

The Whole Building Approach to Energy Efficiency

How to Cut Pollution, Create Good Jobs, and Protect Affordable Housing

A Proposal from ALIGN and Climate Works for All

Recently, Mayor de Blasio announced his commitment to establish a citywide mandate for the reduction of fossil fuel usage in large buildings across New York City. Buildings produce at least 70% of the city's greenhouse gas emissions. The city cannot properly address climate change and increase energy efficiency without targeting its large buildings.

De Blasio's plan is right to require large buildings to cut their emissions dramatically and become more energy efficient.

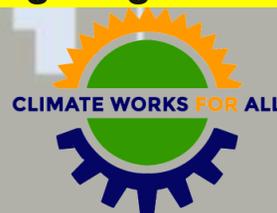
But to be effective and achieve the greatest impact, **New York City must reduce all types of energy usage in large buildings, including electricity from the grid and central steam – not just fossil fuel usage.**

Any future mandate for energy efficiency must pursue a **whole building approach** to reducing energy usage. The city has a tremendous opportunity to **put low-income communities at the center of this effort**, while **creating the climate careers of the future, tackling inequality, and protecting affordable housing.**

Requiring building owners to improve efficiency across all types of energy usage can spur strong job growth for electricians, plumbers, carpenters, painters, engineers, and building service workers.

ALIGN and the Climate Works for All coalition have developed a whole building approach to energy efficiency that will yield better results than de Blasio's current plan. Below we describe the key elements of our whole building approach to energy efficiency, and show how our approach is stronger and more robust.

We urge the New York City Council and de Blasio administration to support this proposal – it is the best way forward in the fight against climate change.



	Mayor's Proposal	Climate Works for All Proposal
Energy standards	Addresses only about half of building energy use by addressing primarily on-site fossil fuel use alone (basically, heat & hot water from boilers)	Captures all energy use throughout an entire building: on-site fossil fuels (the boiler) <i>and</i> electricity (power from the grid) <i>and</i> central steam
Pace of retrofits	Requires multiple pieces of legislation with multiple phases of retrofits to reduce emissions by 80% by 2050 and delays implementing an electricity mandate.	One piece of legislation addressing retrofits for all energy sources, and building owners choose how to comply based on the most cost and energy-effective approach to hitting New York's long-term climate goals.
Protection for affordable housing	Does not exempt affordable housing owners from retrofits , but does offer a slightly lower standard and a longer timeline set by a rule-making process to begin in 2020 in the hope that state Mandatory Capital Improvements (MCI) law is changed by then.	Delays application of requirements to rent regulated units until Albany protects tenants from rent increases tied to Mandatory Capital Improvements (MCIs) - either overall in rent-regulated buildings or specifically on energy efficiency upgrades made to rent-regulated buildings.
Emissions reduction	Cuts 7% of NYC total emissions by 2035 by only focusing on fossil fuel reductions.	Cuts 12% of NYC total emissions by 2030 through whole building energy use reductions, putting the city on a path to an overall emissions reduction of 80% by 2050.
Labor standards	None.	Ensures public funds attach labor, training, and local hiring standards.
Job creation	Estimated to be 1,120 direct jobs per year to 2030 ⁱ	Estimated to be 3,799 direct jobs per year to 2030 ⁱⁱ
Financing	Relies on private financing, and borrowing programs with no direct public support for affordable housing. Low income renters and affordable housing providers will not be able to benefit from the cost-savings and improved livability from energy upgrades.	Adds direct public support for buildings to comply, paid for through public funds by requesting \$100 million from the expense budget to further capitalize NYCEEC's affordable housing fund.
Impact on housing vs. commercial	Disproportionately impacts multifamily residential buildings , since they use more heat and hot water than commercial buildings.	Covers all building types equally because it includes all sources of energy use, not just heat and hot water.

ABOUT ALIGN:

ALIGN is a growing alliance of labor and community organizations united for a just and sustainable New York. We work at the intersection of the economy, environment, and equity to advance transformative change and build movements that empower workers and communities. We address the root causes of economic injustice by forging strategic coalitions, shaping the public debate, and developing precedent-setting policy solutions that improve people's lives.

ABOUT CLIMATE WORKS FOR ALL

Climate Works for All is a broad coalition of labor, environmental justice, faith, and community organizations united to ensure that efforts to address climate change also create good, career-track jobs and prioritize low-income, climate-vulnerable communities. The coalition's whole building proposal for greater energy efficiency described above is endorsed and informed by leading experts in the applied energy efficiency field, including the Rocky Mountain Institute and Architecture 2030.

Please visit alignny.org/campaign/climate-works-for-all to learn more about Climate Works for All.

ⁱ [http://www1.nyc.gov/assets/sustainability/downloads/pdf/1point5-AligningNYCwithParisAgrmt%20\(1\).pdf](http://www1.nyc.gov/assets/sustainability/downloads/pdf/1point5-AligningNYCwithParisAgrmt%20(1).pdf)

ⁱⁱ http://www.architecture2030.org/files/achieving80x50_final.pdf