

COMMITTEE ON CIVIL SERVICE AND LABOR JOINTLY WITH
COMMITTEE ON HOUSING AND BUILDINGS AND COMMITTEE ON
ENVIRONMENTAL PROTECTION 1

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON CIVIL SERVICE AND LABOR
JOINTLY WITH COMMITTEE ON HOUSING
AND BUILDINGS AND COMMITTEE ON
ENVIRONMENTAL PROTECTION

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June 27, 2022
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HELD AT: HYBRID HEARING - COUNCIL CHAMBERS -
CITY HALL

B E F O R E: Carmen N. De La Rosa

COUNCIL MEMBERS:

Erik D. Bottcher
Tiffany Cabán
Eric Dinowitz
Rita C. Joseph
Julie Menin
Francisco P. Moya
Sandy Nurse
Pierina Ana Sanchez
Alexa Avilés
David M. Carr
Crystal Hudson
Ari Kagan
James F. Gennaro
Robert F. Holden
Lincoln Restler

COMMITTEE ON CIVIL SERVICE AND LABOR JOINTLY WITH
COMMITTEE ON HOUSING AND BUILDINGS AND COMMITTEE ON
ENVIRONMENTAL PROTECTION 2

A P P E A R A N C E S

Rohit Aggarwala, Commissioner of Environmental
Protection and Chief Climate Officer
Anthony Fiore, Chief Decarbonization Officer,
Department of Citywide Administrative Services
Gina Bocra, Chief Sustainability Officer,
Department of Buildings
Jamie Horton, Director of Special Projects,
Economic Development Corporation
Jon Forster
Victoria Kaso
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Karolina Gomez
Ben Furnas
Henry Garrido
Pete Sikora
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Lonnie J. Portis
Daevon Farquharson
Margaret Perkins
Georgi Page
Sarah Orleans Reed
Danielle Manley
John Pope
Bill Nowak
Stephen Sears
Martha Sickles
Caleb Crawford
Shay O'Reilly
Alex Beauchamp
Marc Zuluaga
Rosibel Tavares
David Rysdahl
Marta Schaaf
Alex Stein

1
2 SERGEANT-AT-ARMS: Testing, one, two, one,
3 two. Welcome to the Committee on Civil Service and
4 Labor, Environmental Protection, and Housing and
5 Buildings. Today is June 27, 2022, being recorded by
6 Keith Polite.

7 SERGEANT POLITE: Good morning, ladies and
8 gentlemen. Welcome to today's hybrid City Council
9 hearing for the Committees on Civil Service and
10 Labor, Environmental Protection, and Housing and
11 Buildings.

12 Please silence all electronic devices.
13 Please silence all electronic devices.

14 If you have testimony you wish to submit
15 for the record, you may do so via email at
16 testimony@council.nyc.gov. Once again, that is
17 testimony@council.nyc.gov.

18 We thank you for your cooperation.
19 Chairs, we are ready to begin.

20 CHAIRPERSON DE LA ROSA: [GAVEL] Good
21 morning. I am Council Member Carmen De La Rosa, Chair
22 of the New York City Council's Committee on Civil
23 Service and Labor. I would like to acknowledge that
24 today's oversight hearing on Local Law 97, the Green
25 Workforce Pipeline, will be a joint effort with

COMMITTEE ON CIVIL SERVICE AND LABOR JOINTLY WITH
COMMITTEE ON HOUSING AND BUILDINGS AND COMMITTEE ON
ENVIRONMENTAL PROTECTION 4

Committees on Housing and Buildings Chaired by
Council Member Sanchez and Environmental Protection
Chaired by Council Member Gennaro.

I would also like to acknowledge the
members of the Civil Service and Labor Committee who
have joined us so far. Council Member Nurse is here,
Council Member Hudson I think is on Buildings,
Council Member Kagan, and Council Member Holden.

Welcome to today's triple joint hearing
on the Committee of Civil Service and Labor,
Environmental Protection, and Housing and Buildings.
Our hearing today focuses on Local Law 97 and the
Green Workforce Pipeline. I am Council Member Carmen
De La Rosa, Chair of the Civil Service and Labor
Committee, and I am excited to join forces with my
fellow Chairs today to examine how the city will
effectively implement and enforce Local Law 97 to cut
harmful greenhouse gas emissions and support the
development of a burgeoning green workforce that will
help building owners bring buildings into compliance.
In April 2019, New York City Council passed Local Law
97 as part of a legislative package known as the
Climate Mobilization Act. Local Law 97 set emission
limits for buildings of 25,000 square feet or larger

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2 in order to achieve a 40 percent carbon reduction by
3 2030. Approximately 50,000 buildings fall under Local
4 Law 97's requirements, comprising nearly 60 percent
5 of buildings in New York City. Much has changed in
6 the short amount of time that has passed since Local
7 Law 97 was adopted. The urgency and devastation of
8 the COVID-19 pandemic cast immediate doubts on the
9 city's ability to implement the Local Law to the full
10 extent envisioned, but amplified calls for racial and
11 environmental justice have reinforced the crucial
12 role that Local Law 97 can and must play in building
13 a future that not only considers but includes
14 communities that suffer under systems that perpetuate
15 climate change and social and economic injustice.
16 Although the first emissions targets are roughly 2
17 years away, our collective change in circumstances is
18 a good reason to have this hearing now and to check
19 on the readiness of the workforce to do the important
20 work of decarbonizing our city. Most immediately,
21 Local Law 97 is projected to bring upwards of 15,000
22 or more jobs, and that's only to implement the first
23 round of emission limits by 2024. After that, Local
24 Law 97 is projected to produce well over 100,000 jobs
25 once we've reached the next set of limits in 2030.

1
2 These jobs potentially include architects, engineers,
3 sustainability consultants, building tradespeople,
4 HVAC professionals as well as jobs in other
5 industries such as retail, food services, and product
6 manufacturing needed to meet the demand created by
7 green industry growth. These jobs can provide family-
8 sustaining wages and economic stability. These jobs
9 belong to New York City residents. I believe clean
10 energy economy that incorporates frontline
11 communities of color into the emerging green
12 workforce is critical to a just transition. I am
13 eager to hear the administration's analysis of the
14 law's workforce impact and how they plan to ensure
15 these jobs are evenly distributed across New York
16 City's communities. Today's hearing is an opportunity
17 for the administration to send a clear message that a
18 robust enforcement of Local Law 97 will lead to the
19 development of qualified workforce ready to
20 facilitate compliance with Local Law.

21 I would like to thank our Committee staff
22 for their hard work in putting together today's
23 hearing, Committee Counsel Nick Connell, Policy
24 Analyst Elizabeth Arzt, and also I'd like to thank my
25

staff, Chief-of-Staff James Burke and Legislative
Director Kiana Diaz.

I will now turn it over to Chair Sanchez,
Chair of the Housing and Buildings Committee for her
opening statement.

CHAIR SANCHEZ: Thank you so much, Madam
Chair, and good morning, everyone. I am Council
Member Pierina Sanchez, Chair of the Committee on
Housing and Buildings, and I am pleased to join my
Colleagues, Chair De La Rosa and forthcoming Chair
Gennaro, on this important hearing. I want to thank
you all for joining today, and, to the
administration, I want to thank you for joining twice
in the past few months. This is how important this
topic is to us.

As the most robust Climate Mobilization
Law in the nation, Local Law 97 is a critical step in
our city's ongoing efforts to combat climate change
and the agencies before us today play a critical role
in its successful implementation. In April 2022, the
Housing and Buildings Committee and the Environmental
Protection Committee held a joint hearing focused on
the enforcement of Local Law 97's emissions goals,
which did not dive into the job generation and

workforce preparation aspects also critical to the implementation of the law. Thus, as my co-Chair has already pointed out, the focus of today's hearing is narrower.

Local Law 97 presents a tremendous opportunity to develop a green workforce within New York City. This comes at a time when our city is recovering from the global pandemic, and, as my Colleague mentioned, all New Yorkers, especially New Yorkers belonging to communities of color, stand to benefit from the potential job creation. As was discussed at length through the city's preliminary and executive budget hearing, New York City's economic recovery from COVID-19 has actually lagged the nation's with communities of colors, like those in the Bronx which I represent, and other boroughs struggling the most, still facing double digit unemployment numbers. Compliance with Local Law 97 will make New York City into the climate leader that we are striving to be and can also aid in righting the crises of inequalities facing the city of New York. Furthermore, assisting building owners in meeting Local Law 97 targets will help aid the growth of a green economy. Providing a strict eye on the

1 progress of building retrofits and construction will
2 help provide opportunity for our city's green job
3 market and, in turn, prepare our city for a greener
4 future. As such, our city's agencies and officials
5 must be vigilant in making compliance with Local Law
6 97 as simple as it can be with a goal of timely
7 completion.
8

9 In our April hearing on Local Law 97
10 enforcement, the administration emphasized your full
11 commitment to achieving the emissions goals presented
12 in the law. As Chair De La Rosa mentioned, meeting
13 these emissions goals will bring thousands to
14 hundreds of thousands of new jobs to New York City.
15 According to David Hsu of MIT, this is up to 15,000
16 jobs by 2024 and 126,000 jobs by 2030 if planned for
17 accordingly, that is.

18 In the end, the city must do all it can
19 to advance the goals of climate preparedness,
20 creating good jobs, and bolstering a struggling and
21 inequal economy. These goals are not in conflict with
22 one another. Bringing the city's buildings into
23 compliance with our emissions targets can help us
24 meet all of these goals. During the work to retrofit
25 and construct buildings with green infrastructure

1
2 will be invaluable in the short-term and in the long-
3 term futures of our city's residents and communities
4 as we continue to combat climate change and recover
5 from the pandemic.

6 Today, I look forward to joining the
7 Civil Service and Labor and Environmental Protection
8 Committees in listening to testimony from the
9 administration and advocates and to learn more about
10 what our city's agencies and officials are doing and
11 can be doing to prepare our great city for a greener
12 future.

13 With that, I'll turn it right back to
14 Chair De La Rosa.

15 CHAIRPERSON DE LA ROSA: Thank you, Chair
16 Sanchez. We've been joined by Council Member Menin
17 and Council Member Carr.

18 Before we proceed to testimony, Committee
19 Counsel Nick Connell will go over some procedural
20 items.

21 COMMITTEE COUNSEL CONNELL: Thank you,
22 Chair. My name is Nick Connell. I'm Counsel to the
23 Committee on Civil Service and Labor for the New York
24 City Council.

At today's hearing, the administration's representatives will testify first. Their testimony will be followed by Council Member questions then we will proceed to public testimony.

I will call on panelists to testify. Please listen for your name to be called. I will periodically announce the names of the next panelists.

Witnesses testifying virtually will be on mute until called to testify. Council staff will unmute you when it is your turn. There may be a few seconds of delay before you are unmuted. Thank you in advance for your patience.

I ask all hearing participants to submit written testimony to the following email address, testimony@council.nyc.gov.

I will now call on members of the administration to testify. Testimony today will be provided by Commissioner of Environmental Protection and Chief Climate Officer Rohit Aggarwala.

Additionally, the following members of the administration will be available for questions after testimony is provided, Chief Decarbonization Officer Department of Citywide Administrative Services

COMMITTEE ON CIVIL SERVICE AND LABOR JOINTLY WITH
COMMITTEE ON HOUSING AND BUILDINGS AND COMMITTEE ON
ENVIRONMENTAL PROTECTION 12

Anthony Fiore, Chief Sustainability Officer
Department of Buildings Gina Bocra, and Director of
Special Projects Economic Development Corporation
Jamie Horton.

I will now administer the oath. I will
call on each of you individually for a response.
Please raise your right hands.

Do you affirm to tell the truth, the
whole truth, and nothing but the truth in your
testimony before these Committees and to respond
honestly to Council Member questions? Commissioner
Aggarwala.

COMMISSIONER AGGARWALA: I do.

COMMITTEE COUNSEL CONNELL: Chief
Decarbonization Officer Anthony Fiore.

CHIEF DECARBONIZATION OFFICER FIORE: I
do.

COMMITTEE COUNSEL CONNELL: Chief
Sustainability Officer Gina Bocra.

CHIEF SUSTAINABILITY OFFICER BOCRA: I do.

COMMITTEE COUNSEL CONNELL: Director of
Special Projects Jamie Horton.

DIRECTOR OF SPECIAL PROJECTS HORTON: I
do.

2 COMMITTEE COUNSEL CONNELL: Thank you.
3 Commissioner Aggarwala, you may begin when ready.

4 COMMISSIONER AGGARWALA: I'd like to thank
5 Chairs De La Rosa, Sanchez, and Gennaro and the
6 Members of the Civil Service and Labor, Housing and
7 Buildings, and Environmental Protection Committees
8 for the opportunity to testify today. I am, as
9 always, excited to work with you all to implement
10 this critical climate legislation. I'd also like to
11 thank my colleagues who have already been introduced
12 by the Committee Counsel, Gina Bocra, Jamie Horton,
13 and Anthony Fiore who is joining remotely.

14 It is, as the 2 Chairs have mentioned,
15 only 2 months since I last testified before the
16 Council on the topic of Local Law 97. I'd like to say
17 at the outset that we are proceeding apace along
18 precisely the lines I described at that time. We are
19 focusing on the fact that Local Law 97 was titled the
20 Climate Mobilization Act. Our goal is to get every
21 covered building mobilized to reduce emissions and
22 reach their targets under the law. It is through that
23 mobilization that jobs are being created and more
24 will be. Our first step to do that is the internal
25 work necessary to get the rule written. At the same

1
2 time, we are working to spread the word that the
3 Adams' administration fully intends to implement
4 Local Law 97 and that all covered buildings need to
5 get mobilized if they are not already. Also, as I
6 mentioned in April, we are particularly focused right
7 now on the buildings that will need to take action
8 for the 2024 compliance period. Happily, this is a
9 relatively small group of buildings, probably fewer
10 than 3,000. The much more aggressive limits
11 established for 2030 will be the major source of job
12 creation from Local Law 97. For that much larger
13 group of buildings, early mobilization will be
14 critical, which is entirely consistent with the way
15 we plan to implement this law. Mayor Adams and this
16 administration have recognized the job creation
17 potential of Local Law 97 from the beginning. This is
18 why we have made the green economy a central pillar
19 of our economic development strategy as laid out in
20 Rebuild, Renew, Reinvent: A Blueprint for New York
21 City's Economic Recovery. Decarbonizing our private
22 buildings and making them more energy efficient will
23 help to drive our economic recovery in an inclusive
24 way. Energy efficiency creates 20 jobs per million
25 dollars of investment each year. Today, 61,000 people

1 are employed in the energy efficiency industry across
2 all 5 boroughs, which accounts for most energy
3 employment in the city, 43 percent we estimate. The
4 Blueprint calls for accelerating the electrification
5 of our buildings and transportation systems, driving
6 the building and energy efficiency and retrofit
7 markets, and scaling emerging models to electrify
8 trucking and commercial fleets.
9

10 A critical part of implementing Local Law
11 97 and ensuring that the associated economic benefits
12 are distributed to all New Yorkers is why the
13 Blueprint for Economic Recovery calls for an
14 interagency working group to coordinate with the
15 industry on a green jobs workforce effort. In
16 addition to the interagency working group, the city
17 will undertake a study to understand the size,
18 impact, and opportunities of the green economy in the
19 short and long terms with a focus on workforce
20 development and how to get New Yorkers into these
21 jobs.

22 All of this work will build on several
23 green industry and green jobs initiatives already
24 underway across the city. I'll highlight just a few.
25 The recently announced 191-million-dollar investment

1
2 in offshore wind, which we expect to create over
3 13,000 jobs and generate 1.3 billion dollars in
4 annual investment. There are requirements that 40
5 percent of the city's investment be directed towards
6 women, minorities, and EJ communities. EDC is leading
7 this work which will create an offshore wind hub at
8 the city-owned South Brooklyn Marine Terminal as well
9 as investments citywide in workforce and research and
10 innovation in the offshore wind industry. In
11 addition, the city secured a 5-million-dollar
12 investment from project partner Equinor to ensure
13 low-income New Yorkers and communities of color can
14 participate in the industry. In addition to assisting
15 building stakeholders with energy improvement
16 projects, the NYC Accelerator offers the NYC
17 Accelerator Learning as a free training resource for
18 NYC residents. The Learning Center currently has a
19 catalogue of 30+ course which include trainings on
20 new technologies, building practices, and soft skill
21 trainings for building professionals working on both
22 new and existing buildings. The Accelerator also runs
23 an internship program, which provides CUNY students
24 with 35 hours of training on energy efficiency basics

before pairing them with a host organization and providing mentorship along the way.

EDC's Proptech Piloting Program is identifying leading buildings and real estate technologies to deploy on the over 490 million square feet of city-owned real estate across DCAS, NYCHA, and HPD. This program will pilot the most advanced technologies that have usually been reserved for Class A office space on city properties serving everyday New Yorkers. In addition to identifying opportunities to improve building efficiency and operations, these pilots are also designed to offer workforce training opportunities for low-income New Yorkers and NYCHA residents.

The New York City Green Jobs Corps includes 4 city-funded pre-apprenticeship training programs that link graduates to interviews with the building and construction trade unions. Targeted recruitment for these programs in the high-need neighborhoods served by the SBS Workforce Centers ensures that there is a steady stream of low-income workers entering the trades as apprentices. The programs that make up the NYC Green Jobs Corps also do tremendous work to recruit, train, and place

1 women, returning citizens, and students from CTA High
2 School in the trades. These apprenticeship programs
3 provide workers paid on-the-job and in-classroom
4 training for 3 to 5 years. The extensive benefits and
5 prevailing wages earned through a union career
6 provide a clear path towards economic security for
7 the hardest hit New Yorkers. Union jobs created by
8 Local Law 97 increased the need for union workers
9 throughout the city and the need for more
10 apprenticeship openings for low-income New Yorkers
11 trained through the Corps.

12
13 In addition to these larger initiatives,
14 there are numerous campaigns across city agencies to
15 grow the green economy and get New Yorkers connected
16 to these jobs. I am happy for my team to provide
17 followup information.

18 As I reported 2 months ago, the city is
19 leading by example in the efforts to reduce carbon
20 emissions and associated criteria pollutants. To
21 date, the city has invested roughly 900 million
22 dollars in reducing energy use and emissions from
23 government operations. This has resulted in a
24 reduction of 2.9 million MMBtus of energy use or the
25 equivalent of 200,000 New York City residences and a

27 percent reduction in greenhouse gas emissions.

This work has created or retained 4,000 good-paying jobs.

While much work has been completed, much work remains to be done. It is expected that the city will need to nearly triple the amount of work it has historically completed on average each year. As I mentioned in April, we are seriously focused on achieving the city's 2025 target of a 40 percent reduction over 2005, but it is a significant challenge, and there continues to be a high level of risk to our achievement of that target.

It is not for lack of trying. This administration has taken action in its first 100 days to unbundle this work. We are adding nearly 200 employees to our carbon-reduction efforts across city agencies to help identify additional opportunities and manage the work. Since I last testified, we have accelerated the addition of staff at key authorizing agencies including the Office of Management and Budget, the Law Department, and the Mayor's Office of Contracts to speed procurement and project delivery. As I mentioned last time, the administration made a major push with the State Legislature to extend

1 design build project delivery authority to projects
2 intended to reduce energy and greenhouse gas
3 emissions. Unfortunately, we found out only after my
4 testimony that the law the State Legislature passed
5 only covered projects above 10 million dollars so we
6 are working to see how much of our Local Law
7 compliance work can qualify.

8
9 We are optimistic that Local Law 97
10 compliance projects will also benefit from work that
11 the administration is undertaking broadly to
12 accelerate city capital projects such as the
13 taskforce that First Deputy Mayor Lorraine Grillo is
14 leading along with the participation of the
15 Comptroller, the private sector, union leaders, and
16 multiple agencies. As you know, the Adams'
17 administration also prioritized making the case to
18 the New York State Public Service Commission for its
19 approval of the 2 Tier 4 projects that will deliver
20 clean and renewable energy from upstate New York and
21 Canada into New York City. When it approved those
22 projects, several Commissioners noted that New York
23 City's commitment to purchase that electricity was
24 critical to making those projects work.

1
2 The city has worked to ensure that its
3 own greening effort create good jobs. We have
4 partnered with the City University of New York to
5 create an Energy Management Institute to upscale city
6 workers in the latest energy efficiency and clean
7 energy technologies and best management practices in
8 building operations and maintenance. To date, more
9 than 1,700 employees across 40 different agencies
10 have participated in these training opportunities,
11 and over 1,100 professional certifications have been
12 awarded. The city has also taken action to train the
13 next generation of green workforce. DCAS and the
14 Department of Education have partnered to provide
15 energy management and sustainability training to more
16 than 1,000 K-12 teachers reaching over 2,000
17 students. In addition, a Solar Training Curriculum
18 has been developed for the Career and Technical
19 Education schools. This prepares students
20 matriculating out of CTE to directly enter the solar
21 installation and maintenance industries; 1,500
22 students have participated in that training.

23 Finally, DCAS and Department of
24 Corrections Re-Entry Program Division have partnered
25 to develop a solar installation and maintenance

1 training class for incarcerated individuals on Rikers
2 Island. Since 2018, 180 individuals were trained in
3 the basics of renewable energy, electrical theory,
4 and solar PV technology and design. In partnership
5 with SBS, Solar One, the Fortune Society, and local
6 solar developers and unions, the program has
7 supported the employment of more than 20 individuals
8 into the construction facility's management and
9 energy efficiency industries.
10

11 At the hearing last April, I spoke in
12 detail about the Adams' administration approach to
13 implementing Local Law 97 and our commitment to
14 ensuring that the law is enforced in a way to drive
15 retrofits and create jobs. We are still working
16 through the details of what this will look like so I
17 do not have much more to say on this topic than I did
18 in April. All of the rules that will govern
19 compliance including a definition of what we believe
20 should constitute a good faith effort will be subject
21 to public notice and comment under the CAPA
22 rulemaking process. I am looking forward to updating
23 these Committees as soon as we have details to share,
24 and, of course, both you and all New Yorkers will
25 have the opportunity to provide input during the

1 rulemaking. As I've expressed, we are focusing on the
2 mobilization in the Climate Mobilization Act. We want
3 building owners to act as soon as they can to
4 decarbonize and retrofit their buildings to operate
5 more efficiently. Mobilizing building owners to
6 reduce greenhouse gas emissions inherently means that
7 we are also mobilizing the people who work on
8 buildings. We want to see these jobs be good paying
9 and local to the greatest extent possible.

11 For the 2024 compliance period, we expect
12 that approximately 2,700 buildings will need to make
13 changes to their buildings to comply with the law.
14 Some of these will be relatively minor operation and
15 maintenance updates and some will require retrofits.
16 We expect that many more building owners will need to
17 retrofit their buildings to comply with the 2030
18 building emissions limits. This is when we will
19 likely see the workforce expand to meet that need.

20 In conclusion, we are excited about the
21 opportunity that decarbonizing our private buildings
22 and making them more energy efficient provides for an
23 inclusive economic recovery. Additionally, the Adams'
24 administration is committed to achieving the
25 greenhouse gas emissions limits established in Local

1
2 Law 97. The climate fight is about mobilization, and
3 we know that workers will be leading the charge.

4 Thank you.

5 CHAIRPERSON DE LA ROSA: Thank you so much
6 for your testimony. We've been joined by Chair
7 Gennaro as well as Council Member Bottcher and
8 Council Member Caban has joined us virtually.

9 CHAIR GENNARO: I'd just like to say on
10 the record that I waive my opportunity to make an
11 opening statement. I'm sorry for being 5 minutes
12 late.

13 CHAIRPERSON DE LA ROSA: Thank you, Chair.
14 We've also been joined by Council Member Dinowitz.
15 We'll start with some questions here.

16 Thank you, again, for your testimony.
17 According to a 2019 Retrofit Market Analysis
18 conducted by MIT, Local Law 97 has the potential to
19 create 15,000 jobs by 2024, an additional 126,000
20 jobs by 2030 in New York City. Does the
21 administration have an estimate or model of the jobs
22 needed to bring the city's buildings into compliance?

23 COMMISSIONER AGGARWALA: I'll turn this
24 question over to Jamie, but, before I do, I'd just
25 like to reiterate what I said in my testimony which

1 is that we're very eager to ensure that not only
2 Local Law 97 but also the entire climate agenda
3 creates jobs and that we cannot create jobs absent
4 mobilization so that governs all of our thinking, but
5 Jamie.

6
7 CHAIRPERSON DE LA ROSA: Noted. Thank you.

8 DIRECTOR OF SPECIAL PROJECTS HORTON:

9 Thank you. Thank you for the question. The city
10 hasn't done to this point an actual estimate or
11 model, but the Commissioner had mentioned that we are
12 commissioning a study soon to look at exactly that
13 question. EDC specifically has looked at the economic
14 and job impacts of DCAS' work, which is significant,
15 and so, based on our research with the 4-billion-
16 dollar retrofit program that is underway, I believe
17 the jobs numbers quoted were to this point, but, in
18 total, we're looking at 7,000 new jobs associated
19 just with that work and then an additional 4,000
20 indirect jobs so obviously the city's private
21 buildings are a much larger stock than just city-
22 owned so we'd look for that to be larger...

23 CHAIRPERSON DE LA ROSA: So you're
24 pointing to the 3,000 initial retrofits that you're
25 projecting?

2 DIRECTOR OF SPECIAL PROJECTS HORTON:

3 Yeah.

4 CHAIRPERSON DE LA ROSA: Okay. Currently,
5 is the administration seeing an increase in economic
6 activity and job creation as a result already?

7 DIRECTOR OF SPECIAL PROJECTS HORTON: We
8 haven't seen that specifically, but I think that's
9 exactly what we're looking at both with the study and
10 with the interagency working group that the
11 Commissioner referenced. We expect a lot of this work
12 to be generated by the much larger amount of
13 buildings that are going to need to come into
14 compliance with the 2030 emissions limits rather than
15 this initial much smaller group of 2024.

16 COMMISSIONER AGGARWALA: Chair, if I
17 could, I'd just reiterate this observation that when
18 we're talking about the roughly 3,000 buildings that
19 have to do work for the initial compliance period,
20 3,000 buildings among a million buildings in New York
21 City, an uptick in those buildings is not actually
22 going to create a change that's particularly visible,
23 especially given that so much of that work is really
24 being done by existing contractors. It's
25 electricians, it's plumbers, it's the general

1
2 contractors. I think as we see the mobilization
3 getting towards the 2030, that's really when you
4 start to see pressure because that should be an
5 outsized proportion to the normal course of work that
6 you've seen across the city.

7 CHAIRPERSON DE LA ROSA: Great. Thank you.

8 My next questions are related to the industries.

9 Which industries do you project will experience job
10 growth due to this law, and what are the projected
11 wages and benefits for jobs created by Local Law 97?

12 DIRECTOR OF SPECIAL PROJECTS HORTON:

13 That's a great question. That's something that we're
14 really focused on. We expect it to be in line with
15 what we've seen already in terms of a lot of the jobs
16 being in the energy efficiency market and so the
17 state has actually done quite a bit of research on
18 this already that looks statewide, and, by far, the
19 majority are in these energy efficiency jobs so
20 that's HVAC installation, maintenance, servicing,
21 things like that with a smaller percentage being in
22 clean energy generation so solar, wind, things like
23 that. This is something that we're looking at digging
24 into with this coming study, and we'd be very happy
25 to provide updates as that gets going.

1
2 To your second question, a big part of
3 that will also be what are the wages associated with
4 these jobs because it's not going to be the same
5 across the industries.

6 CHAIRPERSON DE LA ROSA: Does the
7 administration plan to put forth information on what
8 those potential jobs could be and some wage scales
9 for some of those jobs?

10 DIRECTOR OF SPECIAL PROJECTS HORTON:
11 Yeah, that'll definitely be a part of this study, and
12 we're really looking at workforce first and so
13 looking at, there's going to be occupations that go
14 across these different industries. It shouldn't just
15 be if you're a trained installer you can only get a
16 job in solar installation if some of those skills are
17 transferable and so that's going to be a big part of
18 what we're looking at.

19 CHAIRPERSON DE LA ROSA: My next 2
20 questions are around the creation of union jobs. Can
21 you give us a vision into what Local Law does for
22 union jobs and does it encourage the creation of
23 union jobs?

24 DIRECTOR OF SPECIAL PROJECTS HORTON: I
25 think echoing the Commissioner's point...

2 COMMISSIONER AGGARWALA: Actually, if I
3 could, I'd just point out the law does not establish
4 anything that directs the jobs related to compliance
5 are not shaped by the law. I think the main way that
6 Local Law 97 does create union jobs, which we
7 strongly expect it to, is because it is skewed
8 towards the largest buildings in the city, a
9 disproportionate number of those are, of course,
10 union buildings. That is where we will see the union
11 jobs being created, is whether it's in commercial
12 which is even more heavily union or the residential
13 buildings which comprise the majority of covered
14 buildings, that's where you will see union jobs being
15 created.

16 CHAIRPERSON DE LA ROSA: Thank you for
17 clarifying that. My next question, I know that in the
18 testimony time and time again you all spoke about
19 CUNY, which I think is a wonderful piece of this,
20 that CUNY is a strong partner in training, but what
21 can the city do to ensure that the jobs created will
22 be evenly distributed to low-income communities of
23 color? As you know, environmental justice communities
24 like the ones some of us here represent are vastly
25 communities of color that also have high unemployment

1 rates so these things are interconnected, and we want
2 to know how can we ensure that the jobs will reach
3 those people who most need them?
4

5 DIRECTOR OF SPECIAL PROJECTS HORTON:

6 Thank you. That's an excellent point. That's exactly
7 what our policy focus is as we actually shape these
8 programs. The Economic Recovery Blueprint, this
9 interagency workforce that I keep referring to, it
10 does call for specifically not just working with CUNY
11 but also going further and working with K-12
12 institutions because we know that that's the start of
13 actually getting people work-ready, and we're going
14 to look to some of the precedent green workforce
15 programs that we already have in place. A couple of
16 examples, I know that Rohit highlighted the offshore
17 wind program that EDC runs. I think it's a really
18 great example where we're assured that 40 percent of
19 the investment there goes towards environmental
20 justice communities and M/WBE firms. Another great
21 one is the city's Green Job Corps program. That was
22 established in 2017 and is still ongoing and recruits
23 through SBS Workforce1 Centers which are right-sided
24 in these communities that are hardest hit. Those are
25 great examples. One of the things that we're

1 exploring right now so this is an EDC-specific
2 program, and I think speaks to the importance of not
3 just getting folks into jobs but also having them
4 build businesses is the importance of M/WBE
5 contractors participating in this work. One of the
6 things that we're looking at is EDC has our Construct
7 NYC Program which essentially does capacity building
8 for M/WBE firms so they can better access our capital
9 contracts. We're looking at expanding that because
10 our capital portfolio is only so big. We're looking
11 at expanding that to DCAS as well and so we're
12 exploring to see if that's a possibility so that
13 M/WBE firms are really ready to get these contracts
14 because it's not enough to say that we want to hit
15 the goal but if the firms aren't prepared to actually
16 get them then it's a different (INAUDIBLE).

18 CHAIRPERSON DE LA ROSA: Yeah. I'm also
19 curious to know about branding and marketing around
20 the jobs. I know that you all know, but language
21 access is something that's super important, meeting
22 people's literacy needs where they are is super
23 important so making sure that as we look to use the
24 Workforce1 Centers, which in my personal opinion are
25 underutilized, I have one in my own community, it's

important to sort of expand out the level of
engagement that we have in communities.

My last question before I turn it back
over to Chair Gennaro is will the city consider
creating a job-tracking dashboard associated with
jobs produced by Local Law 97? It would be important
for us to have that transparency as we go back and
forth as we hit the milestones in the law.

DIRECTOR OF SPECIAL PROJECTS HORTON:

Yeah. I think it's really important to see how the
industry grows and where those jobs are going. I
think there is a difficulty with ascribing any
particular job to Local Law 97. It's really part of
the bigger industry that's going to be growing, but I
think we're happy to provide regular updates on the
progress across the different occupations and
industries as we go forward.

COMMISSIONER AGGARWALA: If I could, Chair
De La Rosa, I think it's really important for us not
to lose sight of the fact that Local Law 97 is one
component, and, while this law has been described as
New York City's Green New Deal, it's actually
incomplete in that sense. We are working on a number
of initiatives around vehicle electrification, around

1
2 the electrification and the reduction of the city's
3 own fleet. There are any number of things about the
4 entire transition toward climate preparedness that
5 will create jobs and none of that even considers the
6 work that's going to be created by resilience so we
7 do very much see it as part of a much larger picture
8 and I would encourage us to think about the green
9 workforce as a whole rather than focusing only on the
10 Local Law 97 component of it.

11 CHAIRPERSON DE LA ROSA: Yes, I agree with
12 you and I invite you all to create trackers for all
13 of those things because it's important for us to have
14 that information at our fingertips so that we can
15 have oversight over it. I do want to say that it's
16 important with Local Law 97 because if we wait until
17 the last minute to begin to prepare this workforce
18 before we hit these targets we're going to be
19 inadequately prepared to meet the more aggressive
20 targets of 2030 and so I just wanted to bring us back
21 to that point.

22 I want to pass it over to Chair Gennaro
23 and recognize that we've been joined by Council
24 Member Restler as well.

CHAIRPERSON GENNARO: Thank you, Chair De La Rosa. I don't have any questions for the panel at this time. I'm in ongoing communication. We actually have a little working group going with Climate Jobs New York. This will provide more opportunity for Members of the Committee to ask questions. I reserve my right to come back. At the outset of the hearing because I was not here and these people have probably already been recognized, but I feel compelled as the Chair of the Committee on Environmental Protection to do so, I'm recognizing and I thank them for their presence today, Council Members Menin, Holden, Restler, Nurse, and Kagan. With that, I reserve my right to come back and I don't have any questions at this moment. Thank you to the panel. Thank you, Chair De La Rosa.

CHAIRPERSON DE LA ROSA: Thank you, Chair Gennaro. I want to pass it on to Chair Sanchez for some questions.

CHAIR SANCHEZ: Thank you, Chair. Good morning, Council Member Gennaro. Good to see you.

My first question is about OBEEP. Of course, as you know during the April hearing and then during budget hearings, the Council called on more

1
2 funding, additional funding for positions within
3 OBEEP. This is, of course, to ensure that the
4 complexity of Local Law 97 has enough staff resources
5 to be fully implemented as mandated. I understand
6 that we now have enough for 11 positions within
7 OBEEP, an increase from 6 positions previously. Could
8 you give us a breakdown of what the staffing looks
9 like within OBEEP now or what the plan for staffing
10 looks like and then I'll proceed from there.

11 COMMISSIONER AGGARWALA: Thank you, Chair
12 Sanchez. I'll ask Gina to give you the details, but,
13 actually, before I do, I'd like to make the
14 observation that there's been a tremendous amount of
15 focus on OBEEP and Gina's particular staff, but, as I
16 noted earlier, getting the work of implementing this
17 law done goes much beyond that. There's a number of
18 people beyond OBEEP at the Department of Buildings
19 that are deeply involved, the Law Department, OMB,
20 MOCEJ, I spend a good deal of my own time on this so,
21 while it is critical to make sure that we fully staff
22 the particular office, the implementation of this law
23 is not bounded just by that particular office, but,
24 Gina, please.

CHIEF SUSTAINABILITY OFFICER BOCRA: Thank you, Council Member. We are fairly confident that OBEEP has the resources that it needs now with the addition of these new staff members. Our original staff consisted of technical resources, architects, engineers, project management, an attorney, analytics expert to help us better understand the universe of buildings that we're working with. We will be focusing now on transitioning from our efforts with the Advisory Board and the working groups to heavily concentrated on efforts to promulgate the rules that will support Local Law 97 and help inform building owners about the choices they need to be making in the future. Additional rules will be promulgated later this year, and that will continue into next year to bring more clarity to this process. As we continue to monitor our needs at Department of Buildings, we're working, as our Commissioner here has shared with you, with MOCEJ very closely, with the Law Department, with OATH, with many others across the city to make sure we successfully implement Local Law 97. We will definitely update you should our needs change, but I want to assure you that from the time that Local Law 97 passed, our

1 conversation with OMB has been about ramping up our
2 staff over time incrementally as those needs grown.

3
4 CHAIR SANCHEZ: Thank you. Thank you so
5 much. My question is not about needing more money
6 since that is a conversation for a later time, but
7 thank you for explaining some of the roles within
8 OBEEP. Whether it's OBEEP or OMB, Law Department,
9 MOCEJ, OATH, all of the entities that you mentioned,
10 where can the Council look to positions that are
11 focused on workforce development and job training.

12 CHIEF SUSTAINABILITY OFFICER BOCRA: We're
13 really focused at Department of Buildings on
14 education and outreach to building owners in the
15 industry, but we expect that this effort will have a
16 positive effect on workforce development. Every
17 position in the office has the potential to impact
18 workforce development since full robust
19 implementation of Local Law 97 is going to mean new
20 clean energy jobs for New Yorkers.

21 That being said, we definitely value the
22 input of Council Members. We look forward to working
23 with you to better understand the needs of your own
24 Districts, and we're very happy to discuss with you

1
2 what we can do together to bring more clean jobs to
3 your constituents.

4 COMMISSIONER AGGARWALA: I was just going
5 to add that as we had said and as Jamie had pointed
6 out the positions within the city government that are
7 focused on workforce development for this really
8 wouldn't be appropriate at DOB. That's not the right
9 place for it. It is through the organizations that
10 are focused on workforce development and economic
11 development, and, as I described, we have a number of
12 those in the right places we believe.

13 CHAIRPERSON SANCHEZ: Great. Just
14 listening to your testimony and you really expounded
15 upon the many different investments that the city is
16 making both beyond Local Law 97 and including Local
17 Law 97, greening the city's infrastructure and
18 programs to build up the workforce that we have today
19 so New York City Accelerator, EDC's Proptech Piloting
20 Program, Green Jobs Corps. Is there sort of a central
21 monitoring of what these different programs are
22 creating or how they are helping us to expand the
23 green workforce in New York City?

COMMISSIONER AGGARWALA: I think that's
very much what the interagency taskforce that EDC is
setting up will...

DIRECTOR OF SPECIAL PROJECTS HORTON:
Exactly. I think you hit on a really great point
which is that it's very fragmented right now and part
of bringing these groups together is inventorying and
actually seeing what the impact can be and how we can
really complement one another rather than just have a
very diffuse effect.

CHAIRPERSON SANCHEZ: Thank you so much.
Just one more question for this round. You answered
Chair De La Rosa's questions about the city's efforts
to green our own infrastructure. We understand it's
not all DCAS buildings, not all NYCHA buildings, it's
a portfolio of buildings within. Can you break down
for us so that we can gain an understanding of how
much job creation or perhaps rededication since we're
using existing resources in many cases. How many of
the city's buildings are going to be needing to go
into compliance by 2024 versus 2030?

COMMISSIONER AGGARWALA: Let me ask
Anthony Fiore who leads the city's compliance effort
to take that.

CHIEF DECARBONIZATION OFFICER FIORE: Good morning and thank you for the question. Can you hear me okay?

CHAIRPERSON SANCHEZ: Yes.

COMMISSIONER AGGARWALA: Yes.

CHIEF DECARBONIZATION OFFICER FIORE:
Great. Local Law 97 applies to the government portfolio as its operations in totality. In the work that we've done, we've already touched more than 2,000 buildings, and we'll continue to implement these energy efficiency measures like HVAC upgrades and boiler repairs, chillers, steam traps, lighting, and building controls in all of our buildings to achieve the emissions reductions that are necessary. I will point out that we do this work with an eye towards environmental justice. 65 percent of the greenhouse gas emissions that we've reduced to date have been in EJ communities, and I think even more important, 72 percent of the PM2.5 reductions that we've achieved, which lead to poor health outcomes, have been reduced in EJ communities so we definitely have an eye towards where these investments are being made, and they'll continue to be made in that way.

CHAIRPERSON SANCHEZ: Thank you so much,
Mr. Fiore. For those 2,000 buildings that have
already been touched by Local Law 97 related
improvements, is there any quantification that you
can provide about jobs either created or repurposed
for these retrofits or improvements, and how many of
those have been for historically underrepresented
communities?

CHIEF DECARBONIZATION OFFICER FIORE: As
the Commissioner mentioned in his testimony, the work
that we've done to date have created or retained
approximately 4,000 jobs, and the work that we need
to do between now and 2030 is expected to create
another 11,000 jobs. I don't have the numbers on
where those jobs are coming from, whether they're
from marginalized communities or not, but, also as
the Commissioner mentioned, we have been developing
programs with the Department of Education and the
Department of Corrections to try to get at some of
those populations through the CTE program with
Department of Education as well as the re-entry
program at the Department of Corrections.

CHAIRPERSON SANCHEZ: Thank you.

CHIEF DECARBONIZATION OFFICER FIORE:

You're welcome.

CHAIRPERSON DE LA ROSA: Thank you, Chair Sanchez. I will now call on Council Members to ask questions in the order in which they have raised their hands. Council Members, please keep your questions to 5 minutes. First, we'll hear from Council Member Caban followed by Council Member Nurse, and I also want to recognize that we've been joined by Council Members Joseph and Aviles, and, if any other Members want to get on the list, please let us know. Council Member Hanif has joined us.

COUNCIL MEMBER CABAN: Thank you very much to all of the Chairs and my Colleagues and thanks to the folks here testifying today.

I wanted to just dive right in and ask some questions about the renewable energy credits. Specifically, building owners can buy RECs from renewable energy projects that are interconnected into the city's grid instead of upgrading the buildings, and I'm concerned that this may become a major loophole because, if landlords buy RECs instead of cleaning up their buildings, they're not creating

1 jobs or reducing air pollution in the city so how
2 many RECs will be available for purchase?

3
4 COMMISSIONER AGGARWALA: Thank you,
5 Council Member. Let me start by pointing out that
6 there is going to be rulemaking going. There is, as
7 is prescribed by the law, an Advisory Board process
8 going on. At the appropriate time, there will be
9 rules promulgated, there will be the opportunity for
10 the public to comment on them. I will point that we
11 know that energy use reduction must be a large
12 component of decarbonization. We realize there has to
13 be a balance between increased use of electricity
14 from the beneficial electrification of building
15 heating and hot water and energy efficiency. While we
16 have not finalized those rules and are still
17 evaluating the input of the working group members and
18 the Advisory Board, we have taken the position for
19 city government operations that RECs can and should
20 only be used for electrical consumption and only RECs
21 associated with new transmission into the city. Gina,
22 anything we should add there? Okay.

23 COUNCIL MEMBER CABAN: I want to continue
24 with this line of questioning a little bit, and I
25 know that it may be a little tougher to get some

1 concrete answers considering you said this is
2 something that still is in the process of being
3 figured out, but, based on the parameters that you
4 just outlined, to the degree that you can answer, is
5 it conceivable that there would be so many RECs
6 available for purchase that owners might not need to
7 upgrade their buildings?
8

9 COMMISSIONER AGGARWALA: What we expect in
10 terms of the availability of RECs, we don't expect a
11 ton to be available, especially for the first years
12 of the first compliance period. The market for Local
13 Law 97 eligible RECs right now is tiny. At some
14 point, probably in 2027, 2028, the Tier 4 projects
15 will come online, and that will create a significant
16 increase. However, we do not expect the Tier 4
17 projects to be sufficient so that all buildings that
18 are covered in 2030 by the law would be able to
19 comply using the RECs from those projects. Right now,
20 I don't think it's realistic to believe that the
21 supply of RECs would allow the kind of wholesale use
22 of RECs to displace any other kind of compliance,
23 even if the rules were to be completely generous. I
24 think that's an important point that there is a limit
25 on the number of RECs that will be available, and, of

1 course, we should point out that we should not be
2 opposed to the kinds of projects that RECs can and
3 should create. We need more renewable power into the
4 city. That's why the city was firmly in support of
5 the 2 Tier 4 projects. We believe that that is a
6 component of the way Local Law 97 was envisioned, and
7 we believe that the next set, after these 2 Tier 4
8 projects, there is going to be a need for further
9 renewable energy development into the city. The good
10 news is many of those opportunities are going to be
11 much more focused on in-city opportunities related to
12 offshore wind and local (INAUDIBLE).

14 COUNCIL MEMBER CABAN: What I'm hearing in
15 your answer is that it's couched in the language of
16 expectations and beliefs. Also, what I would love to
17 hear more concretely on is the fact that the
18 administration has wide authority to limit or
19 authorize REC use under the law, so what's the city
20 doing to ensure that REC use is limited and it's not
21 the primary method for owners to comply with the law
22 because we can talk in expectations, we can talk in
23 desirables, but what are the concrete things that the
24 administration is doing to ensure that this is
25 limited?

COMMISSIONER AGGARWALA: Council Member,
the main thing is, as is directed by the law, the
city is talking about this topic with the Advisory
Board. Based on the Advisory Board and with our own
perspective, of course, the city does not have to
follow the recommendations of the Advisory Board. We
are developing a set of rules that will govern the
use of RECs as well as the overall compliance
approach to Local Law 97 that will go through CAPA
and, because those rules are governed by CAPA and are
currently under development, it's not appropriate for
me to say anything more.

SERGEANT-AT-ARMS: Time expired.

COUNCIL MEMBER CABAN: May I ask just one
final question?

CHAIRPERSON DE LA ROSA: Sure. Go ahead.

COUNCIL MEMBER CABAN: Thank you. I really
appreciate it. Advocacy groups are recommending that
RECs be limited to 10 percent of the pollution
produced by a building and limiting RECs to cover
only electrical use. I know that you mentioned that
portion of that latter piece. I'd love to know what
the administration thinks about limiting RECs that
way, 10 percent and to cover only electrical use.

1
2 What's the administration's position or thinking on
3 that?

4 COMMISSIONER AGGARWALA: First of all,
5 once again, for the near term we do not expect a
6 significant availability of RECs to shape the 2024
7 compliance period. We have funded a study to examine
8 the 2030 compliance limits and how RECs might impact
9 owners' later compliance choices. Unfortunately,
10 Council Member, because this is a topic that will be
11 very shortly addressed through the rulemaking
12 process, I can't say anything more than once again to
13 point out that where the administration has
14 discretion, which is on adopting its own approach to
15 government operations decarbonization, we are taking
16 the position that RECs can only be used to cover
17 electrical consumption and only RECs associated with
18 new transmission into the city.

19 COUNCIL MEMBER CABAN: Thank you. Chair,
20 thank you for the additional time.

21 CHAIRPERSON DE LA ROSA: Thank you. We
22 have Council Member Nurse followed by Council Member
23 Menin.

24 COUNCIL MEMBER NURSE: Thank you, Chairs.
25 I just have like 2 questions on workforce. Based on

1
2 the testimony you gave and some of the other stuff in
3 the Committee report, I see there's 4 programs where
4 they're city-funded where you all are recruiting and
5 training for these new green jobs, and I'm just
6 curious what additional partners you have identified
7 beyond those initial programs in terms of other
8 organizations that do green training or energy
9 efficiency training that maybe aren't in that
10 specific grouping.

11 DIRECTOR OF SPECIAL PROJECTS HORTON: The
12 list that the Commissioner read from is just a
13 selection, and so it's a much wider net. There's
14 advocacy groups, there's groups like Solar One that
15 do actual training, and so as part of this
16 interagency group and as part of the study that we're
17 talking about we will cast a much wider net and
18 actually just last Friday the Deputy Mayor for
19 Strategic Initiatives held a working group on this
20 exact topic and some of my EDC colleagues joined, and
21 it was a mix of city reps as well as these groups
22 that we're talking about. I don't have the list of
23 attendees. I can follow up with that, but I think
24 that can give you a sense of the folks that are in
25 the space now. A big thing we'll be looking at, if

1
2 these groups are at capacity, where are the places
3 that the city needs to provide more support so that
4 we're not falling short of the workforce needs to
5 implement the work.

6 COUNCIL MEMBER NURSE: That's great. If
7 the Chairs with it, I'd love to request that list of
8 those partners that you're considering in your
9 broader network because I feel like these programs
10 have been in existence for so long. I went through a
11 pre-apprenticeship program and then additionally did
12 energy efficiency with an organization in the Bronx
13 and so many people went through that program so I'm
14 just curious about the assessment of the existing
15 skilled and trained number of New Yorkers versus who
16 was actually captured in a formal job or organization
17 in this already.

18 Additionally, I have a question in terms
19 of are these trainings that are happening, are these
20 certificate programs, even like the CUNY one, or is
21 this something if someone goes to this and gets
22 recruited and trained, they do the 30 hours, I know
23 there's difference between the CUNY one some of the
24 others, can they then take this through some kind of
25

certification to say I'm now qualified to work in
this type of contracting organization or company?

DIRECTOR OF SPECIAL PROJECTS HORTON: That
is a great question. I do not have the answer, but
I'm happy to follow up with some of my colleagues at
EDC as well as at Office of Workforce Development to
get you the answers to that because that's a very
important question.

COUNCIL MEMBER NURSE: It would just be
great so that all of these programs are so diverse,
is there some kind of common certification that says
I'm trained for this particular type of work,
especially as it relates to Local Law 97 or something
that indicates to a contractor I don't need to spend
too much time, this person's ready to go.

Then, I'm just curious if you have set
up, because so much happens when people say these
jobs are going to happen, all these jobs are going to
happen, all this money goes, if there's something
already set up to track folks who go through these
programs and then whether or not they actually end up
having sustained employment or at least 1 job
interaction in the sector that this sort of thing is
intended for?

DIRECTOR OF SPECIAL PROJECTS HORTON:

Right. To my knowledge, that would be within each existing programs, but there is no existing overarching to look at, if you were to look at green jobs category, we don't have that present, and I think that the kind of first step of this effort is just assessing what is present in the city to date and what are the gaps, and that would be part of that, but we don't have it to date.

COUNCIL MEMBER NURSE: I don't have any power over it, but I would highly recommend a tracking system be built because I feel like in all of these initiatives, especially around green jobs, no one is ever able to say how many jobs specifically were created and people specifically move or stay in it, and it'd be really wonderful for all the money going in and such an important piece of New York City saying we've accomplished this and we've invested in a green economy to say we've been able to actually quantitatively show results before we start moving aggressively in that direction, just having the platform, whatever it is, the database because I know so much is assessed retroactively in these initiatives but thank you so much.

DIRECTOR OF SPECIAL PROJECTS HORTON:

Yeah, that's a good recommendation. Thank you.

CHAIRPERSON SANCHEZ: I just want to quickly follow up, Commissioner, on Council Member Caban's questions on RECs. For the record and for all of us who don't do this work every single day, can you just explain about renewable energy credits, how they work, how a building or an owner might become eligible to use it in a hypothetical given that we're approaching CAPA and all of that but just for education purposes.

COMMISSIONER AGGARWALA: Sure. In fact, I'd probably defer to Gina or Anthony who, Gina, would you like to take this or should we, okay.

CHIEF SUSTAINABILITY OFFICER BOCRA: Thank you, Council Member. Renewable energy certificates essentially is a mechanism where a building owner can purchase a certificate for renewable energy that has been produced somewhere offsite from their building and then they are able to take credit for that to offset the emissions that they produce at their building. The law actually sets up a framework that requires that these renewable energy certificates that can be used for Local Law 97 must be generated

1 or directly sent in to the power grid for New York
2 City so it's requiring the offsets from these RECs
3 are happening locally so the co-benefits that come
4 from generation of this renewable energy stay within
5 New York City so we reduce pollution here in New York
6 City rather than a REC being generated from a long
7 distance far away so we do have the ability to
8 transfer this power directly into New York City
9 meaning that we can reduce the use of those dirtier
10 generation sources that are here locally. As the
11 Commissioner explained, this market right now is in
12 its infancy. It doesn't have a lot of availability of
13 RECs that owners would be able to purchase, but, over
14 time, we do expect it to grow, and it's very
15 important that we take that time to look at the 2030
16 to 2034 limits in conjunction with how that RECs
17 market might look a few years from now when it's much
18 more mature, we have more RECs available so that we
19 better understand how much of it owners will have
20 access to and then that may generate additional
21 limitations on it.

22
23 CHAIRPERSON SANCHEZ: Thank you so much
24 for that explanation. Another, if I may, co-Chair.
25 Another related question that I had is in preparation

1
2 for this hearing, we're being educated that New York
3 State also has, of course, very robust green energy
4 goals, and, if New York State were to, for example,
5 succeed in greening the electric grid for the city of
6 New York, a lot of Local Law 97 goals could actually
7 be met that way. Could you help us to understand
8 that? How does New York City and the interagency
9 taskforce and everyone involved, how are we thinking
10 about Local Law 97 targets vis-à-vis what the state
11 is doing, and is there any chance that we need to be
12 more aggressive than Local Law 97 currently has us
13 being?

14 CHIEF SUSTAINABILITY OFFICER BOCRA:

15 That's exactly the purpose of the study. Over time,
16 we know that this balance will change, and, when
17 Local Law 97 was drafted, we weren't able to benefit
18 from the knowledge that was, light was shed upon this
19 when CLCPA was passed 2 months after Local Law 97 so
20 we anticipated that the market in New York City would
21 have to do a lot more to influence renewable energy
22 growth in the city and around the city. Instead, the
23 state has set these goals that are very much in
24 alignment with the city and so, over time, that
25 electricity will clean up. We still need to remind

2 owners that we will never have unlimited amounts of
3 clean renewable energy. It comes at a cost. It comes
4 at an environmental cost so we need to plan for that
5 transition to happen on the grid and to happen in our
6 buildings. Our buildings still need to use less
7 energy than they use today, which we know we can
8 achieve. At the same time, we also do need to
9 decarbonize the other energy uses in our buildings
10 that are provided by fossil fuel so this will relieve
11 some pressure on owners over time for the amount of
12 electricity that they're consuming, but we also need
13 owners desperately to focus on the other sources of
14 energy that they use in their buildings and to
15 transition towards all of that clean energy.

16 COMMISSIONER AGGARWALA: If I could,
17 Chair, I'd just like to reiterate this point that
18 when New York State's grid gets clean, we should
19 celebrate that. Sometimes when we talk about this REC
20 issue, we act as if it's somehow a bad thing that the
21 state is going to meet or exceed it's goals and we
22 have to remember that's part of it, the purpose of
23 the bill is decarbonization first, and that's a good
24 thing, but, as Gina points out, it's also important
25 to remember that a large chunk of the emissions that

2 have to be addressed under Local Law 97 are about the
3 on-site consumption of particularly natural gas, and,
4 as buildings replace natural gas consumption with
5 electrical consumption, that total electricity demand
6 goes up so simply greening the current grid would not
7 actually meet the goal here so either we're going to
8 have to green the grid and then dramatically expand
9 renewable electricity production around New York
10 state, which is not currently in the state's plan, or
11 we have to do the combination of electrification and
12 energy efficiency so those 2 match.

13 CHAIRPERSON SANCHEZ: Thank you so much.

14 CHAIRPERSON DE LA ROSA: Let me just ask a
15 piggyback question on the RECs. Do you agree that
16 RECs must be limited beyond just limiting to
17 electrical use with projects that are coming from the
18 state or forthcoming?

19 COMMISSIONER AGGARWALA: Chair, as I said,
20 because there is going to be an impending rulemaking,
21 there's formally nothing more I can say other than to
22 once again state that the city's own position has
23 been for its operations, we will use RECs for
24 electrical, but we will not use RECs for anything
25 that is not electrical, and we have also voluntarily

1
2 set a 20 percent reduction in electrical consumption
3 target as part of our overall city decarbonization
4 effort.

5 CHAIRPERSON DE LA ROSA: Okay. I
6 appreciate your response. I just want to say that it
7 does cause a little bit of worry that this will be a
8 method used so owners could avoid improving their own
9 footprints so I just want to put that out there for
10 the record clearly.

11 All right, Council Member Menin followed
12 by Council Member Hanif.

13 COUNCIL MEMBER MENIN: Thank you so much,
14 Chairs. First of all, I just want to amplify a
15 question that was asked by Council Member Nurse,
16 really a comment about making sure to track the data
17 regarding green jobs. I think we've, unfortunately,
18 all seen too many times when an administration with
19 much fanfare makes a big announcement, we saw it in
20 the De Blasio administration in 2018 when they said
21 they were going to create 100,000 jobs, and now we
22 learn in questioning from EDC that not a single job
23 has actually been tracked or created and so we
24 certainly don't want to see that vis-à-vis green jobs
25 because it's so incredibly important so putting in

1 place the data metrics, the tracking system so that
2 when we have a hearing down the road on the creation
3 of green jobs you'll be able to tell us with real
4 certainty how many jobs were created. That was really
5 my first comment.
6

7 The second thing I want to ask about is
8 M/WBEs. What role do you anticipate, if any, SBS
9 playing with regard to helping with M/WBE uptake
10 regarding Local Law 97?

11 COMMISSIONER AGGARWALA: Thank you,
12 Council Member. Jamie.

13 DIRECTOR OF SPECIAL PROJECTS HORTON: I'd
14 have to defer with my SBS colleagues, but the program
15 that I was speaking to specifically with Construct
16 NYC is on EDC projects, but I think there's ongoing
17 efforts in terms of mutual recognition of M/WBEs at
18 the city and the state level which has always been a
19 point of difficulty, but I don't really have a lot to
20 say in regards to SBS' role.

21 COUNCIL MEMBER MENIN: Okay. I just think
22 it would be terrific if there could be coordination
23 with SBS. Because we have over 11,000 M/WBEs in the
24 city to the extent that there are ones that could be
25 appropriate for this kind of work, making sure that

1
2 you all are coordinating with SBS or really looking,
3 for example, whether it's electrical firms, plumbing
4 firms that might be able to brought in to do retrofit
5 work, making sure that that's happening.

6 DIRECTOR OF SPECIAL PROJECTS HORTON:

7 Absolutely.

8 COUNCIL MEMBER MENIN: Okay. Thank you.

9 CHAIRPERSON DE LA ROSA: Council Member
10 Hanif.

11 COUNCIL MEMBER HANIF: Thank you, Chairs,
12 and good afternoon, Commissioner Aggarwala and all
13 others representing the administration. I want to
14 first just emphasize my support for Local Law 97 and
15 its comprehensive implementation and enforcement is,
16 of course, absolutely crucial in our efforts for a
17 successful, not watered down, green new deal for our
18 city. My questions will mostly revolve around jobs.
19 We know that green union jobs are the future of jobs
20 in the city, and one particular program I'd like to
21 know a little bit more about is the Civilian Client
22 Corps, which provides on-the-job training to New
23 Yorkers who live in neighborhoods with high rates of
24 gun violence, helping to create a pipeline to these
25 jobs for communities that are often locked out of

1
2 economic development efforts. Do you know how much
3 money was allocated in this program for Fiscal Year
4 '22 and '23, and, some future planning, how much is
5 going to be allocated for Fiscal Years '24 and '25?

6 DIRECTOR OF SPECIAL PROJECTS HORTON: I do
7 not have that information, but I'm happy to circle
8 back. I'm not sure if that's an EDC program or if
9 that's, you said it's the Civilian Client Corps?

10 COUNCIL MEMBER HANIF: Could you repeat
11 that one more time?

12 DIRECTOR OF SPECIAL PROJECTS HORTON: You
13 said it's the Civilian Climate Corps?

14 COUNCIL MEMBER HANIF: Climate Corps,
15 yeah.

16 DIRECTOR OF SPECIAL PROJECTS HORTON: I do
17 not have that information at hand, but I'm happy to
18 get that for you.

19 COUNCIL MEMBER HANIF: That'll be great.

20 DIRECTOR OF SPECIAL PROJECTS HORTON: And
21 so Fiscal Year '23 to '25?

22 COUNCIL MEMBER HANIF: '22, '23, '24, '25.
23 Then what percent of jobs created do you estimate
24 will be union jobs?

2 DIRECTOR OF SPECIAL PROJECTS HORTON: We
3 do not have an estimate on that, but I think that we
4 are completely supportive of the fact that those are
5 best jobs that can be created out of this. As the
6 Commissioner said, since a lot of the buildings that
7 will have to come into compliance are larger
8 buildings, which are predominantly union buildings,
9 we would expect that generate demand for more union
10 jobs and so that's going to be a big focus of ours.

11 COUNCIL MEMBER HANIF: That's encouraging.
12 Is there a mechanism to guarantee that all jobs are
13 union jobs?

14 COMMISSIONER AGGARWALA: Council Member, I
15 don't think there is. The law does not encompass
16 that. I'm not sure how you would do that, but, again,
17 as Jamie points out, because the law covers large
18 buildings and a disproportionate share of large
19 buildings are, in fact, union buildings, we can be
20 confident that a large share of the work will wind up
21 being done by union labor, but the law does not
22 countenance something that directs or requires it to
23 be done by union labor.

24 COUNCIL MEMBER HANIF: Are there efforts
25 to make sure that the jobs are filled by our diverse

1
2 New Yorkers? Is there an estimate of how many women
3 might be hired to how many folks of color?

4 COMMISSIONER AGGARWALA: Council Member,
5 once again, we've spent a lot of time already talking
6 about the many programs. We've heard the feedback
7 from your Colleagues now that there needs to be an
8 overarching perspective that tracks how it's done,
9 that is exactly what EDC is working on that was
10 announced by Deputy Mayor Torres-Springer and the
11 reason that the green economy is so core to this
12 administration's efforts on the economic recovery,
13 but we don't have answers to those questions just
14 yet. I'll reiterate what I said at the beginning of
15 my testimony, which is that when it comes to Local
16 Law 97 our focus, and I believe appropriately, has
17 been on getting the rules written and getting the
18 word out to building owners that they have to get
19 cracking, and I think we've seen encouraging data. In
20 fact, we've seen a significant uptick in the number
21 of inbounds to the New York City Accelerator just
22 since I last appeared before the City Council. We are
23 working very hard to get these jobs created.

24 COUNCIL MEMBER HANIF: Wonderful. I'll
25 move on to building owners. I'm interested in making

1 sure that this law stays on track under Mayor Adams.
2
3 There's an expert consensus that the pollution limits
4 that Local Law 97 sets by building type from 2024 to
5 2029 can be achieved by any building owner making a
6 good faith effort. That is, there aren't any
7 buildings that can't reasonably be expected to meet
8 the 2024/2029 requirements. We know that the
9 requirements starting in 2030 are tighter and more
10 complex to meet, but the 2024 to 2029 requirements
11 are set at such a high level that only the most
12 polluting buildings have to do anything at all. Would
13 you agree that the statement that it's entirely fair
14 for the city to expect every building owner to comply
15 with those requirements?

16 COMMISSIONER AGGARWALA: Council Member,
17 I'm not sure that I would go so far as that. There
18 are approximately 3,000 buildings that will have
19 comply in one way or another. In a wide diversity of
20 buildings, you are inevitably going to have some
21 outliers. There is one, for example, a wonderful
22 green business that is an industrial corporation.
23 It's functions are highly energy intensive, and,
24 frankly, they have the choice between paying a fine
25 that would put them out of business or doing

1 something else, and I think it's an encouraging
2 development and entirely consistent with mobilization
3 that I've now had personally 2 interactions with that
4 entity working on creative approaches that probably
5 not by January 1, 2024, but over time they could
6 achieve their targets. That is exactly the kind of
7 work we are trying to do, and it is why the law's
8 intent incorporated the good faith clause. This is
9 part of the law. It is not something this
10 administration has made up, and we believe that that
11 is why this Council saw it in its wisdom to
12 incorporate that good faith effort clause into Local
13 Law 97.

14
15 COUNCIL MEMBER HANIF: Thank you. Chair,
16 do I have the permission to wrap up my line of
17 questioning?

18 CHAIRPERSON DE LA ROSA: Yes.

19 COUNCIL MEMBER HANIF: Can you point to a
20 single example of a building where it is unreasonable
21 for the city to expect that the building owner to
22 comply with the 2024/2029 requirements?

23 COMMISSIONER AGGARWALA: Council Member,
24 as I said a moment ago, I've had a number of
25 conversations personally and the New York City

1 Accelerator is in contact with more than 3,000
2 buildings around the city. It's inevitable that we
3 are going to have a couple of outliers, but I do not
4 feel like I am at liberty to share the data about any
5 particular building that I've had a conversation with
6 thus far.

8 COUNCIL MEMBER HANIF: Okay. Would we be
9 able to have an off-the-record conversation about it?

10 COMMISSIONER AGGARWALA: I'd be happy to.

11 COUNCIL MEMBER HANIF: Okay. Isn't it true
12 that most of the buildings covered by this law will
13 save money over the medium and long term by reducing
14 their energy waste over and above the costs of the
15 financing they may need to arrange to pay for energy
16 efficiency requirements?

17 COMMISSIONER AGGARWALA: Yes. We are very
18 enthusiastic about the extent to which energy
19 efficiency generally speaking is very much a cost-
20 saving opportunity, and, as you point out, it
21 requires capital. It also requires the ability to get
22 projects mobilized, and both at the city generally
23 and the work that Anthony Fiore is leading at DCAS to
24 mobilize the entire city government and, personally,
25 my own agency at DEP, we know full well that

1 sometimes capital is not the only constraint to
2 getting stuff done in a hurry. Sometimes, you have a
3 co-op board, sometimes you have a management
4 structure, sometimes you have lots of challenges that
5 slows things down. We are working as fast as we can
6 within New York City to green our own buildings, and
7 we will expect the same from building owners, but we
8 also know that reality sometimes intrudes.

10 COUNCIL MEMBER HANIF: Wonderful. Thank
11 you.

12 CHAIRPERSON DE LA ROSA: Thank you.
13 Council Member Aviles followed by Council Member
14 Dinowitz.

15 COUNCIL MEMBER AVILES: Hi. Good
16 afternoon. Thank you so much, Chairs, for the hearing
17 today and thank you for your testimony.

18 As some of you may know, I'm the Chair of
19 Public Housing and so my line of questioning will
20 relate to public housing in particular. As you all
21 very well know, there is a massive backlog of repairs
22 in public housing including upgrades for energy
23 efficiency, and we know that there is a real
24 challenge around revenue generation and the need for
25 capital to do those upgrades. Can you tell us what

percentage of the city's climate pollution comes from
buildings that are generated by the city's own large
residential and commercial buildings?

COMMISSIONER AGGARWALA: Council Member,
I'm sorry. I do not have those facts at my
fingertips. Perhaps Anthony does, but I don't think
that was... Anthony... But we can certainly get you that.
That is a known number.

COUNCIL MEMBER AVILES: Great. Would love
to...

CHIEF DECARBONIZATION OFFICER FIORE:
Sorry. Was waiting to be unmuted. I do not have that
number, but we'll follow up and get you that number.

COUNCIL MEMBER AVILES: Great. Thank you.
I'd love to see that information. Is the city on
track as a landlord itself to comply with pollution
reductions under Local Law 97?

COMMISSIONER AGGARWALA: Anthony.

CHIEF DECARBONIZATION OFFICER FIORE: Let
me just start off by saying that a 40 percent
reduction by 2025 is certainly a very aggressive
reduction. We did, however, spend over a year working
with all of our agency partners and city government
to come up with a plan to meet those targets. That

2 plan includes agency-specific targets which provide
3 goalposts for agencies planning and transparency and
4 accountability frankly that can help spur action, and
5 there has been a tremendous increase in coordination
6 and collaboration across city government, including
7 with the Office of Management and Budget, the Mayor's
8 Office of Contracts, City Hall, and others, and so we
9 are going to do everything we can to ensure that city
10 buildings achieve the 2025 emissions reduction
11 mandate. We look at the number of projects that we
12 have in queue and we have already identified just
13 about all of the number of projects that would be
14 required to meet that emissions reduction. I will
15 also, though, say that there are risks in achieving
16 that emissions reduction. Some of that is dependent
17 upon how the grid becomes cleaner. Some of it is
18 dependent on the project delivery at scale that's
19 without precedent to date so this administration has
20 been taking action to increase and streamline project
21 delivery as the Commissioner mentioned in his
22 testimony. Then there are other external factors that
23 will influence the rate and pace of the work that
24 we're able to accomplish. As we've all heard in the
25 news so much lately, the global supply chain

1
2 disruptions that we've experienced limiting our pace
3 to date. I think the good news is we have a plan, we
4 know what we need to get, we have a pipeline of
5 projects that can get us there, but we really do need
6 everything to go right in order to meet those
7 mandates by 2025.

8 COUNCIL MEMBER AVILES: Great. Thank you.
9 We'd love to see what the particular targets are at
10 least for the upcoming 2 years, and, in particular,
11 I'm interested in seeing how NYCHA is fairing in
12 terms of compliance with the law and how they fair
13 into that plan.

14 CHIEF DECARBONIZATION OFFICER FIORE:
15 We'll be happy to follow up with you.

16 COUNCIL MEMBER AVILES: Yeah, and, also,
17 I'd just love to hear more about, perhaps we can take
18 this also offline, what NYCHA needs to do to comply
19 with Local Law 97.

20 COMMISSIONER AGGARWALA: I will say,
21 Council Member, NYCHA has a very aggressive,
22 innovative set of agenda items that it is pursuing
23 including some really fantastic partnership with
24 NYSERDA where NYCHA's own building stock is being
25 used to stimulate the kind of innovation and new

1
2 products that are going to be relevant not only for
3 NYCHA buildings but actually for buildings across the
4 city so there's a very exciting agenda that they have
5 and the success in Albany in establishing the trust
6 we are optimistic is going to allow them to do a lot
7 of that, but we can certainly get you a fuller report
8 from NYCHA.

9 COUNCIL MEMBER AVILES: The trust is
10 several years away. We are needing to do this
11 implementation now so I would love to know very
12 clearly what are the targets that we're working
13 towards and whether or not the agency is in fact
14 meeting those targets in the interim. We look forward
15 to seeing the plan, getting the information around
16 the city-owned buildings that comprise the program
17 portfolio. Thank you so much.

18 CHAIRPERSON DE LA ROSA: Thank you.
19 Council Member Dinowitz.

20 COUNCIL MEMBER DINOWITZ: Good morning. I
21 always look at my watch to make sure it's still
22 morning and not afternoon.

23 This law is obviously extremely important
24 for our city, for our children, and very obviously
25 needs to be implemented right away. That reality kind

1 of juts up against the reality that buildings are
2 facing, that are our co-ops are facing, for example,
3 with these upfront costs so I'm wondering if you can
4 tell us a little more about how the city is
5 supporting the financing of these projects and things
6 like consultants and engineers that are required
7 upfront to implement all the retrofits that need to
8 happen in the existing buildings?
9

10 COMMISSIONER AGGARWALA: Thank you,
11 Council Member. The main investment that the city has
12 made to help building owners and managers comply with
13 the law is the New York City Accelerator, which is a
14 service that's been around for several years, it's an
15 investment of north of 10 million dollars a year to a
16 provider who does this work, and it is a fantastic
17 service. Basically, a building owner offers a very
18 limited amount of data that any building super would
19 know, and the NYC Accelerator can give advice on not
20 only what kinds of strategies might be appropriate
21 but also what programs are available to help that
22 building do the work or finance the work. As we know,
23 there's a wide variety...

1
2 COUNCIL MEMBER DINOWITZ: Sorry. Could I
3 just pause? You mean the city, state, and federal
4 programs are available?

5 COMMISSIONER AGGARWALA: Yes. Basically,
6 the whole concept is that because we know that the
7 landscape of energy support programs is bewildering.
8 There's a lot out there. There's support that's
9 available directly from NYSERDA. There's support
10 that's available from Con Edison or from National
11 Grid if you're in their territory and use natural
12 gas. There are certain programs that are available
13 through HPD if you qualify for them. There are some
14 programs that are federal in nature.

15 COUNCIL MEMBER DINOWITZ: Right. All of
16 these programs exist, city, state, federal. Why are
17 buildings then having to hire consultants and things
18 like that if these already exist within our city and
19 are provided by this Accelerator program?

20 COMMISSIONER AGGARWALA: I should be
21 clear. The NYC Accelerator is not going to do the
22 work. It is incumbent on a building owner or a
23 manager to do the work on their own building. These
24 programs exist to make it easier. These programs
25 exist to expand the pool of potential financing

1 that's available. I didn't mention there's the PACE
2 program that will exist. Currently, we are revising
3 the rules on it. There's support from the New York
4 State Green Bank, NYCEEC, the New York City Energy
5 Efficiency Corporation, can provide support. There's
6 a variety of financing mechanisms. It does
7 fundamentally fall on the building owner or manager
8 to get the work done in their building.
9

10 COUNCIL MEMBER DINOWITZ: The PACE
11 programs, are the rates different than if the
12 building had gone to a private bank to take out a
13 loan?

14 COMMISSIONER AGGARWALA: It depends on the
15 building, frankly, because PACE Financing is a
16 program that's facilitated by the city but the loans
17 are still provided by private lenders so we have
18 anecdotal evidence that in some cases building owners
19 find it very attractive, and, frankly, in a world of
20 rising interest rates, that is likely to be
21 accentuated.

22 COUNCIL MEMBER DINOWITZ: Have you been
23 receiving more and more pushback from buildings or
24 concerns because of rising interest rates and the
25 increased costs of loans?

1
2 COMMISSIONER AGGARWALA: I will say that
3 the concern that I have heard, and I spend a lot of
4 time talking with people who either own or manage
5 buildings or groups that are involved in that
6 community, I have not heard rising interest rates as
7 the main concern. Generally speaking, what I hear as
8 the main concern is that they don't understand the
9 law, that the target seems so aggressive for some
10 subset of the buildings that they can't even imagine
11 how they would go about doing it. In many cases, they
12 are conflating their 2030 targets with their 2024
13 targets, which is why constantly the thing I always
14 say is that a good faith effort to comply with Local
15 Law 97 starts with a phone call to the NYC
16 Accelerator, it's what it is there for.

17 COUNCIL MEMBER DINOWITZ: I will share
18 that there are a lot of well-founded concerns from
19 buildings, and this isn't to say don't implement the
20 law. It's to say that the buildings, I think, need a
21 lot more help and support from the city than they're
22 getting because the implementation of this law is
23 vital to the future of this city, but it needs to be
24 done with the support of the city.
25

1
2 Can I just ask one more quick question,
3 Chairs?

4 Okay. I'll take the head nod of one of
5 the Chairs to mean yes. I have more questions about
6 that which I'll follow up on. My last question is you
7 mentioned training at the supported CTE schools,
8 which I think is wonderful. What steps are being
9 taken to expand that to the regular typical DOE high
10 schools without CTE programs?

11 COMMISSIONER AGGARWALA: Jamie, do you
12 know?

13 DIRECTOR OF SPECIAL PROJECTS HORTON:
14 Sure. That's one of the focuses of the interagency
15 taskforce that was announced as part of the Economic
16 Recovery Blueprint so I don't have information to
17 share to date on what (INAUDIBLE) steps but that's a
18 focus of building this pipeline of folks to get these
19 great jobs.

20 COUNCIL MEMBER DINOWITZ: The students who
21 are not CTE programs or CTE schools, which are most
22 of our kids, deserve access to this same training so
23 highly encourage you to include all DOE schools in
24 your interagency planning, and, as was mentioned by
25 my Colleague, Sandy Nurse, really providing more than

1
2 just a curriculum, provide a certification so there's
3 something tangible that our students have as they
4 leave high school that they can then utilize in the
5 job marketplace. Thank you.

6 DIRECTOR OF SPECIAL PROJECTS HORTON:

7 Absolutely. Thank you.

8 CHAIRPERSON DE LA ROSA: Chair Gennaro.

9 CHAIRPERSON GENNARO: I just wanted to
10 chime in on Council Member Dinowitz's observation
11 that there are a lot of challenges in particular
12 among co-ops and other entities. I could go on and on
13 and much of my time, I have many meetings per week in
14 which various sectors are coming to me and talking
15 about their issues with compliance. I work very
16 closely with the Commissioner and his team, and I
17 will just say that the Commissioner has been very
18 generous with his time and his team's time and
19 working with various entities that have very
20 significant challenges with Local Law 97 compliance.
21 I've got a compendium. It's getting bigger and bigger
22 by the day, but we're working through it, and the
23 Commissioner and his team, as I said, generous in
24 trying to facilitate better understanding on how
25 compliance can be achieved. That doesn't solve

1
2 everything, but I just wanted the Council Member and
3 the other Members to know that there is that dynamic
4 in play. Even though this bill has passed the Council
5 now, it's in rulemaking, and yet everyone is coming
6 to me anyway as Chair of the EP Committee and I've
7 been in contact with Rohit and his team and we're
8 doing our best to get the information out there so
9 that they will at least have that available to them.
10 I just wanted to make that comment, Council Member
11 Dinowitz, and all the other Members be aware of this
12 ongoing interplay. Thank you.

13 CHAIRPERSON DE LA ROSA: Thank you, Chair
14 Gennaro. We have Council Member Restler and then
15 Chair Sanchez has some followup questions.

16 COUNCIL MEMBER RESTLER: Thank you, Chair
17 De La Rosa, Chair Sanchez, Chair Gennaro, all great
18 Colleagues and very much appreciate your leadership
19 here and thank you to the administration for joining
20 us today. There were a few things that I just wanted
21 to say and a couple questions I was hoping to ask.

22 Commissioner, I have been consistent both
23 in our private conversations and at every one of
24 these hearings to say I think that you are up for
25 this job, we're fortunate to have you leading this

1 effort for the city. This is an overwhelmingly
2 challenging task that you have in front of you, and I
3 know that you and Gina and everybody that's working
4 on this is working as hard as you possibly can and we
5 appreciate it. It is our job, I see it as my role as
6 a Council Member to be providing the most rigorous
7 oversight we can and to push you all to faithfully
8 implement one of the most consequential pieces of
9 legislation to come through this body in decades. It
10 is the most important piece of climate legislation to
11 have passed any municipality in the entire country,
12 and we want it to be a glowing success and swiftly
13 implemented. I want to underscore, as I said to you
14 in our last hearing, anxiety about good faith clauses
15 because we all interpret good faith a little bit
16 differently, and it's critically important to me that
17 the really bad actors who have to comply with the law
18 next year are in full compliance with the law, and I
19 think that too often our enforcement agencies avoid
20 cracking down on bad actors to try to help move them
21 along far too slowly to get to a better place to
22 facilitate compliance, and, yes, our fundamental goal
23 is compliance but we need to also make sure that
24 folks who are doing the wrong thing are held
25

1
2 accountable and made an example of. I hope that that
3 is a key part of our enforcement orientation.

4 I wanted to orient my questions today,
5 though, a little bit more towards the incentives and
6 the financing. We've identified I think 71 buildings
7 in District 33, working with (INAUDIBLE) team and she
8 and her team are terrific, we're fortunate to have
9 her in that role as well, that need to make
10 adjustments to comply with Local Law 97 next year.

11 I've been impressed by the obstacles that we are
12 facing. In particular, we have found the city's
13 redrafting and negotiating of lending documents
14 signed by PACE lenders and the city have led to only
15 2 large PACE projects actually moving forward.
16 Because of liability concerns on the part of the
17 city, new lending documents, I believe, are being re-
18 released at some point soon, but could you just
19 remind us how many buildings have received PACE
20 financing to date and how we are going to
21 phenomenally and dramatically and swiftly increase
22 the number of buildings that are accessing PACE
23 financing today?

24 COMMISSIONER AGGARWALA: Thank you,
25 Council Member. I appreciate your opening words,

2 which sounded actually very much like my case to the
3 Mayor's transition team for why I should have this
4 job. You're correct, as you pointed out, to date PACE
5 financing has only been obtained by 2 buildings so on
6 the one hand we're very happy that those are the 2
7 largest PACE financings done across the United
8 States. On the other hand, as you know, 2 is far too
9 few. I won't go into detail, I'm happy to follow up
10 as to why we thought it was necessary to redraft all
11 of the documents which, unfortunately, has created a
12 significant delay, but we are enthusiastic about
13 getting the PACE program back up and running. I will,
14 however, point out that it has always been the case,
15 well, 2 things have always been the case, one, that
16 PACE is new, it is a complex thing so the fact that
17 we learned some things from the first 2 that required
18 us to go back I don't think should be taken as a
19 failure, it's kind of an inevitable consequence of
20 doing something that's new and complex where a lot of
21 money is at stake, and I think we have to take that
22 seriously. I think the other thing that's true is
23 that we have consistently pointed out that PACE
24 financing is not a panacea. There are going to be
25 lots of buildings that simply cannot get PACE

2 financing to work, either because of who their
3 mortgage lender is, some of the legal issues around,
4 particularly, co-ops and, as a result, we think
5 there's both an existing set of alternatives and the
6 need for more overtime.

7 COUNCIL MEMBER RESTLER: Before my friends
8 tell me to shut up because I run out of time, I'm
9 just going to sneak in a few direct questions. Are
10 the new lending documents finalized? Do we fully
11 expect that the original mortgage lenders are going
12 sign off on the PACE loans? Do we have a set of goals
13 for how many PACE loans we expect to get out the door
14 by the end of the year? Lastly, relatedly, could you
15 walk us through the public outreach and education
16 plan that's associated with the Accelerator program?

17 COMMISSIONER AGGARWALA: We'll have to get
18 back to you on the specific status of the restart on
19 PACE. I could not tell you categorically whether the
20 documents have been done because I don't know exactly
21 where they are. I know the rules and the documents
22 are being worked on.

23 COUNCIL MEMBER RESTLER: Please do follow
24 up with me directly on that or have your team, if you
25 don't mind.

2 COMMISSIONER AGGARWALA: We'll do that.
3 I'm sorry. Your other question...

4 COUNCIL MEMBER RESTLER: The other
5 questions were connected. If we don't have the
6 finalized documents then you probably can't speak to
7 the confidence that the original mortgage lenders are
8 going to be comfortable consistently signing off on
9 them on additional PACE loans.

10 COMMISSIONER AGGARWALA: Again, one of the
11 challenges with PACE is that it is a supply side
12 thing. We make something available and then the world
13 of potential borrowers and the PACE financing
14 community basically have to come to the city. One of
15 the limitations, and this is not true about New York
16 City's PACE program, this is true about all PACE
17 programs across the country, is that we don't have a
18 lot of insight into the pipeline. We don't have a lot
19 of insight into what specific mortgage lenders want
20 to do or what they are concerned about until they
21 come to us with problems. It's kind of a structural
22 constraint on PACE, and, frankly, I worry a little
23 bit that we in the policymaking community and more
24 broadly people are banking too much on PACE as a
25 solution. It is a very good tool for certain

1
2 circumstances and certain buildings. I do not believe
3 that shortcomings with the PACE program should be
4 construed as a reason that Local Law 97 compliance is
5 unobtainable.

6 COUNCIL MEMBER RESTLER: I couldn't agree
7 with that sentiment more, but I've co-ops in my
8 district, middle-income folks, I want them to have
9 access to the resources they need to be able to make
10 the improvements in their buildings so that we can
11 offer them all of the carrots in the world before we
12 bring down the heavy so I'm focused on the incentives
13 here, and I'm concerned that we don't have the
14 incentives working yet, that we still don't have the
15 updated lending documents finalized, and are there
16 goals? I guess we'll see when we actually have the
17 documents finalized, but do we have goals for the
18 year for how many PACE loans we're trying to get out
19 the door at this point?

20 COMMISSIONER AGGARWALA: I do not have one
21 in my head, no.

22 COUNCIL MEMBER RESTLER: Okay. I think
23 that this is going to be an area that we're going to
24 have to do a lot of work together and then on the
25 public education and outreach, and I want to be a

2 partner on this. I've already identified the
3 buildings in my district. I'm going to be reaching
4 out to each of them individually, myself. We should
5 all be doing this across the city. We want to be your
6 partners. We want to offer the positive incentives,
7 but we need the tools. I realize it's not a panacea,
8 but it's a very, very, very important tool, and it
9 needs to be working so I just want to express my real
10 concern about it. Sorry for going on and on. Thank
11 you, Commissioner.

12 CHAIRPERSON SANCHEZ: Thank you so much,
13 Council Member Restler. When I grow up, I will speak
14 as quickly as you do, sneak in all of my questions.

15 COUNCIL MEMBER RESTLER: You have to be
16 from Brooklyn.

17 CHAIRPERSON SANCHEZ: Commissioner, I
18 actually wanted to follow up on something mentioned
19 by co-Chair Gennaro just a few moments ago about
20 industries that have been reaching out, particular
21 concerns. Of the many responsibilities that OBEEP
22 has, thinking about adjustments for special
23 categories is one of them and understanding the
24 limitations because so much of this will be going
25 through CAPA rulemaking and everything else, but can

1
2 you walk us through what are some of these special
3 categories that have been identified to date? Will
4 the working group and Advisory Board address all of
5 these concerns? I've heard from rent-stabilized
6 buildings, buildings that are above that 35 percent
7 threshold, heard, of course, from co-ops, heard from
8 supermarkets, and I know that hospitals are a special
9 category already under consideration, but can you
10 tell us about what are these categories and anything
11 that you can share at this time about those
12 deliberations.

13 COMMISSIONER AGGARWALA: I'll ask Gina
14 whose office, of course, is tasked with that, but let
15 me make a quick observation. We heard from Council
16 Member Hanif earlier who was asking me to agree that
17 there's basically no problem with compliance in 2024
18 and your comments, Chair Gennaro's comments, Council
19 Member Restler's comments highlight the fact that
20 there are challenges that buildings are having with
21 complying in 2024, and the whole purpose of the way
22 the Adams' administration intends to implement this
23 law is, once again, to help get those buildings
24 mobilized. The fines, the penalties are part of that.
25 The other components of the law, which the Council

1 saw fit to include in Local Law 97, are also part of
2 that. The adjustment process that you just described
3 is part of that, the good faith clause is part of
4 that, and so we intend to implement this law in its
5 entirety and take those into account. Before I ask
6 Gina to talk about it, I will just also point out
7 that I think one aspect of the rhetoric around this
8 law is that it's very easy to imagine all of the
9 buildings out of compliance, especially in 2024,
10 which we know are the buildings at the absolute upper
11 end of their building category, that they're all big
12 Class A fancy office buildings in Manhattan and yet
13 they are not. The vast majority are, in fact,
14 residential, and because we don't yet know exactly
15 how many will qualify for the prescriptive path
16 because they have 35 percent under rent-
17 stabilization, we don't know quite how many of these,
18 but our estimate is that there are roughly 3,500
19 buildings that are out compliance. As I said, it's
20 probably below, roughly around 2,700, that's a very
21 rough estimate, again, once we take out what we
22 imagine might qualify for that prescriptive path
23 that's laid out in the law for rent-stabilized
24 buildings, but only 1,500 of that 3,500 set is in
25

1
2 Manhattan. Of those Manhattan buildings, 75 percent
3 are residential. There are 1,000 buildings in the
4 Bronx that are out of compliance for 2024. There are
5 another 400 in Brooklyn and another 400 in Queens. Of
6 course, there are fewer in State Island just because
7 of the size limitation, the average size of buildings
8 in Staten Island, but it is a widely varied group of
9 buildings, which is one of the reasons I've
10 personally found it fascinating to learn and it's one
11 of the reasons, as Chairman Gennaro said, I've been
12 welcoming, I've taken a number of these conversations
13 personally because it helps educate me on the
14 specific challenges that buildings are facing which
15 will inform us, both on how we think about the rules
16 for compliance, how we think about things like the
17 appropriate way that the good faith clause ought to
18 be interpreted so that it gets the most compliance
19 while being reasonable and also to think about what
20 additional things we need to develop to help
21 compliance between that 2024 and 2030 period, but let
22 me ask Gina to answer your specific question about
23 the adjusted targets.

24 CHIEF SUSTAINABILITY OFFICER BOCRA: Thank
25 you, Chair. It's a great question. There are a couple

2 of different mechanisms within the law so I want to
3 share with you what we've been doing on each of
4 those. As you mentioned, there's an adjustment
5 specific to hospitals. They had a deadline last
6 summer to report to the Department that they wanted
7 to pursue that adjustment. We're in the process of
8 working with all of those hospital organizations
9 through their applications that they made to the
10 Department, and I think on some of them we're very
11 close to giving them that adjustment for 2024 to 2029
12 timeframe.

13 A second adjustment in the law provides a
14 path for owners who have really unusual circumstances
15 in their building. Where we believe the large
16 majority of owners should be able to comply with
17 their targets, as Rohit has suggested, there are
18 outliers, there are unique buildings that have these
19 strange things happening in them, telecommunications,
20 manufacturing, vary large energy-intensive functions
21 that make them different from other buildings so
22 we're in the process of working through those
23 applications as well. There was some press that
24 suggested that those owners had never heard from the
25 Department, but, in fact, every single application

1
2 has had a response and we are, in most cases, waiting
3 for the owner to come back and work with us. We're
4 very close to beginning to issue the first approvals
5 of those adjustments as well so we look forward to
6 continuing that process with those owners.

7 CHAIRPERSON SANCHEZ: Can you spell some
8 of those out? You said telecommunications,
9 manufacturing. What other applications have been
10 received?

11 CHIEF SUSTAINABILITY OFFICER BOCRA: I
12 would have to check in with my team to share some
13 examples, but we'd be happy to share that with you
14 afterwards.

15 CHAIRPERSON SANCHEZ: Great. That would be
16 helpful because, of course, Local Law 97, these are
17 critical goals, but we want to be fully informed to
18 understand how goals are working against each other.

19 COMMISSIONER AGGARWALA: If I could,
20 Chair, I'll just anecdotally among the things as Gina
21 describes, we have a number of energy-intensive
22 industries in the city that are disproportionately
23 affected. It doesn't mean that there is not a way for
24 many of them to electrify or reduce their energy
25 consumption, but it is also going to be a question

1
2 for us whether bakeries, for example, can continue to
3 be in New York City if they are subject to fines in
4 2024. There are other...

5 CHAIRPERSON SANCHEZ: (INAUDIBLE)

6 bakeries.

7 COMMISSIONER AGGARWALA: Exactly. That
8 again is why there's judgement laid out in the law
9 that is consistent with the purpose of Local Law 97.
10 We do not intend to allow buildings to get off the
11 hook. I completely agree with Council Member Restler
12 that we have to use the enforcement in an aggressive
13 way to push owners and managers to be ambitious. We
14 also have to take these unique circumstances into
15 account and ensure that we don't, for example, drive
16 an energy-intensive industry to Nassau County when we
17 could've had those jobs in Brooklyn or Queens because
18 people are going to have their baked good regardless.

19 CHAIRPERSON SANCHEZ: Right. I thank you
20 for that. I just want to make sure we continue this
21 conversation. Part of my response, I've also been
22 similarly approached by several industries, and part
23 of the response is we should talk about, and to them
24 I say I'm sure you've been talking with the
25 administration because it's not about circumventing

and not meeting the targets of Local Law 97 but
instead it is about figuring out how we work with
those industries.

COMMISSIONER AGGARWALA: Precisely.

CHAIRPERSON SANCHEZ: Thank you.

COMMISSIONER AGGARWALA: Thank you.

CHAIRPERSON DE LA ROSA: Thank you, Chair.

We have Council Member Farias and then Council Member
Holden.

COUNCIL MEMBER FARIAS: Hello. Thank you
so much, Chairs, and I will be quick. I just have
some workforce questions. I'm trying to stay on brand
here. I apologize if it's already been answered as I
came in a little bit later into the hearing. In terms
of economic activity, are we seeing an increase in
economic activity in job creation as a result of
Local Law 97?

COMMISSIONER AGGARWALA: Council Member,
the number of buildings that have to do work based on
the 2024 compliance period is really only below 3,000
we expect, and, as a result, that level of work
really isn't going to be visible in the overall green
economy of green economy of New York City so the
answer is no. On the other hand, as has been cited,

1
2 we can estimate the number of jobs that were created
3 by the city's own work on energy efficiency and
4 decarbonization and I cited that at roughly 3,000 to
5 date, and there's more to come so we don't have a
6 good answer specifically to Local Law 97 right now,
7 but we believe that the jobs are out there.

8 COUNCIL MEMBER FARIAS: Okay. Great. I
9 wanted to ask a little bit about the jobs that have
10 been created and I obviously always like to ask what
11 were created for communities of color or for women
12 particularly in these fields, for young people in
13 training, has there been a training pipeline working
14 in partnership with unions and/or any public/private
15 partnerships to get people into the green workforce?

16 COMMISSIONER AGGARWALA: Yes. In my
17 prepared testimony, I highlighted a number of those,
18 and we can talk about those again, but there is a
19 whole set of initiatives, some with unions, some with
20 the existing workforce training infrastructure in New
21 York City, some with the schools and with CUNY, and,
22 of course, Jamie is leading the work that the
23 administration is doing more broadly so Jamie.

24 DIRECTOR OF SPECIAL PROJECTS HORTON: I
25 think a good example is the Green Job Corps so that

1 was set up in 2017, and that was a direct partnership
2 with the unions to get, it was set up for 3,000 pre-
3 apprenticeships for this exact type of work, and I
4 think that's a great model for the type of
5 partnership that we're looking at going forward, and
6 I think, just to reiterate, this is really central to
7 the Mayor's Economic Recovery Blueprint of the green
8 economy being a big part of New York City's economy
9 going forward and to have that be as inclusive as
10 possible. Some of the other examples I'd point to are
11 EDC's offshore wind program as well which has very
12 clear targets as what we're looking to do going
13 forward.
14

15 COUNCIL MEMBER FARIAS: Okay. Great. I
16 read through some of the documents I was provided,
17 and I wanted to talk a little bit about the green
18 workforce and its enforcement or meeting the demand
19 of compliance. Can we talk a little bit about that
20 difficulty and what could the city be doing even
21 though I heard you say around the fines and penalties
22 is something that's going to help with enforcement
23 and help with meeting that demand, but, also, what
24 could the city be doing to ensure enforcement is
25 sufficient and that the workforce is available to

1 meet the need and/or getting the building owners to
2 actually put their buildings up for being retrofitted
3 or within this process of a timely manner to meet the
4 2024-ish deadline?
5

6 COMMISSIONER AGGARWALA: Thanks, Council
7 Member. I'll say at the outset I have not in all of
8 the conversations I have had anyway with building
9 owners and managers, no one who's focused on the 2024
10 compliance period has cited an inability to find
11 workers as a challenge facing compliance so right now
12 we have no evidence that that is a real constraint
13 for the immediate term. As we said earlier, the
14 number of buildings that have to comply in 2030 is
15 significantly greater and so the need to grow this
16 workforce is really between the 2024 and 2030
17 compliance periods. As Chair De La Rosa cited in her
18 initial remarks, it is going to be important for
19 buildings to comply ahead of schedule in 2030 because
20 if everybody wants to do work in 2029, of course,
21 that is the kind of thing that will create a
22 challenge and that's entirely consistent with how the
23 administration intends to drive implementation of the
24 law. Really, the challenge that we face is going to
25

1
2 be past 2024, and we don't see it as being a big
3 challenge right now.

4 COUNCIL MEMBER FARIAS: Okay. I just have
5 one small followup. Are we consistently as a city
6 looking at ways to get more and more workers trained
7 in conjunction, like simultaneously at the same time
8 as getting more buildings to be a part of this
9 process annually as possible because one of the
10 larger concerns we have is people getting
11 credentialed or people getting trained and then there
12 not being actual jobs out there for them to work or
13 enough so scaling a workforce is relatively easy
14 because, especially now post-pandemic, we have people
15 that are interested in changing careers or trying to
16 go into new sectors and there is a need, but if, like
17 you said, if building owners are waiting until 2029
18 we might have 4 or 5 years of people sitting around
19 going into different areas of work after getting
20 credentialed and trained so is there a consistent
21 effort to say we want 1,000 buildings or 12,000
22 buildings a year because we need this amount of
23 workforce that we're training to meet that demand?

24 COMMISSIONER AGGARWALA: Council Member, a
25 couple of observations. It will be our intention to

1 drive early compliance. The law does not actually
2 create an early compliance mechanism, and so, in
3 fact, it would be only under the discretion provided
4 to the administration that we could do anything like
5 that. For example, I, at least, believe that that's
6 one of the reasons that the good faith clause is in
7 this law is because it allows the administration to
8 define a good faith effort, which we will do in
9 rulemaking and so will be available for public
10 comment. That is an approach by which, however, we
11 can point out that if you have a target that's
12 something's supposed to be done by January 1, 2024,
13 or January 1, 2030, starting at the last minute is
14 not evidence of good faith, and so we believe this
15 gives us the ability to help shape that compliance
16 path.
17

18 COUNCIL MEMBER FARIAS: Okay. Great. Do
19 you think we could create something that could
20 incentivize people doing this earlier? An incentive,
21 would that be helpful?

22 COMMISSIONER AGGARWALA: As I said, the
23 law does not countenance that other than the way the
24 administration interprets good faith compliance so
25 that would be a separate conversation.

2 COUNCIL MEMBER FARIAS: Great. Thank you.

3 CHAIRPERSON DE LA ROSA: Thank you.

4 Council Member Holden.

5 COUNCIL MEMBER HOLDEN: Thank you, Chairs.

6 Just a few questions just on your observations on the
7 good faith effort. I think that will have to have
8 someone who is very wise because of the challenges.
9 You said 75 percent of these buildings, 2024, are
10 residential. You said that, right?

11 COMMISSIONER AGGARWALA: I'm not sure if I
12 said 75 percent. I'd have to check that, but it is
13 certainly the majority.

14 COUNCIL MEMBER HOLDEN: Most of the
15 buildings will be residential.

16 COMMISSIONER AGGARWALA: That's correct.

17 COUNCIL MEMBER HOLDEN: That's where you
18 need somebody that can say the good faith effort is
19 defined obviously if somebody puts solar energy on
20 the roof or in the building or geothermal to try to,
21 in advance even of the deadlines, that could be a
22 good faith effort, right?

23 COMMISSIONER AGGARWALA: I'll just say
24 because again we are going to...

25

1
2 COUNCIL MEMBER HOLDEN: I know you said
3 you're discussing this...

4 COMMISSIONER AGGARWALA: So I don't want
5 to say too much.

6 COUNCIL MEMBER HOLDEN: But I think a
7 reasonable person might say they're trying, whether
8 they meet the goals like we talked about a lot here...

9 COMMISSIONER AGGARWALA: Council Member,
10 I'm sorry to go back to it, but, as I said in my
11 testimony, our goal is to get every covered building
12 mobilized to reduce emissions and reach their targets
13 under the law. What the law countenances in terms of
14 providing the administration with some leeway in
15 terms of good faith effort, I'm not sure it imagines
16 a situation which a building never manages to meet
17 its target. I think good faith is about timing. It is
18 not about kind of a steady state that falls short of
19 that target.

20 COUNCIL MEMBER HOLDEN: Right, but we
21 don't want a punitive administration then the cost of
22 all this will be passed to the tenants and we don't
23 want that, and that's the last thing we want. We want
24 to create a balance, and that's what we're talking
25

1 about here, which I think you're reasonable and you
2 understand that.

3
4 COMMISSIONER AGGARWALA: That's right.

5 COUNCIL MEMBER HOLDEN: Renewable energy,
6 let's talk about that for a second. There's a number
7 of major projects that the city is looking at, Clean
8 Path New York Project, the Champagne Hudson Power
9 Express, Hydro-Quebec, Empire Offshore Wind Farms,
10 all this, the Brooklyn Marine Terminal that could
11 help obviously with renewable energy in the future.
12 When do all these projects, would they be in effect
13 by a certain date, are we talking 2030?

14 COMMISSIONER AGGARWALA: Council Member,
15 you're correct that there's a ton of work going on
16 and there are many projects. They all take multiple
17 years to implement.

18 COUNCIL MEMBER HOLDEN: Do we have an
19 estimate (INAUDIBLE) pull all this together?

20 COMMISSIONER AGGARWALA: I'm sure we could
21 get you, I don't have in front of me or in my head
22 the...

23 COUNCIL MEMBER HOLDEN: Yeah, and specific
24 goals for what percentage of our energy will be
25 renewable by what date? If you can get us that, an

1 estimate, somebody figuring this out that could fit
2 into the plan that we're addressing today.

3
4 COMMISSIONER AGGARWALA: I will point out,
5 and Gina can elaborate actually that one of the
6 things the advisory committee is discussing and
7 ultimately the city will have to take into account in
8 its rulemaking for 2030 is what we expect the city's
9 energy supply to be in terms of its carbon
10 coefficient so that is a number that we are actually
11 paying attention to. Gina.

12 CHIEF SUSTAINABILITY OFFICER BOCRA: Thank
13 you, Council Member. As I mentioned before, there's a
14 study that has been funded mainly to look at those
15 emissions limits for 2030 to 2034 and, in light of
16 doing that, having a better understanding of what
17 amount of renewables will be available to New York
18 City coming into Zone J is an important part of that
19 study so we understand what amount of the burden is
20 really being absorbed by the energy grid and what
21 amount of burden do we need to respond to at the
22 building scale.

23 COUNCIL MEMBER HOLDEN: That study, are we
24 talking about goals here though? Do we have goals on
25 renewable?

2 CHIEF SUSTAINABILITY OFFICER BOCRA: We
3 have goals at the state level for 100 percent by 2040
4 for all electricity, and I don't know if we can get
5 more information from Anthony on that, you're
6 following that trajectory..

7 COUNCIL MEMBER HOLDEN: But the city
8 doesn't have the goals? We don't know the goals of
9 the city of New York?

10 COMMISSIONER AGGARWALA: No, because, of
11 course, the management of the grid is primarily a
12 state responsibility and so we can have our own
13 aspirations and there is certainly work that we can
14 and should be doing to drive as many renewables into
15 our local supply as possible. We haven't taken the
16 step of setting goals simply because it's not within
17 the city's authority to do that.

18 COUNCIL MEMBER HOLDEN: Okay. Thank you.
19 Thank you, Chairs.

20 CHAIRPERSON DE LA ROSA: Thank you. Unless
21 we have any other questions?

22 CHAIRPERSON GENNARO: I will just take
23 this opportunity to thank Rohit and the panel for all
24 the good work thus far and all the collaboration, and
25 it shall continue and just wanted to put on the

1
2 record that I'm very appreciative for the very good
3 response that I've had as we've marched forward on
4 this. That's my statement.

5 COMMISSIONER AGGARWALA: Thank you.

6 CHAIRPERSON DE LA ROSA: Thank you for
7 coming, and I know you've been here twice in a very
8 short time, but, as we mentioned earlier, it's a sign
9 of what a priority this is for this Council so thank
10 you so much for being here. I'll pass it over to
11 Nick.

12 COMMITTEE COUNSEL CONNELL: Thank you. We
13 have concluded administration testimony, and we will
14 now turn to public testimony.

15 I will call on individuals one-by-one to
16 testify. However, we will call a group of 5 witnesses
17 for our first group and then we will turn to call
18 witnesses one-by-one.

19 Each witness will be given 2 minutes to
20 speak. If you are a virtual witness, after I call
21 your name a member of our staff will unmute you.
22 There may be a few seconds of delay before you are
23 unmuted. Please wait for the Sergeant-at-Arms to
24 announce that you may begin before starting your
25 testimony.

1
2 Council Members who have questions for a
3 particular panelist should alert the Chair or
4 Committee staff. The Chair will call on you after the
5 panel has completed their testimony or the individual
6 witness has completed their testimony in the order in
7 which you raised your hands.

8 I would now like to welcome our first
9 panel of public witnesses, Henry Garrido, Jon
10 Forster, Victoria Kaso, Brett Thomason, and Karolina
11 Gomez.

12 SERGEANT-AT-ARMS: Time starts now.

13 COMMITTEE COUNSEL CONNELL: Henry Garrido,
14 you may begin.

15 CHAIRPERSON DE LA ROSA: As he gets ready,
16 I want to acknowledge that we've been joined by
17 Council Member Moya.

18 COMMITTEE COUNSEL CONNELL: Henry Garrido,
19 are you present to testify? We will move to Jon
20 Forster. Jon Forster, you may begin when the Sergeant
21 indicates.

22 SERGEANT-AT-ARMS: Time starts now.

23 JON FORSTER: Thank you very much. I'm
24 hoping you can hear me and see me. I'm doing this
25 remotely obviously.

1
2 We are deeply concerned. I'm the co-Chair
3 of the District Council 37 Climate Justice Committee,
4 and both the Committee and, of course, the District
5 Council in general is deeply concerned about
6 implementing Local Law 97 in its totality and
7 ensuring that that's done obviously as equitably as
8 possible, but there are deep concerns as to whether
9 or not it's actually moving forward. One of the
10 things that I heard today on the testimony, frankly,
11 was that NYCHA, for instance, is trying to comply
12 with this and, yet, my understanding is that in New
13 York City Housing Authority that gas boilers are
14 being replaced with gas boilers, and that doesn't
15 seem to be moving us forward in the ways intended by
16 Local Law 97, and I'm concerned about why that would
17 be and that part of my concern on this is also is
18 there a maintenance and operations staff ready to go
19 that could in fact be able to maintain cleaner energy
20 alternatives to gas boilers, which raises a larger
21 question which is I think that the city of New York
22 needs to understand and prepare in every agency the
23 need for using cleaner energy approaches in order to
24 get the kind of compliance that we're looking for.
25 One of the things that I've run into is that I'm not

1
2 sure that we have had the training provided that
3 would allow for maintenance operation of different
4 systems, enforcement of different systems, design for
5 different systems...

6 SERGEANT-AT-ARMS: Time expired.

7 JON FORSTER: So that's a big concern. I
8 strongly urge that we move forward with Local Law 97
9 as it was originally intended. Thank you for the
10 time.

11 COMMITTEE COUNSEL CONNELL: Thank you. We
12 will now hear testimony from Victoria Kaso.

13 SERGEANT-AT-ARMS: Time starts now.

14 VICTORIA KASO: Good afternoon, Chairs De
15 La Rosa, Gennaro, and Sanchez and Members of the
16 Committees. My name is Tory Kaso, and I'm a Campaign
17 Director at Climate Jobs New York, a growing
18 coalition of labor unions representing 2.6 million
19 workers statewide committed to advancing a pro-
20 climate, pro-worker agenda. Cornell University's
21 Labor Leading on Climate Program recently released
22 Climate for a Change: A Complete Climate Jobs Roadmap
23 for NYC, a report that lays out a concrete plan to
24 address these issues of climate change and lowering
25 New York City's emissions while addressing racial and

1 economic inequity by investing in pro-worker
2 renewable energy transition. Major job opportunities
3 exist if we do climate work the right way, and they
4 span nearly every economic sector including building
5 energy-efficient pressure fits. We must ensure that
6 the jobs created in the clean energy economy are
7 family sustaining, long-term careers that have
8 lasting economic impacts in communities of color and
9 historically under-resourced communities. It is
10 especially important than any public dollar spent on
11 financing, subsidizing, or otherwise financially
12 incentivizing or administering funds for building
13 retrofits should attach strong labor standards
14 including prevailing wage PLAs for construction, LPAs
15 for other-than-construction jobs, and pre-
16 apprenticeship and apprenticeship and other forms of
17 labor management training programs that lend to the
18 readiness of the workforce to take on the work
19 resulting from Local Law 97 and additional climate
20 issues. The only way to guarantee the creation of
21 (INAUDIBLE) pathways in building retrofits is by
22 funding a robust pipeline of union work under a PLA,
23 which is exactly what we are calling for under the
24 Carbon Free and Healthy Schools Initiative as laid
25

1 out in the Climate for Change report. The city can
2 lead by example by prioritizing it's transition to
3 carbon-free and healthy schools by 2030, which will
4 not only reduce emissions and save the city millions
5 annually in energy costs, but the report estimates
6 that over 62,000 direct good union jobs can be
7 created over the lifetime of the initiative.
8 Additionally, this can serve as a blueprint for
9 decarbonizing the city's public buildings beyond
10 schools, including NYCHA and NYC Health and
11 Hospitals, initiatives that Cornell's report
12 estimates should have the potential to create nearly
13 260,000 direct jobs combined. These investments in
14 building retrofits are necessary and urgent in order
15 to lower the city's emissions and make our schools
16 and communities healthy, but, without question, they
17 must go hand-in-hand with creating union career
18 pathways and well-funded pre-apprenticeship programs
19 under PLAs in order to truly create a green workforce
20 pipeline that leads to lasting union careers for our
21 environmental justice and frontline communities.

22 Improving...

23
24 SERGEANT-AT-ARMS: Time expired.

VICTORIA KASO: Economic resiliency for all New Yorkers. Thank you for your time today and your diligence on this matter.

CHAIRPERSON GENNARO: Tory, thank you for your good testimony. I just want to make a note to my Legislative Director Nabby Kaur to be in touch with you. We want to find out more about what you're doing. Naby, if you could make sure that you connect with Tory, get a full download on all of her activities and what she's doing with Cornell, that would be a really welcomed addition to the family of Local Law 97 and how it affects labor. We would appreciate that. Thank you. Thank you, Chair De La Rosa.

COMMITTEE COUNSEL CONNELL: Thank you. We'll now hear testimony from Brett Thomason.

SERGEANT-AT-ARMS: Time starts now.

BRETT THOMASON: Thank you. I'm Brett Thomason, Political Director at Steamfitters Local 638. We're a union that represents over 9,400 members who work in heating and HVAC. We do boiler repairs and replacements. We have a civil service department that works in city-owned buildings. We have a PLA to do boiler replacements in NYCHA facilities. We have a

1 lot of stake in the successful implementation of this
2 law. A lot of what I was going to say has already
3 been said so I will get to the topline points that we
4 wanted to make which is 1) we think it's really
5 important that the administration signal to building
6 owners that there's going to be rigorous compliance
7 and penalties if the law isn't followed so that we
8 send a strong market signal to our contractors so
9 that they're prepared with the workforce needed to do
10 this work. In turn, that lets us grow the ranks of
11 our union, both through our organizing efforts and
12 through our apprenticeship programs, which are
13 bringing in pre-apprentices from a lot of the
14 programs that have been mentioned and providing
15 opportunity to women and people of color, veterans,
16 the formerly incarcerated and lifting them into the
17 middle class because that's what we do as a union.

19 I also want to stress the need to avoid
20 whenever possible the use of RECs for compliance. I
21 understand they feed into the New York City energy
22 grid, and we do have a need for more clean energy,
23 but I think the state and city have more valuable
24 tools in their toolbox to take care of the greening
25 of the grid. Any time we're diverting dollars into a

REC program, that's money that could be invested locally in jobs and in jobs for our members.

Finally, like I mentioned, we work in NYCHA buildings, and the need there is pervasive and they have been underserved for far too long so the more investment we can make in NYCHA and public housing...

SERGEANT-AT-ARMS: Time expired.

BRETT THOMASON: I'll conclude there.

CHAIRPERSON GENNARO: Brett, thank you for being here. As always, always good to work with the Steamfitters. I appreciate all the collaboration we've had thus far, and it will continue. You know where to find me. I appreciate you being here today. Thank you.

BRETT THOMASON: Thank you, Council Member.

COMMITTEE COUNSEL CONNELL: Thank you. We will now hear testimony from Karolina Gomez.

SERGEANT-AT-ARMS: Time starts now.

KAROLINA GOMEZ: My name is Karolina Gomez. I'm the Campaign Coordinator at ALIGN, the Alliance for a Greater New York. ALIGN leads the Climate Works for All Coalition, a citywide

2 partnership of labor, community, and (INAUDIBLE)
3 environmental justice and climate change
4 organizations fighting climate change inequality in
5 New York City by demanding a just transition for
6 workers in environmental justice communities. After
7 almost 6 years of organizing after Hurricane Sandy,
8 the Climate Works for All Coalition successfully led
9 the passing of Local Law 97 in 2019, New York City's
10 landmark climate legislation. It's been 3 years since
11 the historic win, and now the city must equitably
12 implement Local Law 97 to create thousands of green
13 jobs here in New York City. Researchers project Local
14 Law 97 has the potential to create more than 140,000
15 jobs by 2030 in the New York City Metro area. These
16 jobs can directly support both journeypersons who've
17 suffered pandemic-related job losses in addition to
18 apprentices and new entry workers joining the green
19 workforce. New York City should take this opportunity
20 to invest in successful union-linked pre-
21 apprenticeships, apprenticeships, and certification
22 training programs to fully support the growing clean
23 energy industry and expand access to good green jobs
24 to workers who have experienced pandemic job losses.
25 Workforce development coupled with project labor

1
2 agreements and community hiring will expand
3 opportunities for traditionally under-represented New
4 Yorkers in green industries including many women,
5 immigrants, and black and brown New Yorkers. There
6 are already successful workforce development models
7 the city can look to for further expansion. The Build
8 It Back Program launched after Hurricane Sandy hit
9 New Yorkers is a successful community-hiring model
10 that the city should build on. The community-hiring
11 program which focused on union apprenticeship
12 placement and job placements created more than 13,000
13 direct jobs and exceeded its 20 percent local hiring
14 goal. New York City should build on the Build It Back
15 model and incorporate the following 3 considerations
16 for its effectiveness, collaborate with union-linked
17 direct entry programs and apprenticeships to ensure
18 community-based organizations have time to recruit
19 and organize local workers, fund local targeted
20 outreach in different languages to increase awareness
21 and program enrollment, fund classes for adult basic
22 education preparation and GED tests that could be
23 paired with pre-apprenticeship programs. The city can
24 and should require community hiring for public

1 building upgrades, and there should be incentives for
2 community hiring for private infrastructure projects.

3
4 SERGEANT-AT-ARMS: Time expired.

5 KAROLINA GOMEZ: (INAUDIBLE)

6 implementation to ensure the communities that have
7 been hit the hardest by both COVID-19 pandemic and
8 longstanding environmental racism have access to good
9 green jobs. Thank you.

10 CHAIRPERSON GENNARO: Thank you, Karolina.

11 Always good to see you. You know Matt Malloy, my
12 Labor Liaison, right? Do you know him?

13 KAROLINA GOMEZ: I do not.

14 CHAIRPERSON GENNARO: Okay. You know what,
15 I want to direct Nabby Kaur who is here, she's my
16 Legislative Director, Nabby, if you can make sure
17 that Matt Malloy is in touch with Karolina, that
18 would be great. Thank you very much. Always very good
19 to see you, Karolina.

20 KAROLINA GOMEZ: Thanks so much.

21 CHAIRPERSON DE LA ROSA: Thank you, Chair
22 Gennaro. I also want to just thank our partners in
23 labor for coming and talking about the importance of
24 Local Law 97. One quick question, and all of you or
25 any of you can answer this question on this panel.

1
2 What preparation is your union undertaking to equip
3 your members for the building retrofits that will be
4 required under Local Law 97?

5 JON FORSTER: At DC 37, we've hired to
6 help with that process, and we're looking to do
7 additional training to comply with the Local Law 97
8 mandates and the public oversight of that process. I
9 think it's really important that we understand the
10 need for a vigorous enforcement as in any new law
11 especially, in terms of making this a possibility and
12 certainly so the training also needs to happen and
13 enforcement and maintenance and operation and, as I
14 said also, in design, but we've already hired some
15 energy auditors to help this process move forward.

16 CHAIRPERSON DE LA ROSA: Great. Thank you.

17 COMMITTEE COUNSEL CONNELL: Thank you. We
18 will now hear testimony from...

19 CHAIRPERSON DE LA ROSA: She has a
20 question.

21 CHAIRPERSON SANCHEZ: Thank you, Chair.
22 Just to follow up on Chair De La Rosa's question,
23 what specific fields and jobs, and this is also a
24 question that anyone can answer, but would love to
25 get a sense, what specific field and jobs that your

1 union represents do you think will be directly
2 impacted by the pipeline of work created by Local Law
3 97 retrofits?
4

5 JON FORSTER: I was going to let my
6 colleagues respond, and, if they are going to,
7 that'll be great. Again, I think it's going to be in
8 a series of, for us as District Council 37, we
9 represent 150,000 public sector workers so there's a
10 lot of aspects to this so really from both design and
11 design oversight through construction and
12 construction oversight so construction project
13 managers, associate project managers, then also
14 through inspections, those are also people that are
15 represented in DC 37 and in enforcement also. I think
16 in every stage and aspect of the implementation of 97
17 from the design process right through to the sign-off
18 and enforcement process for us.

19 CHAIRPERSON SANCHEZ: Thank you. The
20 others might need to be unmuted. I don't know if
21 that's an issue. Maybe not. Thank you so much, DC 37.

22 COMMITTEE COUNSEL CONNELL: Thank you so
23 much for your testimony. We will now hear from Ben
24 Furnas.

25 SERGEANT-AT-ARMS: Time starts now.

1
2 BEN FURNIS: Good morning, everyone.
3 Chairs De La Rosa, Gennaro, and Sanchez, thank you so
4 much for holding this hearing. It's really good to
5 see you all today. Thank you for the opportunity to
6 testify on this important issue. My name is Ben
7 Furnas. I'm the Director of the 2030 Project at
8 Cornell University. I previously served as the
9 Director of the New York City Mayor's Office of
10 Climate and Sustainability. The 2030 Project is
11 Cornell's new climate initiative, housed at the
12 Cornell's Atkinson Center for Sustainability, and we
13 are using the many tools of a world-class research
14 institution to support impact-oriented
15 entrepreneurship and scholarship in this decisive
16 decade for climate action. It's really great to be
17 able to speak on this important law today.

18 As you know, the fossil fuels used to
19 heat, cool, and power our buildings account for 2/3
20 of New York City's greenhouse gas emissions, and any
21 path to reducing these emissions and achieving end-
22 stage bold climate goals run through decarbonizing
23 these systems. To that end, in 2019, the New York
24 City Council working in close partnership with the
25 Mayor's Office passed into law the Climate

1 Mobilization Act and its centerpiece, Local Law 97.
2
3 This law sets emissions targets for New York City's
4 largest buildings which encompass nearly 60 percent
5 of New York City's built area and more than 3 billion
6 square feet. The law's emissions targets are
7 ambitious, but they vary based on the use of the
8 building and are reasonably tailored to the energy
9 consumption of multi-family residential, commercial,
10 hotel, manufacturing/industrial, and other uses. They
11 are technique-agnostic, which means there are many
12 ways for a building to comply just as long as
13 emissions are reduced. This law is the most far-
14 reaching municipal-level climate law in the world. If
15 fully implemented, it would reduce climate pollution
16 by approximately 5.3 million tons per year,
17 equivalent to the annual greenhouse gas emissions of
18 the city of San Francisco, and this is not just about
19 climate. Reducing New York City's emissions comes
20 with proportional reductions in air pollution and
21 improvements to human health from reduced asthma and
22 other respiratory diseases.

23 Today, I'd like to highlight a few
24 aspects of Local Law 97 and some opportunities and
25 challenges that the Council and the administration...

SERGEANT-AT-ARMS: Time expired.

BEN FURNIS: Thank you. I would just like to highlight 3 opportunities. One, this is a major job-creating and business-development opportunity. Two, New York City should look to expand support for building owners while maintaining the incentives for partial improvement that come from the targets, the right regulatory environment can ease the way for building upgrades and building level efficiency and electrification upgrades work best when paired with renewable energy investments connected to the New York City grid. I'm happy to answer any questions, and I'll have more in my testimony.

CHAIRPERSON DE LA ROSA: Thank you for testifying. If you could just submit your testimony for us to review in full, we appreciate it. Thank you.

COMMITTEE COUNSEL CONNELL: Thank you. Our next registered witness is Henry Garrido.

SERGEANT-AT-ARMS: Time starts now.

HENRY GARRIDO: Good afternoon, Chairs De La Rosa, Gennaro, and Sanchez, and Members of the Committee. Thank you for the opportunity. I'm Henry Garrido, Executive Director to the District Council

1 37, representing 150,000 members and about 90,000
2 retirees, and I appreciate the opportunity to testify
3 before you today. Our members are the backbone of New
4 York City's infrastructure so, therefore, we are in
5 full support of swift and equitable implementation of
6 Local Law 97, which is not only the best defense that
7 the city has against climate change but a significant
8 opportunity to create new jobs for those in our
9 communities who lost employment during the pandemic.
10 New York City must follow on its commitment to
11 reducing greenhouse emissions that contributes to
12 climate change. Not taking these aggressive actions
13 will continue to reap devastating consequences for
14 all New Yorkers but especially for those low-income
15 communities who bear the brunt of the frequent
16 climate-related disasters above all others. There is
17 an urgency to ensure that these newly created
18 positions are union-affiliated, which have proven
19 successful through the other once-in-a-lifetime
20 workforce development opportunities. When the city
21 launched the Build It Back program after Hurricane
22 Sandy, the community hiring program created more than
23 13,000 direct jobs by focusing on union
24 apprenticeship and job placements, exceeding the 20
25

1 percent local hiring goal and directly benefiting New
2 York City residents. As we navigate the economic
3 fallout of the pandemic and our staggeringly low
4 employment rate, the city should target those workers
5 who lost employment over the past 2 years and connect
6 them to these opportunities. Research has projected
7 Local Law 97 has the potential of creating more than
8 140,000 new jobs by 2030. Workforce development
9 coupled with project labor agreements and community
10 hiring will expand opportunities for those..

11
12 SERGEANT-AT-ARMS: Time expired.

13 HENRY GARRIDO: Traditionally under-
14 represented in green industries including women,
15 immigrants, and people of color. Creating these green
16 jobs will improve the lives of working-class New
17 Yorkers that need it the most. Thank you. I just want
18 to add lastly to the questions the Chair raised
19 regarding what the unions have done. I just want to
20 add in addition to what Jon Forster said, we have
21 secured federal and state grants to begin to train
22 union workers on issues from energy (INAUDIBLE)
23 infrastructure to a number of other pieces, and we're
24 excited about the possibility and the prospect of
25

1 providing those jobs for New York and for New York
2 City (INAUDIBLE). Thank you.

3
4 CHAIRPERSON DE LA ROSA: Thank you, Henry,
5 for your continued partnership on behalf of our
6 partners in labor. I do have one question for you.
7 Has the administration's messaging around the
8 implementation of Local Law impacted your push to
9 training or investment at all?

10 HENRY GARRIDO: When we did collective
11 bargaining the last round, we increased the amount of
12 money that had been there by 400 percent in order to
13 prepare ourselves for this. (INAUDIBLE) architects,
14 engineers, and project managers were receiving a
15 dismal \$2.38 a year to be able to be trained out we
16 thought was ridiculous and we set aside a particular
17 amount in collective bargaining to allow for the
18 training of those individuals to be prepared for
19 these jobs. We've had conversations with the
20 administration regarding what a just transition looks
21 like including training and professional development
22 for those members, but I do think that there could be
23 a work where the City Council can help us in a way
24 that we can coordinate among city agencies, meaning
25 DDC, DCAS, the School Construction Authority, and

1
2 some other agencies. We need a better coordination
3 across agencies to be able to do that, and I
4 appreciate this hearing for that because it allows us
5 to continue to have that conversation going.

6 CHAIRPERSON DE LA ROSA: Thank you.

7 COMMITTEE COUNSEL CONNELL: Thank you for
8 your testimony. The next 4 individuals that will be
9 called to give testimony in the following order are
10 Santos Rodriguez, Christine James-McKenzie, Pete
11 Sikora, and Megan Ahern. Santos Rodriguez, you may
12 begin your testimony.

13 SERGEANT-AT-ARMS: Time starts now.

14 COMMITTEE COUNSEL CONNELL: Mr. Rodriguez
15 does not appear to be in attendance. We can circle
16 back. Christine James-McKenzie, you may begin when
17 ready.

18 SERGEANT-AT-ARMS: Time starts now.

19 COMMITTEE COUNSEL CONNELL: Christine
20 James-McKenzie does not appear to be in attendance.
21 We will circle back. Next, we'll hear from Pete
22 Sikora.

23 PETE SIKORA: Thanks so much for putting
24 on this hearing. It's greatly appreciated. This
25 oversight is absolutely vital. My name is Pete

1
2 Sikora. I'm the Climate Campaigns Director for New
3 York Communities for Change, and I'm on the Advisory
4 Council.

5 Local Law 97, the key thing here is that
6 the strength of the pollution cuts and the
7 requirements and the enforcement of those cuts drives
8 the amount of job creation, and, if the
9 administration doesn't fully implement and enforce
10 the law, that will cost both jobs and pollution cuts.
11 Our members really need those jobs. We need the
12 pollution cuts as well. I was very disheartened by
13 the administration's comments on RECs, minimizing the
14 importance of renewable energy credits if they are
15 allowed unlimited effectively as an impact on the
16 law. The number of RECs being created by the projects
17 is huge, and they need to be limited to just
18 electrical and, at most, 10 percent of the pollution
19 reduction requirements or, otherwise, we'll see less
20 jobs and less pollution cuts. That cannot be allowed
21 to be a big loophole.

22 Secondly, on enforcement, the
23 administration should make clear that this law is to
24 be followed, full stop. There are plenty of useful
25 programs, and the outlier buildings that may or may

1 not be able to comply are just outliers. That
2 shouldn't be something that's stressed all the time.
3 Instead, the administration should be making clear
4 that the law must be obeyed, and, if it's not,
5 penalties will be enforced. There are plenty of
6 positive programs. The administration is moving in
7 the right direction on a lot of stuff, and that's
8 appreciated. They ruled out carbon trading, which is
9 a very good thing to do right now. We appreciate
10 that. That may come back later, but, for now, that's
11 out. The budget is in the are right place now for
12 this year which is appreciated. They've made progress
13 on that after an initial bad budget proposal.

14
15 One last point that I want to make before
16 the timer goes off is that, there it is, 15 seconds,
17 that the fact that they are hiding behind the
18 rulemaking process to not answer questions is
19 disturbing to me. I don't understand how they're able
20 to construct and have a vigorous conversation which I
21 know is going on behind closed doors about all of
22 these questions and not come here and explain some of
23 their considerations. I hope that you follow up with
24 questions to the administration to find out exactly

1 why they're not answering these questions and what
2 they're thinking is going on on these issues.

3
4 Again, thank you so much for holding this
5 hearing. We really appreciate what the Council has
6 done, and this law will go down, as Lincoln Restler
7 has said and others have said, as one of the most
8 important climate and jobs laws in the world. Thank
9 you.

10 CHAIRPERSON DE LA ROSA: I just want to
11 say thank you, Pete, for your work and the work
12 you've been doing. I agree with your comments about
13 the regulations that are being made. I think that's
14 why this hearing is so important and was so important
15 to keep on the calendar because we want to allow for
16 the public to have input and a say in what is going
17 to come before us so I just want to thank you for
18 your insights today.

19 PETE SIKORA: Thank you, and you have the
20 full testimony here, which is 11, 12 pages. We
21 appreciate it a lot.

22 CHAIRPERSON DE LA ROSA: Thank you.

23 CHAIRPERSON SANCHEZ: Just echoing the
24 thanks, thanks so much, Pete.

25 PETE SIKORA: Thank you.

CHAIRPERSON GENNARO: If I could just say something to Pete as well. Thank you as always, Pete, for making the case. We certainly hear you on RECs, and, with regards to the CAPA process, the CAPA process is what it is, and we're going to be keeping a close watch on the CAPA process. I could count on you to be here today and here you are in-person, and we do appreciate it.

PETE SIKORA: Thank you so much.

COMMITTEE COUNSEL CONNELL: Thank you for your testimony. Next, we will hear from Megan Ahern.

MEGAN AHERN: Hi. I'm Megan Ahern, NYPIRG's Program Director. Thanks for holding this hearing today, Chairs, and for the ability for me to testify in support of Local Law 97 and specifically the opportunity it presents for CUNY with the tens of thousands of jobs and multibillion dollar energy retrofit market in our future, it's a great step for CUNY in a time when enrollment has been experiencing a recent slump. Consistent with national data, community colleges have been hit worse and longer with enrollment dips, but, as the pandemic hit, CUNY saw enrollment cut by 21,000 full-time enrollments, and this is the kind of investment in the green

2 economy that could benefit programs like building
3 trades and industrial skill trades at Bronx Community
4 College, construction, building management,
5 sustainability at LaGuardia Community College, a
6 whole slew of programs at City Tech, the Spitzer
7 School of Architecture at City College, and many,
8 many more. I would like to echo the sentiments of
9 other people to make that it's important that the
10 City Council work to have the Mayor make a clear
11 statement to fully implement and enforce the law, to
12 tightly limit renewable energy credits, set rules and
13 regulations properly to maximize local jobs, and that
14 means pollution reductions via energy efficiency
15 upgrades and minimizing RECs and an idea to create a
16 100-million-dollar per year grant fund to provide
17 support for upgrades to low and middle-income
18 multifamily housing. Thank you.

19 CHAIRPERSON DE LA ROSA: Thank you so much
20 for your comments as well.

21 CHAIRPERSON GENNARO: Also, I just want to
22 jump in to thank NYPIRG for their good testimony,
23 particularly with regard to the CUNY angle. I've
24 already had conversations with President Adams at
25 LaGuardia about this. I have Queens College in my

1
2 District as well. I used to teach there so the nexus
3 between Local Law 97 and CUNY and jobs is not lost on
4 me, but it's great when NYPIRG does everything it
5 does in order to affirm that and your presence here
6 does that. Thank you.

7 MEGAN AHERN: Thanks.

8 COMMITTEE COUNSEL CONNELL: Thank you for
9 your testimony. The next 4 registered witnesses that
10 will be called on are Hayden Alexander, Ethan Dubin
11 (phonetic), Nina Liloia, and Shiv Soin. Hayden
12 Alexander, you may begin when ready.

13 Hayden Alexander does not appear to be
14 present. We will next call on Ethan Dubin.

15 SERGEANT-AT-ARMS: Time starts now.

16 COMMITTEE COUNSEL CONNELL: Ethan Dubin
17 does not appear to be present. Next, we will call on
18 Nina Liloia.

19 NINA LILOIA: Hi. Thank you, Chairs De La
20 Rosa, Gennaro, and Sanchez. My name is Nina, and I am
21 an Environmental Justice Intern at New York Lawyers
22 for the Public Interest. Today, I'm going to give you
23 a bit of background on the benefits of union labor
24 and a few recommendations related to Local Law 97.
25 New York currently trails the rest of the country in

terms of recovery from pandemic-related job losses.

By April 2022, the U.S. had recovered 95 percent of jobs lost during the pandemic recession. However, New York City specifically had recovered only 71 percent of jobs. The problem is most severe among unemployed black residents of working age in New York, nearly half of whom are long-term unemployed. Union membership brings wage benefits for all workers in construction. Median weekly earnings for union members in construction are about 31 percent higher than median weekly earnings for non-union members, but unions are especially crucial to increasing diversity in the building trades and getting resources to minority communities. Hispanic and black construction workers who are in a union earn about 35 percent more than construction workers who are not. The presence of unions and collective bargaining in New York City also boosts overall annual wages to the black community from construction by about 83 percent or 152 million each year. A Gallup poll from this past August showed that American approval of labor unions is at its highest rate since 1965. To the greatest extent possible, jobs created by Local Law 97 must be union jobs in which workers receive just

1 wages, benefits, and good working conditions. This
2 can occur through proactive project labor agreements
3 between building trade unions and contractors which
4 also protect taxpayers by eliminating costly delays
5 caused by labor conflicts or shortages of skilled
6 workers. A livable future for workers also requires
7 clean air and water in the places they live, rights
8 recently codified in our State's Constitution by the
9 people of New York. Ensuring that buildings meet
10 emissions limits set by Local Law 97 rather than
11 complying with the law through other measures is
12 crucial. A few other recommendations we have for New
13 York City are to ensure that with Local Law 97
14 there's collaboration with...

15
16 SERGEANT-AT-ARMS: Time expired.

17 NINA LILOIA: Union-linked direct entry
18 programs and apprenticeships and the funding of local
19 targeted outreach in different languages to increase
20 awareness and program enrollment. Thank you.

21 CHAIRPERSON DE LA ROSA: Thank you.

22 COMMITTEE COUNSEL CONNELL: Thank you for
23 your testimony. Next, we will hear from Shiv Soin.

24 SERGEANT-AT-ARMS: Time starts now.
25

2 SHIV SOIN: Hi. Good afternoon, Chairs De
3 La Rosa, Sanchez, Gennaro, and Members of the
4 Committee present for today's hearing. My name is
5 Shiv Soin, and I'm the Executive Director of TREEage,
6 an organization of high school and college students
7 across New York City fighting for climate justice.

8 Local Law 97 is one of the most important
9 laws the Council has passed in the fight against
10 climate change. With 70 percent of our pollution
11 being emitted from buildings, the Council took the
12 correct and courageous step to pass the law. However,
13 I speak to this Committee today because I am
14 concerned about the Adams' administration's
15 intentions about enforcing Local Law 97 as well as
16 their inability to strongly commit to the goals of
17 the law itself. That makes this body even more
18 important in making sure Local Law 97 is implemented
19 and enforced as intended. I will be submitting more
20 detailed written testimony, but, for today, I want to
21 focus on a few key aspects that the Council and the
22 administration need to do.

23 First, the administration must ensure
24 true enforcement and clearly outline penalties for
25 violations by landlords. A key concern of mine and

1
2 several others who have been speaking today, during
3 the last hearing as well, was surrounding the good
4 fait standard touted by the administration officials.
5 Allowing a standard like this will incentivize
6 landlords to skirt regulations which will be
7 detrimental to the impact of Local Law 97.

8 Next, the administration must tightly
9 limit RECs, or renewable energy credits. Without
10 strict regulations, the city's largest landlords can
11 buy credits and avoid retrofitting their buildings.
12 We urge the administration to limit RECs to either
13 electricity use only or up to a maximum of 10 percent
14 of a building's pollution reduction requirement. That
15 law needs proper regulation in this area in
16 particular to maximize jobs and pollution cuts.

17 Finally, by not enforcing Local Law 97 as
18 written, we are at risk of losing tens of thousands
19 of good-paying jobs for New Yorkers everywhere. There
20 are union leaders, workers here that are on this call
21 today emphasizing this in particular because the
22 fight for climate change is directly linked, creating
23 good well-paying jobs for our residents, for New
24 Yorkers everywhere.

As this Committee moves forward in terms
of...

SERGEANT-AT-ARMS: Time expired.

SHIV SOIN: Local Law 97, we need to do
everything we can to prioritize the well-being of New
Yorkers, our future, the future for our students and
for young people everywhere. Thank you so much for
having me and allowing me the chance to speak.

COMMITTEE COUNSEL CONNELL: Thank you for
your testimony. The next 4 registered witnesses we
will call are Diane Fashad (phonetic), Marc Schmied,
Shravanthi Kanekal, and Lonnie Portis. Diane Fashad,
you may begin when indicated.

SERGEANT-AT-ARMS: Time starts now.

COMMITTEE COUNSEL CONNELL: Diane Fashad
does not appear to be in attendance. We will move to
Marc Schmied.

SERGEANT-AT-ARMS: Time starts now.

MARC SCHMIED: Hello. My name is Marc
Schmied. I have lived in New York City since 1991
when I moved here to study music at Juilliard. I'm a
freelance musician whose work includes playing in
Broadway pit orchestras so New York City is near and
dear to my heart because it's the only place where I

1 can pursue a career like mine. I love New York City.
2 That is why I'm here to testify for the
3 implementation of Local Law 97, the world's most
4 municipal level climate and jobs law. New York City
5 needs our help. As an island, New York City is
6 especially vulnerable to disasters resulting from
7 climate change such as sea level rise and flooding
8 from storms such as Superstorm Sandy. Our
9 sustainability is directly threatened by climate
10 change, and it is our duty to our children and to
11 future generations to do everything we can to reduce
12 our city's carbon emissions and fossil fuel
13 consumption. Local Law 97 provides a framework for
14 reducing our emissions from buildings and was passed
15 in 2019. Doing everything we can means enforcing
16 penalties and standards. I do not understand how
17 Mayor Adams and his friends in the real estate lobby
18 can be allowed to sidestep this law and play games
19 with penalty enforcement, compliance, etc. Honestly,
20 I can't believe that we need to have a hearing such
21 as this one to enforce laws that have been passed.
22 How can we expect people to have faith in a
23 government that doesn't enforce its own laws? Having
24 listened to all of today's hearing, I appreciate how
25

1 nuanced and complicated compliance will be, but,
2 please, let's not let the building owners who can
3 comply wiggle out of their responsibility to our
4 city. We are in danger of letting the monied
5 interests and their greed ruin our city, making it a
6 playground for the rich. If we don't clean up our act
7 and start getting serious about protecting the
8 sustainability of New York, there isn't going to be a
9 New York City in the near future. The greedy people
10 who are opposing the implementation of Local Law 97
11 do not care about the future of New York City, but I
12 do...

14 SERGEANT-AT-ARMS: Time expired.

15 MARC SCHMEID: Thank you.

16 COMMITTEE COUNSEL CONNELL: Thank you for
17 your testimony. Next, we will hear from Shравanthi
18 Kanekal.

19 SERGEANT-AT-ARMS: Time starts now.

20 SHRAVANTHI KANEKAL: Good afternoon,
21 Chairpersons De La Rosa, Sanchez, and Gennaro and
22 Members of the Council. My name is Shравanthi
23 Kanekal, and I'm the Resiliency Planner at New York
24 City Environmental Justice Alliance. We are a non-
25 profit citywide membership network that links 11

1
2 grassroots organizations from low-income
3 neighborhoods and communities of color in their
4 struggle for environmental justice. NYC-EJA through
5 the Climate Works for All Coalition has been an
6 ardent supporter of Local Law 97 and has strongly
7 advocated for the complete and equitable
8 implementation of the law since its introduction. In
9 the wake of the COVID-19 pandemic, the following
10 economic crisis, and the ongoing climate crisis,
11 successful implementation of Local Law 97 provides an
12 incredible opportunity to create thousands of good-
13 paying jobs, move us towards our climate goals, and
14 directly invest in reducing harmful localized
15 pollution levels in environmental justice
16 communities. As Chair Sanchez and others mentioned,
17 David Hsu from MIT has projected that Local Law 97
18 can achieve 140,000 good paying jobs by 2030. New
19 York City should take this opportunity to invest in
20 successful union-linked pre-apprenticeship,
21 apprenticeship, and certification training programs
22 to fully support the growing clean energy industry
23 and expand access to good paying jobs to workers who
24 have experienced pandemic job losses. We've seen some
25 success with previous programs such as the Build It

1
2 Back Better program that was launched after Hurricane
3 Sandy, and now we have to do more. The city can and
4 should require community hiring for public building
5 upgrades, and there should be incentives for
6 community hiring for private infrastructure projects
7 as well. These efforts should be tracked and
8 monitored. Workforce development coupled with project
9 labor agreements and community hiring will expand
10 opportunities for traditionally under-represented
11 groups in the green workforce including women,
12 immigrants, and black and brown New Yorkers. We must
13 prioritize Local Law 97 implementation to ensure the
14 communities that have been hit the hardest by both
15 COVID and longstanding environmental racism have
16 access to good clean jobs.

17 SERGEANT-AT-ARMS: Time expired.

18 SHRAVANTHI KANEKAL: We must move forward
19 with the implementation in a fair and equitable way
20 to advance New York's climate and economic recovery
21 goals.

22 Thank you for the opportunity to testify
23 today.

COMMITTEE COUNSEL CONNELL: Thank you so much for your testimony. Next, we'll hear from Lonnie Portis.

SERGEANT-AT-ARMS: Time starts now.

LONNIE PORTIS: Good afternoon Chair De La Rosa, Chair Gennaro, and Chair Sanchez and the Community Members. Thank you for the opportunity to testify today. I'm Lonnie J. Portis, the Environmental Policy and Advocacy Coordinator here at WE ACT for Environmental Justice. WE ACT, an organization based in Harlem, has been fighting environmental racism at the city, state, and federal levels for more than 30 years.

I want to start by highlighting WE ACT's Solar Uptown Now program where 10 solar workers established a cooperative, fulfilling their ambition to own a stake in the emerging green economy, to create job opportunities for other people of color, and ultimately to give back to their community. The development of a green workforce is extremely important to WE ACT, and we look forward to further working with City Council and city agencies to make the equitable implementation of Local Law 97 possible.

1
2 WE ACT is testifying on the need for the
3 city to use community-based solutions to develop a
4 diverse green job sector. It's crucial that we deeply
5 examine current trends in the renewable energy sector
6 and identify and remove any barriers to entry. New
7 York City should take this opportunity to invest in
8 successful pre-apprenticeship, apprenticeships, and
9 certification training programs to fully support a
10 just transition. In order to accomplish one of the
11 primary just transition goals, closing the diversity
12 gap within the green jobs and renewable energy
13 sector, the city must consider scaling and
14 implementing community-based organization best
15 practices which include paying for (INAUDIBLE),
16 providing and subsidizing transportation, promoting
17 on-the-job training, offer holistic education in
18 support in subjects like math, basic life skills
19 training, resume building, financial literacy and
20 computer training, connecting companies directly to
21 worker trainees, and requiring and incentivizing
22 community hiring. A more detailed written testimony
23 will be provided after this hearing. Thank you again,
24 Committee Chairs, for allowing me to testify on this
25 matter, and, again, we look forward to working with

1
2 the City Council on developing a robust just green
3 workforce pipeline.

4 CHAIRPERSON GENNARO: Lonnie, it's Jim. So
5 good to see you as always. You are my number one
6 frequent flier when it comes to testifying at EP
7 hearings, and I just really appreciate the great
8 partnership of WE ACT and everything that we do, and
9 I look forward to seeing your full testimony so
10 please submit that. Try not to make it as long as
11 Pete's, but we look forward to that, Lonnie. Always a
12 pleasure.

13 LONNIE PORTIS: Thank you. I don't know if
14 I can promise that, me and Pete might have to compete
15 with how long it is.

16 COMMITTEE COUNSEL CONNELL: Thank you for
17 your testimony. The next 3 registered witnesses we'll
18 hear from are Kawanna Hull (phonetic), Daevon
19 Farquharson, and Alexis Hildago (phonetic). Kawanna
20 Hull, you may begin when indicated.

21 SERGEANT-AT-ARMS: Time starts now.

22 COMMITTEE COUNSEL CONNELL: It does not
23 appear that Kawanna Hull is in attendance. Next, we
24 will hear from Alexis Hildago.

25 SERGEANT-AT-ARMS: Time starts now.

2 COMMITTEE COUNSEL CONNELL: It does not
3 appear that Alexis Hildago is in attendance. Next, we
4 will hear from Daevon Farquharson.

5 SERGEANT-AT-ARMS: Time starts now.

6 DAEVON FARQUHARSON: Hello. Good
7 afternoon. My name is Daevon Farquharson. I'm a
8 resident of Harlem, living in West Harlem section for
9 over 20 years. I've recently teamed up with WE ACT as
10 part of their Solar Panel Installation program. The
11 amount of information that was delivered in a 2-week
12 period was a huge benefit to me and my peers and for
13 many reasons. Not only did I receive a certificate
14 for my work, but I also learned the fundamentals on
15 renewable energy and how much it has already and can
16 continue to help this community. About 20 students
17 and myself attended these classes, and we are now all
18 on the path to making the city go green. The students
19 that attended the class came from all over the city
20 and had the same passion to help the community
21 benefit off of renewable energy as I did. As you
22 know, Local Law 97 is being put in place to help
23 prevent toxic gas emissions and fossil fuels burned
24 all throughout the city, ultimately harming our
25 communities. Putting this law in place will provide

2 over 140,000 jobs in the New York City area and help
3 us keep each other safe. I'm standing by WE ACT. I'm
4 standing by renewable energy and the green workforce
5 pipeline that Local Law 97 will put in place. Being a
6 New York City resident, I have seen the damage that
7 pollution can do firsthand to our communities, and
8 I'm ready to take a step in the right direction.
9 Thank you all for your time, and I hope you have a
10 great day. I appreciate you.

11 CHAIRPERSON GENNARO: Thank you, Daevon,
12 for your partnership with WE ACT, for your
13 involvement with solar, and for your advocacy on
14 Local Law 97. It's great to see you. I don't think
15 you've testified before the Committee before, but we
16 hope to see you many times and we appreciate your
17 good efforts. Thank you. We look forward to any
18 comments that you may want to submit after the
19 hearing but good to see, thanks for being here,
20 thanks for your patience in testifying.

21 DAEVON FARQUHARSON: Thank you for your
22 time. I appreciate it. Have a good day.

23 COMMITTEE COUNSEL CONNELL: Thank you. The
24 next 4 registered witnesses that we'll call are
25 Margaret Perkins, Georgi Page, Sarah Orleans Reed,

1 and Danielle Manley. Margaret Perkins, you may begin
2 when indicated.

3
4 SERGEANT-AT-ARMS: Time starts now.

5 MARGARET PERKINS: I'm a member of 350
6 NYC. Can you hear me?

7 SERGEANT-AT-ARMS: Yes, we can hear you.

8 MARGARET PERKINS: Good afternoon. We
9 thank the Council Members for this important hearing,
10 which will help not only New York City agencies but
11 also apartment owners, residents, and climate
12 activists understand the extent of preparation the
13 city has been making for the last 3 years to
14 implement Local Law 97 in this case with regard to
15 the green workforce. Green workforce readiness is a
16 crucial metric to gauge the city's overall
17 preparedness in climate mobilization. In 2019, Urban
18 Green Council estimated that by 2024, 20 percent of
19 the large buildings, at least 10,000, would have to
20 complete some form of retrofitting to comply with the
21 benchmark for 2024. Commissioner Aggarwala now states
22 that only 3,500 buildings, the extreme polluters,
23 will have to do some kind of upgrades by 2024. I
24 don't quite understand this gap. Is the city using
25 the same methodology as the Urban Green Council to

1
2 determine the extreme polluters? The Committee is
3 familiar with the labor market analysis and projected
4 hiring number of David Hsu, MIT, and an important
5 comment of Dr. Hsu's report was that it is imperative
6 that training starts immediately. This is 2019. If
7 building owners and contractors wait until just
8 before each compliance deadline to retrofit their
9 building, the skilled labor necessary to support
10 their projects may not exist. We are behind in
11 producing that workforce right now. Commissioner
12 Aggarwala says that 4,000 workers trained by these 4
13 programs, the training programs, have entered the
14 workforce, but Hsu's estimate is that we will need
15 another 10,000 in the next 2 years and another
16 100,000 by 2030.

17 SERGEANT-AT-ARMS: Time expired.

18 MARGARET PERKINS: So we have to ramp up.

19 I just want to finish up by saying that in this
20 hearing, I'm struck by the fact that we didn't hear
21 from building owners and managers, and there's a real
22 concern that many of these stakeholders are not yet
23 part of the Local Law 97 movement. It's very
24 important that they are at the table in these kinds
25 of discussions as any thorough evidence that I've

2 (INAUDIBLE) and I've talked to other people, and the
3 majority of building owners have a very superficial
4 knowledge right now of what they need to do to comply
5 with Local Law 97. Please try to bring them into
6 these types of hearings in the future.

7 COMMITTEE COUNSEL CONNELL: Thank you for
8 your testimony. Next, we will hear from Georgi Page.

9 SERGEANT-AT-ARMS: Time starts now.

10 GEORGI PAGE: Hello and thank you to the
11 joint Committees for holding this hearing today and
12 thanks to all of you for attending. My name is Georgi
13 Page, and I'm a Senior Organizer with 350 Brooklyn
14 City Action Committee. We work locally to counter the
15 global climate crisis. Our organization is engaged in
16 the fight to protect Local Law 97, the most important
17 piece of environmental legislation passed in the city
18 because it is in danger. This administration in
19 failing to more aggressively enforce and promote
20 Local Law 97 and its labor and workforce programs may
21 actually be undermining it and, therefore,
22 undermining all of our futures. As I write this
23 testimony, I know that there is much more I could say
24 to elaborate on why we need to enforce Local Law 97
25 as if our lives depend on it, because they do. There

1
2 is much to be said on the value of training programs
3 and resulting volumes of good green jobs that would
4 result from this enforcement, but, to be honest, I
5 feel that it's important for some of us to step
6 outside of our own realities for a moment and think
7 about the urgency of these job trainings and even
8 basic educational needs for the individuals that we
9 typically refer to in aggregate. I want to talk about
10 the time I spent tutoring adults here in New York
11 City through a group called Literacy Partners,
12 teaching them to read. I'm thinking of how in their
13 spare hours per week, their few spare hours per week,
14 these workers, many of them manual laborers, were
15 striving for dignity, striving to live a fuller life
16 than the one that fate had assigned them. They showed
17 up faithfully to a donated cafeteria space in an
18 anonymous building downtown, and they worked humbly
19 and painstakingly with me, with my rudimentary
20 training, to learn basic phonics. I'm talking about
21 how to read the words cat and dog. These workers need
22 us so while this was an amazing literacy program and
23 we were all grateful for the experience, in a wealthy
24 democracy, our workforce with their diverse needs
25 should really not have to rely on the goodwill of a

handful of volunteers to make sure they are supported
and properly educated and trained.

SERGEANT-AT-ARMS: Time expired.

GEORGI PAGE: We pay dearly to this city
government in taxes, and so everything in the city
should be world-class but it is not, far from it. Our
workforce is looking to you to secure a broad range
of opportunities and training, the solutions that
will make their lives livable and maybe someday even
joyful. Thank you.

COMMITTEE COUNSEL CONNELL: Thank you.

Next, we'll hear from Sarah Orleans Reed. You may
begin when indicated.

SERGEANT-AT-ARMS: Time starts now.

SARAH ORLEANS REED: Thank you. My name is
Sarah Orleans Reed. I am a Labor Researcher and a
volunteer with 350 Brooklyn. Thank you to the
Committee Chairs for holding this hearing today. this
law is critically important for New York City, but
our success in implementing it goes far beyond these
boundaries. We can and must demonstrate how our
ambitious climate law can benefit people tangibly by
creating jobs and reducing local pollution and energy
costs. If we do, Local Law 97 will have positive

1
2 ripple impacts across the world. This means sending a
3 strong signal now from the administration about
4 enforcing the law's penalty structure which gives it
5 teeth and limiting the use of renewable energy
6 credits. When we talk about climate action and green
7 jobs, we must remember that we are losing this battle
8 at the federal level. In spite of overwhelming public
9 support for job-creating climate measures, the
10 federal government has not made the major investments
11 that we need to meet our international climate
12 commitments. This should terrify all of us. The
13 vacuum at the federal level means that populous
14 democratic states and cities like ours are on the
15 hook. By passing Local Law 97 in 2019, New York City
16 signaled to the world that we were up for this
17 challenge. The Urban Green Building Council
18 characterizes Local Law 97 as the strongest buildings
19 emissions law anywhere in the world. While the
20 proposed Amazon headquarters in 2019 promised 25,000
21 jobs, simply enforcing our existing law could create
22 5 to 6 times that without shelling out tax benefits
23 to one of the world's wealthiest corporations. The
24 city can also make sure that jobs created are good
25 ones by investing in union-linked apprenticeships,

1 pre-apprenticeships, and certification training
2 programs. Seeing our city's workforce thrive while
3 its pollution level reduces is critical for climate
4 action worldwide since our media and cultural
5 visibility is so disproportionate. Local Law 97 has
6 already been held up by global networks and
7 organizations such as C40 as a model for others
8 worldwide. Even more concretely, our commitment to
9 implementation can change the status quo of the
10 building profession. Earlier this year, I failed to
11 convince my mother who lives in Philadelphia...

12
13 SERGEANT-AT-ARMS: Time expired.

14 SARAH ORLEANS REED: Thank you. In
15 conclusion, I want to say we need to be the city on
16 the hill for the rest of the world, not the house of
17 cards.

18 COMMITTEE COUNSEL CONNELL: Thank you for
19 your testimony. Next, we'll hear from Danielle
20 Manley. You may begin when indicated.

21 SERGEANT-AT-ARMS: Time starts now.

22 DANIELLE MANLEY: Hi. Good afternoon,
23 Committee Chairs and Members. My name is Danielle
24 Manley, and I'm Policy Manager at Urban Green
25 Council, a nonprofit focused on reducing the carbon

1 footprint of the city's buildings. Thank you so much
2 to the City Council and staff today for your
3 continued focus on Local Law 97, and we also
4 appreciate the commitment of Commissioner Aggarwala,
5 DOB, and MOCEJ to full implementation and
6 mobilization of the law and the city's retrofit
7 market workforce.
8

9 Today, we're sharing key research and
10 recommendations from our work on this top, and full
11 details are in my written comments.

12 First is that Local Law 97 has an
13 enormous potential to drive unprecedented growth in
14 the city's green workforce. Many today have cited our
15 retrofit market analysis which found that if all
16 buildings choose efficiency retrofits to meet their
17 carbon caps, the law could drive as much as 20
18 billion dollars of investments into buildings and
19 over 140,000 jobs by 2030. These findings underscore
20 how prioritizing building efficiency and
21 electrification will lead to major carbon savings and
22 tens of thousands of local jobs. To realize that
23 workforce potential, we recommend the following.

24 The first is to swiftly finalize the
25 details for the first compliance period because the

1 market needs certainty to plan compliance strategies,
2 operational improvements, and capital upgrades before
3 2024. With Advisory Board import, rulemaking can
4 start now on outstanding questions.
5

6 Second is to maximize compliance through
7 efficiency and electrification work. As a way to do
8 this, Urban Green strongly supports a new option for
9 owners to pay into an equitable buildings fund. This
10 would both help to pay for upgrades in affordable
11 housing and divert dollars to work in buildings
12 instead of penalties. We were glad to hear the
13 Commissioner's support in the April hearing for
14 exploring this option.

15 Third, we need more resources and
16 training and to jumpstart work in city-owned
17 buildings because this transformation is going to
18 require that education and retraining for workers
19 across the building trades happens for new
20 technologies and practices. For example, Urban Green
21 has created training for plumbers with Local Union 1
22 on new heat pump water heater technologies. The city
23 should be supporting qualified organizations that can
24 develop...

25 SERGEANT-AT-ARMS: Time expired.

1
2 DANIELLE MANLEY: Targeted training to
3 reach workers.

4 My last point is that the city can also
5 focus on work in public buildings to lead by example
6 like the programs that the Commissioner highlighted
7 earlier to help scale workforce knowledge, expertise,
8 and experience for the broader market.

9 Thanks so much for letting me comment
10 today at this hearing.

11 COMMITTEE COUNSEL CONNELL: Thank you for
12 your testimony. The next 4 registered witnesses we'll
13 call on are John Pope (phonetic), Bill Nowak, Stephen
14 Sears, and Donald Barrett (phonetic). John Pope, you
15 may begin when indicated.

16 SERGEANT-AT-ARMS: Time starts now.

17 JOHN POPE: Good afternoon, everybody. My
18 name is John Pope, and I'm the owner and the operator
19 of a small general contracting business here in New
20 York City. I'm here in full support of implementing
21 Local Law 97. We're in a climate crisis, and, by all
22 reports, we have very little time left to act to
23 avoid the dire consequences of inaction. We've all
24 seen the devastation of the early stages of climate
25 change, and it sounds to me like we all agree that we

2 need to do something about it. We saw the devastation
3 of Sandy, we've seen the devastation of Ida, and we
4 know the effects of fossil fuel on respiratory health
5 here in the city. Local Law 97 moves our city to
6 engage in the solution, not hope that someone else
7 solves this. The implementation of Local Law 97 will
8 create jobs across the city. Perhaps, more
9 importantly, I don't see where this takes any jobs
10 away. There are more jobs for plumbers, electricians,
11 carpenters, and the list goes on. Local Law 97 is a
12 solid piece of climate legislation at the scale
13 required to be effective but only if it's fully
14 implemented. Otherwise, it's just words and we really
15 need to get to work. As many have testified before
16 me, we have the knowledge, technology, and skills
17 needed to retrofit these buildings and dramatically
18 reduce our emissions in the city. We're upgrading our
19 clients' energy efficiency every day. We install new
20 windows. We blow in insulation. We're sealing
21 building envelopes. This money's not wasted. It's a
22 good investment. Reducing the energy use straight up
23 reduces energy costs. Retrofitting buildings for
24 efficiency also makes them much more comfortable to
25 be in. I don't know about everyone here, but I've

1 lived in some pretty uncomfortable buildings since
2 I've moved to New York City. I think the experience
3 of opening the windows in the winter because it's too
4 hot in my apartment may speak volumes to the need to
5 fully implement Local Law 97.

6
7 Finally, I'd like to say thank you to
8 everyone here and for this excellent testimony before
9 me. I'd like to thank the Committees for holding this
10 hearing...

11 SERGEANT-AT-ARMS: Time expired.

12 JOHN POPE: And I'd like to say if we're
13 really going to do something about climate change,
14 fully implementing Local Law 97 is what it's going to
15 look like. New York City is a leader. New York City
16 has that can-do spirit. We can do this, and we can
17 show the world that it can be done. Thank you.

18 COMMITTEE COUNSEL CONNELL: Thank you. We
19 will next hear from Bill Nowak. You may begin when
20 indicated.

21 SERGEANT-AT-ARMS: Time starts now.

22 BILL NOWAK: Hello. Has my time started?

23 COMMITTEE COUNSEL CONNELL: Yes, it has.

24 BILL NOWAK: Hi. My name is Bill Nowak.
25 I'm the Executive Director of the New York Geothermal

2 Energy Organization. New York GEO is a nonprofit
3 organization representing geothermal heat pump
4 installers, manufacturers, distributors, and industry
5 stakeholders from throughout New York state and the
6 world. I want to thank the Chairs for holding this
7 hearing, and I want to commend New York City. Local
8 Law 97 is a strong law that directly goes to the
9 challenge of cutting greenhouse gas emissions in
10 order to avoid the worst impacts of climate
11 stability. This law will create jobs on a massive
12 scale if, and only if, it remains a clear and
13 unambiguous market signal that building owners,
14 developers, designers, contractors, and labor unions
15 can count on. In the world of business, certainty is
16 crucial. It drives investments, it drives planning,
17 it drives expansion, and, of most importance to this
18 hearing, these factors drive hiring. I hear about the
19 importance of certainty from New York GEO's members
20 all the time. We're in the transition at this point
21 between the Mayoral administrations of De Blasio to
22 Adams, and stakeholders in the Local Law 97 processes
23 are watching closely. This law and the recent gas ban
24 for new construction sent a clear message to the
25 business community and the people of New York that

1 the city is serious about doing its part to cut
2 greenhouse gas emissions. It's crucial that the
3 market signal is not watered down by RECs schemes and
4 coming rules and regulations that are too loose and
5 encourage building owners to shirk their obligations
6 under Local Law 97. I'm encouraged that the Council
7 is looking to ensure that this law is strongly
8 regulated, properly funded, and well-staffed.

9
10 I did have one recommendation which is
11 that as the training programs are being set up and
12 integrated that our industry training organization,
13 which is the International...

14 SERGEANT-AT-ARMS: Time expired.

15 BILL NOWAK: International Ground Source
16 Heat Pump Association, or IGSHPA, is included in the
17 training programs. Thank you.

18 CHAIRPERSON GENNARO: Bill, thank you very
19 much for your good testimony. I go way back with
20 geothermal and the New York City Council. I'm trained
21 as a geologist. I go back with John Reiner (phonetic)
22 when he was at PW Grocer.

23 BILL NOWAK: John's a good friend.

24 CHAIRPERSON GENNARO: Yeah, so we go way
25 back on geothermal. I think geothermal is really one

1
2 of New York City's secret weapons with regard to
3 renewable energy, and I thank you so much. I'll make
4 a note to my Legislative Director Nabby, who's here,
5 to make sure that Bill is included in anything we do
6 with regard to the jobs element and union folks who
7 would be associated with geothermal. Really great to
8 see you, and it's great to see geothermal represented
9 at this hearing. It's a real critical element, and I
10 thank you for being in that realm and helping us.

11 BILL NOWAK: Thank you, Mr. Chair.

12 COMMITTEE COUNSEL CONNELL: Thank you.

13 Next, we will hear from Stephen Sears. You may begin
14 when indicated.

15 SERGEANT-AT-ARMS: Time starts now.

16 STEPHEN SEARS: Thank you. Good afternoon.

17 My name is Stephen Sears. I am the CEO of the EIFS
18 Industry Members Association, or EIMA, the
19 organization representing the hardworking men and
20 women comprising every facet of the exterior,
21 insulation, and finish system industry. EIFS are
22 exterior wall claddings that insulate, protect, and
23 have beautified many buildings in New York City and
24 across the country for more than 50 years. Our work
25 contributes to the aesthetic and vibrant architecture

2 of buildings while simultaneously serving as a weapon
3 in the war on carbon to both run your building more
4 efficiently and reduce energy and, by extension,
5 curtail greenhouse gas emissions. I'm here today to
6 speak about the importance of the whole-building
7 approach and how organizations like EIMA are eager
8 and proactive about playing a role in reducing
9 emissions through this approach. What Local Law 97
10 has successfully accomplished is to set requirements
11 that improve building performance through new energy
12 efficiency and greenhouse gas emissions limits.
13 Rather than relying on proscriptive standards,
14 legislation like Local Law 97 enables building owners
15 to select the best methods to meet the new
16 requirements based on the use and needs of their
17 particular building. EIFS are one of the most
18 environmentally friendly products you can integrate
19 into a building in terms of energy efficiency and
20 emissions. The tough material sustains high and low
21 temperatures well. The product is used in
22 jurisdictions across the country including
23 practically every neighborhood in New York City. The
24 affiliates comprising our membership and the workers
25 they employ have done jobs as small as one or two

panels to accent a home all the way to large projects such as the Hyde House in Midtown, Baychester Houses in the Bronx, a major retrofit project, and Beach Green Dunes in Queens certified by the Passivhaus Institut. There is no doubt that New York City will have challenges implementing the...

SERGEANT-AT-ARMS: Time expired.

STEPHEN SEARS: Building standard, but, in doing so, it's creating a new model for building that benefits people and the plane. Thank you very much for your time.

COMMITTEE COUNSEL CONNELL: Thank you.

Next, we will call on Donald Barrett. You may begin when indicated.

SERGEANT-AT-ARMS: Time starts now.

COMMITTEE COUNSEL CONNELL: Donald Barrett not appearing to be in attendance, we will call upon the next 4 registered witnesses in the following order, Martha Sickles, Caleb Crawford, Shay O'Reilly, and Richard Lee. Martha Sickles, you may begin when indicated.

SERGEANT-AT-ARMS: Time starts now.

2 COMMITTEE COUNSEL CONNELL: Martha Sickles
3 does not appear to be in attendance. Next, we will
4 call on Caleb Crawford. You may begin when indicated.

5 SERGEANT-AT-ARMS: Time starts now.

6 CALEB CRAWFORD: I'd like to thank the
7 Chairs for the opportunity to testify. The American
8 Institute of Architects New York, also known as AIA
9 New York is a professional organization representing
10 nearly 6,000 of New York City's architects and
11 related professionals. I am testifying today on
12 behalf of the AIA Committee on the Environment, but
13 this may be testimony for the Chapter, but the draft
14 is still working its way up the hierarchy
15 (INAUDIBLE). Among the weak spots in the endeavor of
16 Local Law 97 is a workforce capable of delivering
17 high-performance buildings and electrifying
18 everything possible. It is our belief that at all
19 levels we do not yet have the necessary workforce.
20 Buildings are long-term projects. Compliance with the
21 2030 and 2050 goals start now. We can't just wait as
22 many people have mentioned. We have the means for
23 building and retrofitting zero-emissions, high-
24 performance buildings today, buildings capable of
25 meeting the 2050 goals of Local Law 97. High-

1 performance construction is highly precise and
2 requires a skilled workforce to realize. Fortunately,
3 at best, the vast majority of our buildings, our new
4 buildings are actually barely complying with the
5 status quo which is compliance with the building
6 codes and energy codes, let along meeting the demands
7 of 2030 and 2050. Economics 101, supply and demand,
8 on the demand side, our members report that most
9 clients are not requesting performance that exceeds
10 what is required by law which are the building codes
11 for both new construction and renovations. This will
12 not increase workforce demand so worker supply will
13 not follow. On the supply side, the entire building
14 ecosystem needs to be trained and prepared. Owners,
15 developers, building managers, contractors...

17 SERGEANT-AT-ARMS: Time expired.

18 CALEB CRAWFORD: Architecture and
19 engineering firms. We would like to invite the
20 Council Members and staffers of these Committees to
21 undertake a course in Passivhaus because we're
22 confident that a level of understanding will help
23 produce productive policy decisions. I encourage the
24 Council to become trained. Thank you.

2 COMMITTEE COUNSEL CONNELL: Thank you for
3 your testimony. Next, we will call on Shay O'Reilly.
4 You may begin when indicated.

5 SERGEANT-AT-ARMS: Time starts now.

6 SHAY O'REILLY: Good afternoon. I'm a
7 Staff Organizer at the Sierra Club, the nation's
8 oldest and largest grassroots environmental
9 organization with approximately 120,000 members and
10 supporters in New York City. We want to underscore
11 that the economic benefits of Local Law 97 come from
12 the strength of its implementation so if you want the
13 most jobs, you need the strongest implementation
14 standards. To us, this means 3 things.

15 First, a full-throated and public
16 endorsement by the administration of both the goals
17 and the mechanisms for implementing the law.
18 Landlords must be expected to do the right thing and
19 penalized if they do not reduce the emissions of
20 their buildings. As always, we would much rather see
21 emissions reduced than polluters fined, but we know
22 that you often must be willing to fine bad actors to
23 get these reductions.

24 Second, the use of RECs should be limited
25 to at most 10 percent of the necessary pollution cuts

1 and only used in making up for electric sector
2 emissions, not on-site combustion.

3
4 Finally, the Council must be prepared to
5 expand the OBEEP staffing as more and more buildings
6 fall under the purview of the law.

7 The city also has a role to play in
8 maximizing the job creation benefits of the law. This
9 should take the form of immediate investments in
10 successful union-linked pre-apprenticeships,
11 apprenticeships, and certification training programs.
12 We know that union jobs mean that working families
13 thrive. For city-owned other public buildings, it's
14 important that the city implement project labor
15 agreements and community hiring that ensures we are
16 meeting the goals of hiring frontline community
17 members into family-sustaining careers. The Build It
18 Back program following Superstorm Sandy is a great
19 model for the city to follow.

20 Thank you for your attention to this, and
21 we look forward to working with you in the future to
22 make sure that we can address climate change and
23 create good jobs for New Yorkers.

2 COMMITTEE COUNSEL CONNELL: Thank you.

3 Next, we will call on Richard Lee. You may begin when
4 indicated.

5 SERGEANT-AT-ARMS: Time starts now.

6 COMMITTEE COUNSEL CONNELL: Richard Lee
7 does not appear to be in attendance. We will call on
8 our final 5 virtual registered witnesses. First will
9 be Alex Beauchamp, second Marc Zuluaga, then Rosibel
10 Tavares then David Rysdahl and Marta Schaaf. Alex
11 Beauchamp, you may begin when indicated.

12 SERGEANT-AT-ARMS: Time starts now.

13 ALEX BEAUCHAMP: Great. Thank you so much
14 for having me and for holding this hearing. Thanks to
15 the Chairs and all of the Council Members in
16 attendance. I'm Alex Beauchamp, the Northeast Region
17 Director at Food and Water Watch. We're a national
18 environmental group focused on fighting to move the
19 country off fossil fuels with a big presence here in
20 the city. As so many folks have said today, Local Law
21 97 is the single biggest thing the city and perhaps
22 the single biggest thing any city has done to combat
23 climate change. With 70 percent of the city's
24 greenhouse gas emissions coming from buildings and
25 the majority of that pollution coming from the city's

1
2 largest buildings, the limits the law sets are
3 absolutely essential to moving past our ruinous
4 reliance on fossil fuels, and yet preserving a
5 livable climate is not really the only one positive
6 of the law. We'll also slash air pollution. We'll
7 create good jobs. We'll save on energy costs. We'll
8 ultimately create better and more valuable cities
9 throughout the city because of this groundbreaking
10 law, which is why so many of us called it New York
11 City's Green New Deal.

12 All of that said, we don't get any of
13 those gains if building owners are allowed to simply
14 pay instead of retrofitting their buildings. I guess
15 by that I mean 2 things. If the fines are not stiff
16 enough, if the Adams' administration is not willing
17 to enact tough enforcement and to fine building
18 owners for noncompliance, many of them are going to
19 conclude, rightly perhaps, that it's cheaper and
20 easier for them to simply pay a nominal fine instead
21 of making the necessary improvements. It also sends a
22 truly terrible signal to building owners who are
23 trying to figure out what to do in the next coming
24 years if we don't have a clear, consistent signal

1 from the Adams' administration that they're going to
2 levy tough fines.

3
4 Similarly, we cannot allow building
5 owners to simply buy RECs instead of retrofitting
6 their buildings either as speaker after speaker after
7 speaker today has reiterated. We need to limit REC
8 use. I found the comments this morning by the Adams'
9 administration...

10 SERGEANT-AT-ARMS: Time expired.

11 ALEX BEAUCHAMP: Thanks so much.

12 COMMITTEE COUNSEL CONNELL: Thank you for
13 your testimony. Next, we will call on Marc Zuluaga.

14 SERGEANT-AT-ARMS: Time starts now.

15 MARC ZULUAGA: Thank you, Chairs and
16 Council People. First time caller. I've never done
17 this before. I am a mechanical engineer with 20 years
18 of experience analyzing building upgrades in New York
19 City building. I co-Chaired the New York City Mayor's
20 Office for Sustainability, 80 by 50 Carbon Reduction
21 Pathway report in 2015. I want to throw some math and
22 numbers into this mix.

23 Looking back, a lot of policies to
24 address green buildings have happened. No progress
25 has happened. Energy use in the buildings targeted by

2 Local Law 97 was flat from 2013 to 2019 with the best
3 of intentions and a voluntary framework. We have been
4 talking about versions of Local Law 97 since 2017 and
5 nothing yet is finalized. I think this can and will
6 be a jobs bill if it actually is implemented in a way
7 that impacts the vast majority of buildings by 2030.

8 We are not exceptional New Yorkers. Boston passed
9 legislation already that impacts 73 percent of
10 buildings by 2030. Saint Louis, 65 percent.

11 (INAUDIBLE) more aggressive than (INAUDIBLE). The
12 original spirit of 97 was to impact 75 percent of
13 buildings by 2030, and that needs to happen for any
14 of these job projections to be realized. The other
15 thing is owners. Real estate needs time to plan. Good
16 paying jobs mean infrastructure changes, not sort of
17 concurring around the edges, and that just requires
18 time. What I want to get across more than anything is
19 2050 seems like a long way away. Major infrastructure
20 and buildings, boilers, window, what have you, get
21 replaced once a quarter century so all these things
22 will be replaced once between now and 2050. If we
23 lose out on the opportunity and don't send the market
24 the signals to sort of align this kind of major
25 capital investments that's happening once in any

1 building between now and 2050, we will basically
2 cause the market to spend a lot more to get a lot
3 less in the end, and I think that's fundamentally
4 what is at issue with the slow-walking of this
5 legislation we are basically saying, we are talking
6 about how big of a tax we're going to put on folks...

8 SERGEANT-AT-ARMS: Time expired.

9 MARC ZULUAGA: In order to get the same
10 goals that we could realize more cost effectively
11 today, and I'll just leave it there. Thank you for
12 your time.

13 COMMITTEE COUNSEL CONNELL: Thank you for
14 your testimony. Next, we call on Rosibel Tavares. You
15 may begin when indicated.

16 SERGEANT-AT-ARMS: Time starts now.

17 ROSIBEL TAVARES: Good afternoon. My name
18 is Rosibel Tavares. I'm a Senior Sustainability
19 Consultant with Kinetic Communities Consulting. In my
20 role, I serve as an Account Manager for the New York
21 City Accelerator, specializing in affordable housing.
22 I'm tasked with providing assistance to buildings who
23 are subject to Local Law 97 compliance, a program
24 developed by the Mayor's Office of Climate and
25 Environmental Justice. Serving under this role, I

1 have become well-versed in this Local Law and can
2 attest to the importance of not only preserving its
3 integrity but also advocate for the further
4 fortification of this crucial legislation. Today, I
5 want to focus on workforce development.
6

7 As you've heard, the Urban Green Council
8 projects Local Law 97 has the potential to create
9 more than 140,000 jobs by 2030 in New York City.

10 These are good paying jobs that are accessible to all
11 communities and welcome people of all educational
12 backgrounds. The workforce development through this
13 law will expand opportunities for under-represented
14 New Yorkers and green industries including, but more
15 specifically for, communities of color. An existing
16 model we can build on to achieve this is the Build It
17 Back program. Launched after Hurricane Sandy hit New
18 York City, it is a successful community hiring model
19 the city should build upon. The community hiring
20 program, which focused on union apprenticeship
21 placement and job placement, created more than 13,000
22 direct jobs and exceeded its 20 percent local hiring
23 goal. Climate justice communities are already facing
24 the effects of climate change and are clamoring for
25 more action. We cannot continue prioritizing the

2 financial interests of real estate billionaires over
3 the safety and preservation of marginalized frontline
4 communities. Weaking Local Law 97 will continue to
5 put these communities in danger and deprive them of
6 access to this new pool of green collar jobs which
7 allow them the opportunity to elevate themselves and
8 their communities, especially in the light of the
9 pandemic. I again warn against the real catastrophic
10 cost of weaking Local Law 97 and again ask that
11 instead we commit and start moving..

12 SERGEANT-AT-ARMS: Time expired.

13 ROSIBEL TAVARES: Thank you so much.

14 COMMITTEE COUNSEL CONNELL: Thank you.

15 Next, we will call on David Rysdahl. You may begin
16 when indicated.

17 SERGEANT-AT-ARMS: Time starts now.

18 DAVID RYSDAHL: Thank you so much for
19 holding this hearing. My name is David Rysdahl. I'm
20 here as a New Yorker and a volunteer with 350
21 Brooklyn. I remember when Local Law 97 was passed and
22 how excited I was and still am for the future of our
23 city and for our green economy. Even though I've been
24 very excited and inspired by what I've heard in this
25 hearing, I've been concerned and confused by some of

1 the statements by the administration. I know the
2 debate on the details of this law, that debate is
3 going on right now, but I urge the city to quickly
4 come out with those specifics. This law needs early
5 and consistent messaging from the administration on
6 the expectations for compliance or building owners
7 won't have the incentive to begin the work. If this
8 message isn't consistent and clear and strong, many
9 of them will wait too long to embark on these
10 retrofits, frustrating compliance with crucial
11 deadlines and stalling the development of a green
12 workforce. I love what Marc just said about how these
13 buildings that were targeted from 2013 to 2019 did
14 nothing out of volunteering. We really need real
15 penalties for people to move forward, and I'm
16 concerned that these penalties are being watered
17 down. I'm concerned that what I perceive as a lack of
18 funding and staffing of entities that are focused on
19 research development and job training, and I'm
20 concerned that building owners will find loopholes so
21 they can avoid making physical improvements to their
22 buildings, which like many people have said, being
23 able to buy and use RECs as opposed to real
24 retrofits. One example is I'm thrilled by these new
25

2 Tier 4 energy projects that are already in motion. I
3 can't wait for all that clean, good energy to flow
4 into New York, but this green energy shouldn't
5 replace important building retrofits. For example,
6 this law should incentivize the eventual elimination
7 of fossil fuels in buildings by eliminating methane
8 in new developments. Leaks from these appliances from
9 methane impact the health of our homes, and we have
10 the technology to move on from methane all together.
11 I use eliminating methane gas...

12 SERGEANT-AT-ARMS: Time expired.

13 DAVID RYSDAHL: As an example of a
14 retrofit... That is my time. I just want to say that if
15 we don't make these changes, this law will not be the
16 gamechanger that we all know that it can be and our
17 future will be less bright, less green, less equal
18 than it should be. Thank you so much for your time.

19 COMMITTEE COUNSEL CONNELL: Thank you for
20 your testimony. Next, we will call on Marta Schaaf.
21 You may begin when indicated.

22 SERGEANT-AT-ARMS: Time starts now.

23 MARTA SCHAAF: Hello. I'm assuming you can
24 hear me. I'm having trouble getting my camera to
25 work. I apologize for that, but it's probably to

1
2 everyone's benefit. Thank you, Chair and Attendees,
3 for this meeting and the opportunity to speak. My
4 name is Marta Schaaf. I'm a member of the Climate
5 Families NYC Coalition, which is comprised of members
6 of Sunrise Kids and Brooklyn 350 families. We are a
7 group that galvanizes climate activism among parents,
8 other caregivers, and children. As parents, we feel
9 the stakes of climate change viscerally, and, as our
10 children get older, mine is currently 10 years old,
11 they start to ask hard questions about what the
12 adults are doing to stop climate change. I'd like to
13 note that I also have a doctorate in public health,
14 and I've spent several years living in the Sahara
15 Region of West Africa where I have already seen
16 nightmare scenarios play out in terms of food
17 insecurity, conflict, and drought. If any city in the
18 world can be a climate beacon for transformative
19 local level action, particularly of the upcoming
20 evisceration of our capacity at the federal level to
21 regulate greenhouse gases, it is New York City. What
22 we do here will have a major impact on New Yorkers
23 and folks all over the world. Members of our group
24 were excited when Local Law 97 passed. Most of us
25 worked hard to elect City Council who would support

1
2 such a law. It has the potential to create good union
3 jobs, and, as many have pointed out, these jobs will
4 only materialize with robust implementation. It will
5 also help to lessen the air pollution that causes
6 significant health problems, disproportionately
7 affecting communities of color and lessen carbon
8 emissions.

9 However, as I noted, improvements will
10 occur only if the law is implemented as it was
11 written, and our group of parents is extremely
12 concerned by signals from the Mayor's Office that
13 implementing this law is not important or, even
14 worse, that the fossil fuel and real estate
15 industries could influence its implementation. The
16 members of our group are all juggling multiple
17 responsibilities including parenting multiple
18 children under the age of 10 and full-time jobs. We
19 would frankly prefer..

20 SERGEANT-AT-ARMS: Time expired.

21 MARTA SCHAAF: With robust implementation
22 is certain, but we know that we cannot make this
23 assumption. Did you say time or give me 15 seconds?
24 The upshot is that we want to strictly limit
25 renewable energy credits, establish aggressive

2 requirements for efficiency upgrades, adequately fund
3 the Office of Building Energy and Emissions
4 Performance and NYCHA, and continue to hold off on
5 carbon trading. As parents, we would like to provide
6 hopeful examples to our kids to show them that the
7 grownups are doing something and that there are
8 solutions within reach. Local Law 97 is one such
9 solution if enforcement and implementation are
10 structured with serious penalties, aggressive goals,
11 and no loopholes. Thank you.

12 COMMITTEE COUNSEL CONNELL: Thank you for
13 your testimony. The next registered witness we will
14 call on is Alex Stein. You may begin when indicated.

15 CHAIRPERSON GENNARO: You have to put on
16 your microphone.

17 ALEX STEIN: Can you hear me? Okay, yeah.
18 Sorry about that, guys. I've been sitting here all
19 day. I'll just go over 15 seconds because I started a
20 little late. My name is Alexander Hayden Stein. I
21 work for a company in Las Colinas outside of Dallas,
22 Texas, called Oculus Tech, and I'm looking at the
23 city of New York, and you guys have serious
24 environmental protection problems, but I'm coming
25 here with creative solutions for the 21st century,

1
2 22nd century, for the future, because this building
3 was built in 1802 and we're still stuck in that
4 mindset. We need to focus on what is called the
5 Metaverse. My company, we create technology where
6 you're going to be able to live in a pod that is
7 indistinguishable from your current reality, and, as
8 a matter of fact, when you plug into this metaverse,
9 instead of living your traditional 72-year average
10 lifespan, in the metaverse you'll be able to live for
11 a thousand years. We're going to be able to reduce
12 our greenhouse emissions greatly because we're going
13 to be able to put people inside of pods. In these
14 pods, you think everybody's going to be asleep. That
15 is true. Because of the COVID technology and the
16 medical technology that we've gotten, we have
17 intubation technology that people will actually be
18 able to be asleep for years, years and years, for the
19 rest of their life. You think, oh, is this going to
20 stop jobs. As a matter of fact, you're going to have
21 a lot of jobs because you're going to have to deal
22 with their fecal matter, you're going to have deal
23 with their urine, you're going to have deal with
24 hooking up the machines to intubation so this is
25 going to help the health field. When you talk about

1
2 the future and you talk about the metaverse, right
3 now this military grade tech that we're using is
4 basically indistinguishable with what we have now. If
5 we can release this on the population, you can go
6 into a metaverse, you can live an incredibly great
7 life. The sex that you have in the metaverse is
8 indistinguishable from sex outside. The food you eat
9 is indistinguishable from the food you eat out here.
10 That's the future that we need to live. New York, we
11 need to really focus on having creative solutions
12 because we can sit here and talk about trading carbon
13 all day long. That's not going to do anything. We
14 need to plug into these machines because the city
15 that never sleeps needs to go to sleep forever.
16 That's what I think is the best solution for this,
17 Jim. Any questions?

18 COMMITTEE COUNSEL CONNELL: Thank you for
19 your testimony. We will now call for any registered
20 witnesses that were not called on Zoom to please
21 raise your hand for the Zoom host, and I will ask the
22 Zoom host to indicate whether there are any
23 additional witnesses waiting to be called on
24 virtually.

25

2 ALEX STEIN: No questions, Jim? Thank you.
3 Alex Stein, Oculus Tech out of Las Colinas. Thank
4 you.

5 COMMITTEE COUNSEL CONNELL: It does not
6 appear that we have any registered witnesses waiting
7 to be called upon in Zoom.

8 There being no additional witnesses that
9 did not testify, we have now concluded the testimony
10 portion of this hearing.

11 CHAIRPERSON DE LA ROSA: Thank you so much
12 to everyone who came and testified. This is a very
13 important issue, an issue of our times that we're
14 dealing with right now. As we know, the climate
15 crisis is upon us. We know the importance of Local
16 Law 97 and the historic impacts that it could have in
17 our city meeting our goals for the years to come. As
18 the Civil Service and Labor Chair, I am so interested
19 in continuing to watch as we see expansion in our
20 workforce, opportunities for workers of color in
21 communities of color as this law is implemented. I
22 want to thank all the folks who testified today. I'll
23 pass it over to Chair Sanchez for closing remarks.

24 CHAIRPERSON SANCHEZ: Thank you so much,
25 Chair De La Rosa and Chair Gennaro. I just want to

1
2 echo my Colleague's closing remarks. As Chair Gennaro
3 usually says, I will affiliate myself with your
4 comments and look forward to more conversation on
5 this. We have to stay vigilant on the implementation.

6 CHAIRPERSON DE LA ROSA: Thank you. Chair
7 Gennaro.

8 CHAIRPERSON GENNARO: Sure. It's been a
9 pleasure to co-Chair this hearing with, oh my god,
10 I'm still trying to recover from the last witness,
11 you know what I mean, it threw me for a little bit of
12 a loop, put me in a parallel universe there for a
13 minute. Chair De La Rosa and Chair Sanchez, it's been
14 a pleasure holding this hearing with you. I think we
15 moved the ball down the field with regard to opening
16 up avenues for job creation as well as overall Local
17 Law 97 compliance. It's not just my Committee. It's
18 now 3 Committees so the Local Law 97 movement grows,
19 and that's a good thing. I do appreciate this
20 opportunity, and it's been wonderful to Chair this
21 hearing with both of you. Thank you very much. I
22 thank all the witnesses, of course, and the staff
23 that worked so hard to get us to this good day.

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CHAIRPERSON DE LA ROSA: Thank you so
much, Chair Gennaro. With that, this hearing is
adjourned. [GAVEL]

C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date August 6, 2022