Introduction

First Church Roxbury
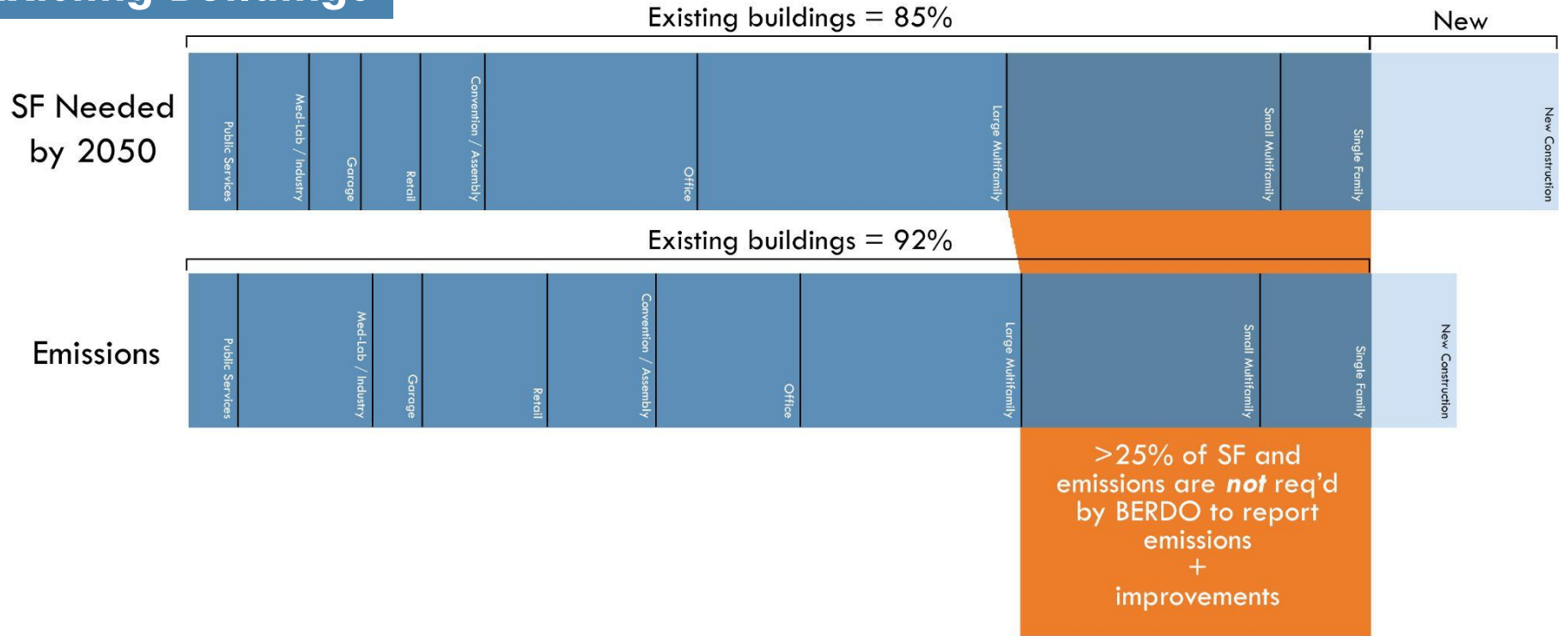

Bartlett Station D

Winthrop Center

DREAM's mission is to create beautiful, authentic places and enable better outcomes for all stakeholders through inclusive design practices.

- Passive House design + collaboration

- Firmwide portfolio of **77%** energy savings over base code

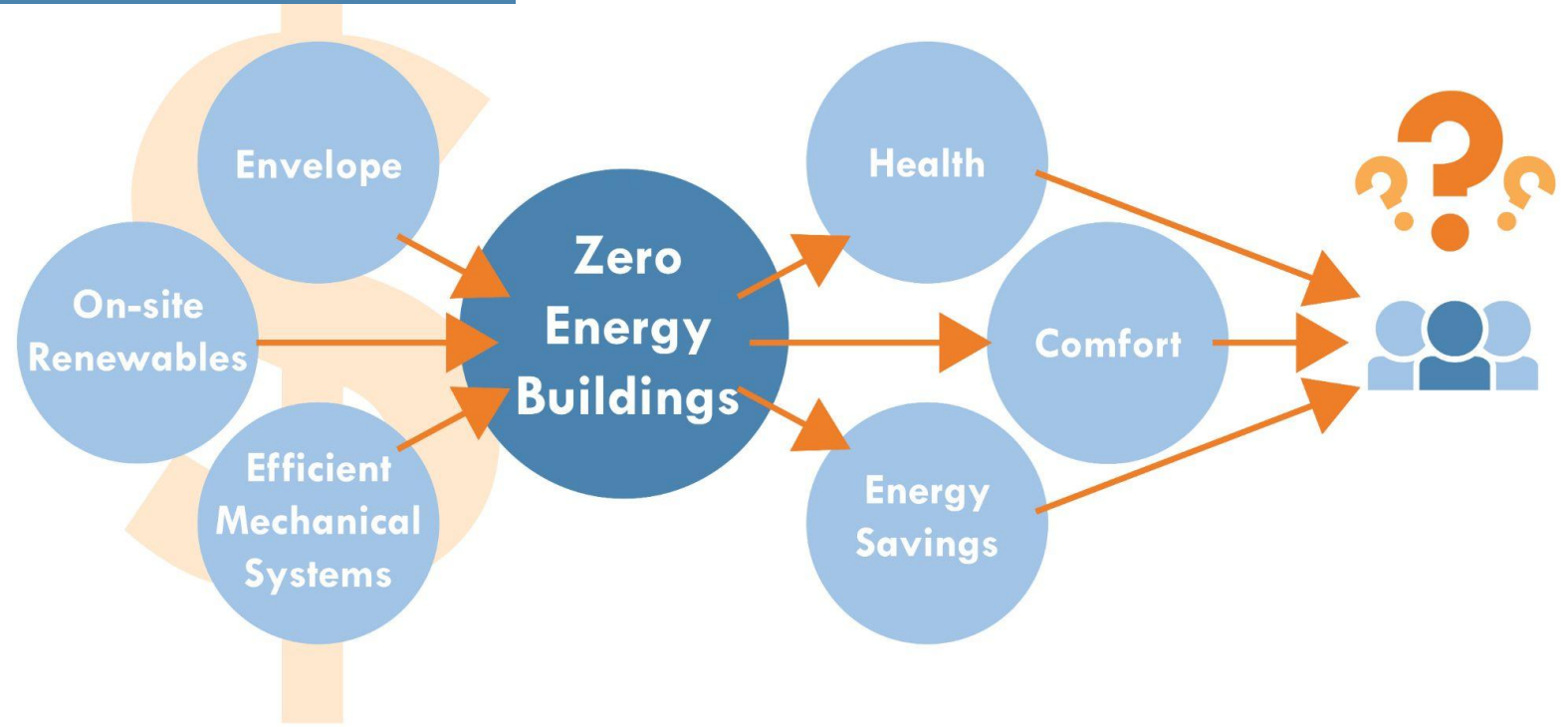- Committed to equity and the greater good

What is the general, root problem per this topic?

Existing Buildings

Existing buildings = 85%

New

SF Needed by 2050

Public Services | Med-Lab / Industry | Garage | Retail | Convention / Assembly | Office | Large Multifamily | Small Multifamily | Single Family | New Construction

Existing buildings = 92%

Emissions

Public Services | Med-Lab / Industry | Garage | Retail | Convention / Assembly | Office | Large Multifamily | Small Multifamily | Single Family | New Construction

>25% of SF and emissions are *not* req'd by BERDO to report emissions + improvements

Boston's Building Stock as reported in Carbon Free Boston 2019

What is the key obstacle to overcome in solving this problem? What role would your organization play in collaboration with others to overcome this obstacle?

Who gets the good stuff?

What are the benefits / consequences of addressing or not addressing this obstacle?

Widened Inequality

Figure 14. Equity Scorecard: Retrofit and Electrify Existing Buildings

Is it fair?

Is it accessible?

Depends: Deep reductions in en__
to all; pairing this policy with subs__
broad and accessible strategic c__
offer a partial solution

Is it affordable?

Depends: While electrification o__
costs and customer bills, associat__
mechanisms; pairing this policy w__
protections offers a partial soluti__

Are workforce opportunities just?

Depends: Opportunities for subs__
careful planning will be necessary__
those with existing technical qual__

TOO MANY "DEPENDS"!
We must make these a definite YES!

Image via Carbon Free Boston Summary Report 2019

Right to be Carbon Free

Regarding Buildings & Construction, to achieve Boston's Carbon & Equity goals, the most critical obstacle to overcome is...

To **demystify the process, costs, and benefits** for net-zero retrofits to existing buildings inhabited by marginalized communities.