



# THE TRUMP FAMILY'S DIRTY BUILDINGS:

A MAJOR CLIMATE THREAT TO NYC

A REPORT FROM **ALIGN** // **MARCH 2017**



## INTRODUCTION:

### MAYOR DE BLASIO, CLIMATE CHANGE, AND TRUMP

**WHEN IT COMES TO NEW YORK CITY'S CONTRIBUTIONS TO GLOBAL CLIMATE CHANGE,** its buildings have long played leading roles. The heating, cooling and electricity needs of these buildings generate **73% of New York City's global warming related emissions.**<sup>i</sup>

In 2015, to coincide with the historic People's Climate March, Mayor de Blasio set an important goal of dramatically reducing greenhouse emissions in New York City 80% by 2050 – a goal referred to as 80x50 in the city's sustainability plan, known as **OneNYC.**<sup>ii</sup> Since then, the de Blasio administration has continued to take steps toward achieving this important benchmark and address the worst effects of climate change across the five boroughs.<sup>iii</sup>

Yet as the Mayor himself noted in 2016: "Achieving 80x50 will require even more dramatic action, across all of New York City's buildings, infrastructure, parks, and open spaces."<sup>iv</sup> As part of that effort, the de Blasio administration launched several different programs targeting buildings. One, called the NYC Carbon Challenge,

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encourages some of the largest emitters of carbon to voluntarily reduce their emissions by 30% or more over the next 10 years.<sup>v</sup> The Mayor also created the Retrofit Accelerator, a program to provide free outreach and technical assistance to building owners to conduct energy efficiency retrofits.<sup>vi</sup>

The Mayor also convened the 80x50 Technical Working Group (TWG), bringing together the foremost experts, building owners, and advocates to devise a plan to deal with buildings. The TWG released a report in April, 2016 that detailed how we could transform our city's building stock through energy efficiency retrofits. The report was prefaced with a list of next steps for turning these recommendations into reality.<sup>viii</sup> Almost one year later, and given a very different national policy landscape in 2017, bold climate action at the local level is now more important than ever.

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As President, Trump is the Climate Change Denier-in-Chief, and Scott Pruitt, Trump's handpicked leader of the Environmental Protection Agency (EPA), has rejected scientific consensus and well-known facts about climate change.<sup>viii</sup> Indeed, recent news reports strongly indicate that Trump is planning to eliminate Obama-era policies and regulations designed to protect Americans and the environment from the worst effects of climate change.<sup>ix</sup>

Mayor de Blasio has already shown his willingness to challenge Trump on immigration and other important issues impacting New Yorkers and their families. **Now it is time for New York City to challenge Trump on climate change.**

**Our analysis below reveals that buildings owned by Trump and Kushner are some of the biggest polluters and emitters of greenhouse gas emissions in the city.** Without requiring significant energy use reductions at Trump Tower, Trump International Hotel, Kushner's 666 Fifth Avenue office tower, and others, the city will not be able to meet its ambitious 80 x 50 goal.

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While federal climate denial poses great threats, it is clear that New York City can make a big difference: **our city's total annual GHG emissions are 49 million metric tons of carbon dioxide equivalent.** This number is higher than Norway's emissions, and is higher than the emissions of 108 countries.<sup>x</sup>

Requiring energy efficiency improvements and upgrades at Trump's and Kushner's buildings will not only help make our city cleaner and more sustainable; **it will also create thousands of good-paying jobs each year**, as we show below. Those jobs can give a major economic boost to immigrants, women, and communities of color – the people most threatened by Trump's reactionary agenda.

## FINDINGS:

### TRUMP AND KUSHNER BUILDINGS ARE BIG POLLUTERS



#### TRUMP TOWER

Trump Tower, a luxury residential building, uses more energy per square foot than 93% of the large residential buildings in New York City, making it simply one of the biggest carbon polluters in our city. Trump Tower is a 58 story glass building, although Trump says there are 68 stories.<sup>xi</sup> The first 19 floors are commercial and offices, while the top 38 floors are luxury residences. Donald Trump occupies the top three floors. The entryway to his triplex is gilded in gold and diamonds. In line with Trump's global branding scheme, the building includes Trump Grill, Trump Café and the Trump Bar.<sup>xii</sup>



Trump Tower in midtown Manhattan  
uses **more energy than 93%** of large  
residential buildings in New York City.<sup>xiii</sup>

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#### TRUMP INTERNATIONAL HOTEL AND TOWER

The Trump International Hotel and Tower has a 5-Star luxury hotel on the bottom and luxury condominiums on the top. The building uses more energy per square foot than 70% of large hotels in New York City. Trump lists the height of the building at 52 stories, although it is actually only 44 stories in height.<sup>xiv</sup> One notable feature in the hotel is that if a guest forgets fitness gear, the hotel will provide workout gear, fitness apparel and footwear, "along with iPod Shuffles pre-loaded with Trump Card® music genres."<sup>xv</sup>



Trump International Hotel on Columbus Circle in Manhattan **uses more energy than 70%** of large hotels in New York City.<sup>xvi</sup>

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#### TRUMP SOHO

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Trump Soho New York is a 46 story glass tower featuring an 11,000 square foot spa and a rooftop pool. The building uses more energy than 79% of large hotels in New York City. In 2011, buyers at Trump Soho sued the developers (Trump and Bayrock Group), claiming they were tricked into buying apartments through false sales updates. The developers settled and refunded 90% of buyers their deposits.<sup>xvii</sup>



Trump SoHo in Manhattan **uses more energy than 79%** of large hotels in New York City.<sup>xviii</sup>

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#### THE MAYFAIR (TRUMP)

610 Park Ave is located in the Upper East Side of Manhattan and is a conversion from a hotel to luxury condominiums. One 5-bedroom apartment in this building was listed as available for rent at \$75,000 per month.<sup>xix</sup> This pre-War building uses more energy per square foot than 98% of large multifamily buildings in New York City.



The Mayfair in Manhattan **uses more energy than 98%** of large multifamily buildings in New York City.<sup>xx</sup>

## FINDINGS:

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#### 666 5TH (KUSHNER)

The problem doesn't stop with Trump's buildings. Dirty buildings seem to run in his extended family as well. We found that a Kushner-owned building at 666 5th Avenue uses more energy per square foot than 85% of large office buildings in New York City.

666 5th Avenue was purchased by the Kushner Companies for \$1.8 billion in 2007,<sup>xxi</sup> the highest price ever paid at the time for a single building and was considered a classic example of reckless underwriting. The building is back in the news again this month because Kushner Companies is currently negotiating a sale of a \$400 million stake to a Chinese company, Anbang Insurance Group. This deal will potentially add 40 stories and turn the building into condos and retail space.<sup>xxii</sup>



Kushner Companies' 666 5th Ave building uses **more energy than 85%** of other large office buildings in New York City.<sup>xxiii</sup>

## FINDINGS:

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Given the massive wealth connected to both Trump and Kushner, it is **clearly not the lack of financial capacity and resources to invest in energy efficiency improvements** that keeps them from cleaning up their buildings.

# FINDINGS:

## TRUMP AND KUSHNER BUILDINGS ARE BIG POLLUTERS

### SPOTLIGHT ON TRUMP TOWER, TRUMP INTERNATIONAL HOTEL, AND 666 5TH AVENUE

As the table below shows,<sup>xxiv</sup> several of Trump's buildings and one of Kushner's buildings are among the highest energy guzzlers in New York.

					
<b>BUILDING OWNER</b>	<b>THE MAYFAIR (TRUMP)</b>	<b>TRUMP TOWER</b>	<b>666 5TH (KUSHNER COMPANIES)</b>	<b>TRUMP SOHO (NEW YORK)</b>	<b>TRUMP INTERNATIONAL HOTEL</b>
<b>ADDRESS</b>	610 Park Avenue, Manhattan	721 5th Avenue, Manhattan	666 5th Avenue, Manhattan	246 Spring Street, Manhattan	1 Central Park West, Manhattan
<b>SOURCE ENERGY USE INTENSITY</b>	<b>264</b>	<b>201</b>	<b>279</b>	<b>293</b>	<b>266</b>
<b>BUILDING TYPE</b>	Multi-Family Housing	Multi-Family Housing	Office	Hotel	Hotel
<b>EUI PERCENTILE WITHIN PROPERTY TYPE*</b>	<b>98th</b>	<b>93th</b>	<b>85th</b>	<b>79th</b>	<b>70th</b>

\*see methodology below

## **SOLUTION:**

### **CLEANING UP DIRTY BUILDINGS AND CREATING GOOD LOCAL JOBS**

**Using current technology, buildings can reduce their energy use by 40-60% or more.**

The Empire State Building is a great example of a successful energy efficiency retrofit. **The iconic building has cut its energy use nearly 40%** through several projects that are virtually unnoticeable from the outside or by visitors to its viewing platform. Changes include: upgraded windows and radiators; building system control upgrades; advanced lighting and controls; enhanced energy management by tenants; and a chiller plant retrofit.

The building **upgrades at the Empire State Building will save \$4.4 million each year** when fully implemented, and drastically reduce emissions.

## **SOLUTION:**

### **CLEANING UP DIRTY BUILDINGS AND CREATING GOOD LOCAL JOBS**

**A policy that would require real estate owners like Trump and Kushner to clean up their dirty buildings will result in the creation of thousands of good-paying jobs each year through 2050.** To date, job creation in energy efficiency has been spotty, largely because city policies have either been voluntary, or have only covered certain aspects of a building such as lighting, or oil-fired boilers.

By requiring building owners to improve efficiency across the board - from on-site fuel combustion to electricity use - **the city can create the right conditions for steady employment growth across a diverse range of occupations**, including electricians, plumbers, carpenters, painters, and operating engineers, as well as engineers and architects, energy auditors, and building service workers.

In our global city, these will be climate careers that can create strong economic opportunities and a higher-wage economy for immigrants, people of color, and women - the very people threatened by Trump's reactionary agenda.

## **SOLUTION:**

### **CLEANING UP DIRTY BUILDINGS AND CREATING GOOD LOCAL JOBS**

Despite numerous city programs that encourage energy efficiency improvements, **Trump, Kushner, and other owners of the largest buildings have been unwilling to step up and take responsibility** for their negative impact on climate change.

Voluntary programs that incentivize energy efficiency have not worked. It's time for the city to require Trump, Kushner, and other owners of large buildings to clean up their act and drastically reduce greenhouse gas emissions.

**Through a mandatory and enforceable energy efficiency policy that results in massive reductions of greenhouse gas emissions,** New York City can prepare its residents, institutions, and economy for a better future, and help protect our planet.

## **METHODOLOGY:**

### **FOR THE ANALYSIS OF TRUMP'S AND KUSHNER'S BUILDINGS**

To determine the energy usage of Trump's and Kushner's buildings, compared to other private buildings, we used public data derived from the New York City Benchmarking Law, which requires owners of buildings larger than 25,000 square feet to submit annual data on energy and water performance.<sup>xxv</sup>

The main metric for determining energy usage in the publicly available data is called the Weather Normalized Source Energy Use Intensity (EUI). We used EUI data from calendar year 2015, made available to the public in 2016. This is the most recent data available.

EUI is calculated using an individual building's energy and water performance data divided by a building's square footage, creating a number that is comparable across buildings regardless of size. Included in the EUI is both on-site fuel combustion, as well as the fuel mix used to generate the electricity in the building, creating a full picture of energy use.

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### FOR THE ANALYSIS OF TRUMP'S AND KUSHNER'S BUILDINGS

Buildings are also categorized based on primary use, allowing buildings to be compared within a particular sector, ensuring appropriate comparisons.

Using the publicly available data from the city, we separated buildings into three primary use categories: **multi-family housing, office buildings, and hotels.**

**The percentiles were calculated by ALIGN using the following method:**

- 1** Identify that each property has one and only one record in the benchmarking data.
- 2** Sort buildings by 'Primary Property Type - Self Selected'.
- 3** Remove blanks, zeros, and outliers from the data.
- 4** Calculate the median percentile of the weather normalized source energy use intensity using the "ecdf" function (empirical cumulative distribution function) in R.

## ABOUT ALIGN:

### WHO WE ARE AND OUR MISSION

**ALIGN** is a longstanding alliance of labor and community organizations united for a just and sustainable New York. **ALIGN** works at the intersection of economy, environment, and equity to make change and build movement. Our model addresses the root causes of economic injustice by forging strategic coalitions, shaping the public debate through strategic communications, and developing policy solutions that make an impact.

To learn more, visit [www.alignny.org](http://www.alignny.org)

## SOURCES:

<sup>i</sup> New York City's buildings emit 36 million metric tons of CO2 equivalent. Building emissions are called "Stationary Energy" in the City's Greenhouse Gas Inventory. Inventory of New York City Greenhouse Gas Emissions, City of New York, April 2016, at [http://www.nyc.gov/html/gbee/downloads/pdf/NYC\\_GHG\\_Inventory\\_2015.pdf](http://www.nyc.gov/html/gbee/downloads/pdf/NYC_GHG_Inventory_2015.pdf). Note, the 2015 data was released in April, 2016.

<sup>ii</sup> One New York: The Plan for a Strong and Just City, at <http://www.nyc.gov/html/onenyc/downloads/pdf/publications/OneNYC.pdf>

<sup>iii</sup> Fact Sheet: Mayor de Blasio Updates on Significant OneNYC Progress, 4/22/16, at <http://www1.nyc.gov/office-of-the-mayor/news/387-16/fact-sheet-mayor-de-blasio-on-significant-onenyc-progress>

<sup>iv</sup> New York City's Roadmap to 80x50, at [http://www1.nyc.gov/assets/sustainability/downloads/pdf/publications/NewYorkCity%27sRoadmapto80x50\\_20160926\\_FORWEB.pdf](http://www1.nyc.gov/assets/sustainability/downloads/pdf/publications/NewYorkCity%27sRoadmapto80x50_20160926_FORWEB.pdf)

<sup>v</sup> Mayor de Blasio Announces Major Expansion of NYC Carbon Challenge as 22 Commercial Owners and Tenants Commit to Dramatically Reduce Greenhouse Gas Emissions in Next 10 Years, 1/26/17, at <http://www1.nyc.gov/office-of-the-mayor/news/044-17/mayor-de-blasio-major-expansion-nyc-carbon-challenge-22-commercial-owners-and>

<sup>vi</sup> NYC Retrofit Accelerator, at <https://retrofitaccelerator.cityofnewyork.us/>

<sup>vii</sup> One City Built to Last Technical Working Group Report: Transforming New York City Buildings for a Low-Carbon Future, at [http://www1.nyc.gov/assets/sustainability/downloads/pdf/publications/TWGreport\\_04212016.pdf](http://www1.nyc.gov/assets/sustainability/downloads/pdf/publications/TWGreport_04212016.pdf)

<sup>viii</sup> On climate change, Scott Pruitt causes an uproar – and contradicts the EPA's own website, The Washington Post, Mooney and Dennis, 3/9/17, at [https://www.washingtonpost.com/news/energy-environment/wp/2017/03/09/on-climate-change-scott-pruitt-contradicts-the-epas-own-website/?utm\\_term=.d79a6d7efab0](https://www.washingtonpost.com/news/energy-environment/wp/2017/03/09/on-climate-change-scott-pruitt-contradicts-the-epas-own-website/?utm_term=.d79a6d7efab0)

<sup>ix</sup> Trump Lays Plans to Reverse Obama's Climate Change Legacy, The New York Times, 3/21/17, Coral Daventport, at <https://mobile.nytimes.com/2017/03/21/climate/trump-climate-change.html>

<sup>x</sup> CAIT Climate Data Explorer. Historical Emissions. World Resources Institute, at <http://cait2.wri.org/historical>. See also Inventory of New York City Greenhouse Gas Emissions In 2014, Published April 2016, at [https://www1.nyc.gov/assets/sustainability/downloads/pdf/publications/NYC\\_GHG\\_Inventory\\_2014.pdf](https://www1.nyc.gov/assets/sustainability/downloads/pdf/publications/NYC_GHG_Inventory_2014.pdf)

<sup>xi</sup> Donald Trump's Math Takes His Towers to Greater Heights, The New York Times, 11/1/2016, Vivian Yee, at <https://www.nytimes.com/2016/11/02/nyregion/donald-trump-tower-heights.html>

<sup>xii</sup> Inside Trump Tower, the Skyscraper where Trump is Already King, Bloomberg, 10/25/16, at <https://www.bloomberg.com/features/2016-trump-tower/>

<sup>xiii</sup> Trump Tower Photo Credit: CC BY-SA 2.5, <https://commons.wikimedia.org/w/index.php?curid=3768498>

<sup>xiv</sup> Donald Trump's Math Takes His Towers to Greater Heights, The New York Times, 11/1/2016, Vivian Yee, at <https://www.nytimes.com/2016/11/02/nyregion/donald-trump-tower-heights.html>

<sup>xv</sup> Trump International Hotel, Wellness, at <https://www.trumphotels.com/central-park/trump-wellness>

<sup>xvi</sup> Trump International Hotel and Tower Photo Credit: Ingfbruno - Own Work CC BY-SA 3.0, at <https://commons.wikimedia.org/w/index.php?curid=29977192>

<sup>xvii</sup> A condo boom that doesn't add up: Developers and brokers engage in a number of tactics to inflate success at projects. The Real Deal, Konrad Putzier, 10/31/16, at <https://therealdeal.com/2016/10/31/a-condo-boom-that-doesnt-add-up/>

<sup>xviii</sup> Trump SoHo Photo Credit: Beyond My Ken - Own work, GFDL, <https://commons.wikimedia.org/w/index.php?curid=56925481>

<sup>xix</sup> Penthouse at Trump-Converted 610 Park Quietly Asks \$34.8 M. The Observer, 2/16/10, at <http://observer.com/2010/02/penthouse-at-trumpconverted-610-park-quietly-asks-348-m/>

<sup>xx</sup> Photo credit: UpperEastSide-Apartments.com, 610 Park Avenue Apartments, The Mayfair, <http://uppereastside-apartments.com/condo/610-park-avenue-apartments-the-mayfair/>

<sup>xxi</sup> Financial Ground Has Shifted Under a Record Deal, The New York Times, Terry Pristin, 11/7/07, at [http://www.nytimes.com/2007/11/07/realestate/commercial/07kushner.html?sq=pristin fifth avenue kushner&st=cse&adxnnl=1&scp=2&adxnnlx=1326824891-jStGz7/RaZB7Zel2vCt47w](http://www.nytimes.com/2007/11/07/realestate/commercial/07kushner.html?sq=pristin%20fifth%20avenue%20kushner&st=cse&adxnnl=1&scp=2&adxnnlx=1326824891-jStGz7/RaZB7Zel2vCt47w)

<sup>xxii</sup> Jared Kushner's White House Role Complicates Skyscraper Deal, The Wall Street Journal, Peter Grant, 3/21/17, at <https://www.wsj.com/articles/jared-kushners-white-house-role-complicates-skyscraper-deal-1490111514>; See also Kushners, Trump In-Laws, Weigh \$400 Million Deal With Chinese Firm, The New York Times, Bagli and Forsythe, 3/14/17, at [https://www.nytimes.com/2017/03/14/nyregion/kushner-companies-anbang-insurance-group.html?\\_r=0](https://www.nytimes.com/2017/03/14/nyregion/kushner-companies-anbang-insurance-group.html?_r=0)

<sup>xxiii</sup> 666 5th Ave Photo Credit: Pablo Enriquez for The New York Times, in Kushners, Trump In-Laws, Weigh \$400 Million Deal With Chinese Firm, The New York Times, Bagli and Forsythe, 3/14/17, at [https://www.nytimes.com/2017/03/14/nyregion/kushner-companies-anbang-insurance-group.html?\\_r=0](https://www.nytimes.com/2017/03/14/nyregion/kushner-companies-anbang-insurance-group.html?_r=0)

## SOURCES:

<sup>xxiv</sup> All sites in this table are sites that are fully owned or partially owned by Trump or Kushner, meaning that in all instances they could influence any decision to retrofit these buildings. Trump's real estate portfolio can be found here, although some of the buildings in the list, like Trump Place, were developed by Trump but are no longer owned by him and only lease his name: <http://www.trump.com/real-estate-portfolio/>. Outstanding debt on properties owned or leased by Trump can be found here, but this is unlikely to be a comprehensive list of ownership given Trump may own some buildings outright: What Donald J. Trump Owns and Owes, The New York Times, Fessenden and Mykhalyshyn, 8/20/16, at <https://www.nytimes.com/interactive/2016/08/20/us/elections/donald-trump-owns-and-owes-debt-properties.html>. Also, Trump has not placed his assets in a blind trust. The Trump Organization is being run by his sons, ensuring the business is still in the family. See Trump Asks Public for Blind Trust: The President-Elect's Ethics Plan Relies Entirely on the Good Faith of his Company and Family. Politico, 1/12/17, at <http://www.politico.com/story/2017/01/donald-trump-business-conflicts-interest-233520>. Kushner has largely divested from Kushner Companies, but the company remains in family control. See Jared Kushner's Family Affair: Ethics Lawyers Raise Concerns Over Donald Trump's Son-In-Law's Not-So-Blind Trust, Salon, Angelo Young, 1/10/17, at <http://www.salon.com/2017/01/10/jared-kushners-family-affair-ethics-lawyers-raise-concerns-over-donald-trumps-son-in-laws-not-so-blind-trust/>

<sup>xxv</sup> NYC Energy Benchmarking Data Disclosure & Reports, at [http://www.nyc.gov/html/gbee/html/plan/1184\\_scores.shtml](http://www.nyc.gov/html/gbee/html/plan/1184_scores.shtml). See specifically, 2016 Energy and Water Data Disclosure (Data for Calendar Year 2015), Spreadsheet in Excel, latest version dated 2/7/17.