the winter?	live answered	Question	Grid capacity	9/15/2022 19:12	9/15/2022 19:54
Please address the Eversource questions transparently. Exactly what is their position on achievability of 2035?	Eversource's cooperation is not required to achieve compliance by 2035. They will continue to supply the electricity demand in Cambridge and will continue to increase the renewable energy content of that electricity.	Question	Grid capacity	9/15/2022 19:20	9/15/2022 19:21
Understood. Eversource is NOT on board.	Not what I said; I cannot and do not speak for them. I'm saying that the ordinance is not being constructed in such a way that we are dependent on Eversource for compliance. If an individual building is unable to comply because of a failure on the part of Eversource, that building is exempt from the ordinance until that situation is resolved.	Comment	Grid capacity	9/15/2022 19:22	9/15/2022 19:23
Eversource is at 2050. Have they told the City that 2035 is doable?	Eversource has been part of the amendment discussion process and has not provided specific comments on the current version.	Question	Grid capacity	9/15/2022 19:34	
Has the City lined up the forecasted availability of green electricity with the BEUDO ordinance timeline? To convert buildings to electricity without the production being green seems to run counter to the goals	There is no shortage of available renewable electricity under the definition in the ordinance. The Community Choice Electricity program will be providing more renewable electricity that complies with the ordinance over time, almost certainly reaching 100% before 2035.	Question	Grid capacity	9/15/2022 19:37	9/15/2022 19:39
Have you considered the impact on the grid of increase demand for electricity as building move away from fossil fuels, and how that additional electricity is going to be generated?	live answered	Question	Grid capacity	9/15/2022 19:38	9/15/2022 20:08
There's an ongoing project in Kendall square to relocate an Eversource substation to the current location of the blue parking garage. How does that play into BEUDO if at all?	Not directly related; that substation is required by Eversource to supply the demand growth in Kendall Square from all that commercial development over the last few years.	Question	Grid capacity	9/15/2022 20:00	9/15/2022 20:02
Does city buildings buy electricity from the city aggregation program	No, City buildings have their own electricity contract and are working to acquire 100% renewable electricity by 2025	Question	Grid capacity	9/15/2022 20:28	
What is the Council's response to the City Solicitors memo wherein she thought the CDD version of this ordinance was likely not compliant with state law?	Boston's BERDO has been in place for a while and there have been no legal questions raised. We believe that our BEUDO proposal, which mirrors a lot of BERDO, is allowed under our local ordinance.	Question	Legal	9/15/2022 19:44	9/15/2022 19:47
What analysis has been done of local regulatory barriers that limit property owners from making investments in their properties?	live answered	Question	Legal	9/15/2022 19:58	9/15/2022 20:06
The City Solicitor has indicated that the penalties are an illegal tax. Why are we pursuing penalties?	The only penalties in the amendment proposal are fees for noncompliance with the ordinance requirements.	Question	Legal	9/15/2022 20:10	

Would it not be prudent to get a definitive legal opinion on the legality of these penalties before spending more time and money on this initiative? and not depend on "Boston did it"?		Comment	Legal	9/15/2022 20:18	
Will the retrofit advisor be able to sit down with me. Look at my energy usage reporting and help me understand how far away we are from zero. I'm not sure I'm educated enough to truly understand enough to explain to my clients? Looking for some hand holding I guess.	live answered	Question	Technical support	9/15/2022 19:17	9/15/2022 19:20
What barriers, technical, regulatory, and financial have you identified that have limited building owners to date from making improvements? Where are those barriers documented? What solutions, beyond state and federal technical assistance, have you identified to address specific identified barriers?	We have done some outreach and understand the barriers are knowledge, financial and technical help. The city has been working to address those barriers.	Question	Technical support	9/15/2022 19:39	9/15/2022 19:45
Has the retrofit concierge program helped any buildings figure out a path forward yet? If yes, could the city publish stories of how those buildings are proceeding and what their costs are? Staff: I will be sharing this with the Council members: https://www.nrdc.org/sites/default/files/heat-pump-retrofit-strategies-report-05082019.pdf	This is a good question Lee - We are working directly with Eversource to publish case studies regarding large projects with incentives covering 90% and upwards of the costs for retrofits in residential and commercial buildings. We're excited to share them with the community once they are produced!	Question	Technical support	9/15/2022 19:39	9/15/2022 19:52
I'd like to share an additiona, more recent report than the NRDC one shared above on heat pumps (specifically for water heating, in this case) for multifamily: https://www.aceee.org/research-report/b2101 And, provide a local retrofit success story we can learn from: https://www.greenbiz.com/article/massachusetts-apartment-retrofit-offers-model-multifamily-energy-savings	Thank you Kathy	Comment	Technical support	9/15/2022 19:55	9/15/2022 20:06
I'm not understanding why many folks participating in the meeting seem to be having difficulty understanding that electricity from renewable sources reduces emissions, therefore likely removing the need to pay any sort of fee to be compliant. Could there perhaps be a clear explanation of this somewhere on a city website page talking about BEUDO?		Comment	Technical support	9/15/2022 20:11	
		Comment	Technical support	9/15/2022 20:20	