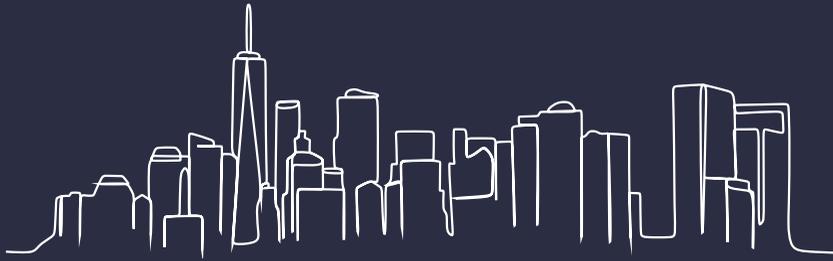




# HUNDRED YEAR REPORT SERIES: POLICIES

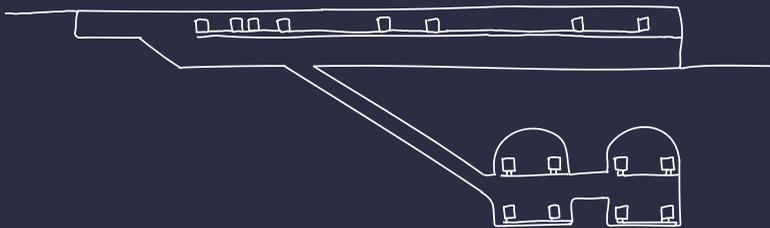
Over the past 100 years, we have seen New York's built environment grow exponentially – constantly exceeding expectations and preconceived limitations along the way.

The thoughtful policies that encouraged and informed the building process made these achievements possible. As we look forward to our next 100 years, we seek to improve on past successes by identifying policies that will maximize growth, eliminate unnecessary barriers, and secure a prosperous future that all New Yorkers can be proud of – and share in.



**“As we embark on the journey of our next 100 years, the New York Building Congress remains committed to ensuring the construction industry grows and evolves with the times and rapidly developing technologies.**

**The policies put forward in this report reflect that forward thinking.**



**While no one can predict the future,  
we can prepare for it using lessons  
of the past and the knowledge base of  
today's foremost experts across our  
fields – all with different backgrounds,  
educations, and lived experiences to  
shape the conversation. Together with  
them, we can help shape the next great  
era of building – not only in New York,  
but across the nation."**



Ralph J. Esposito

*Chair, New York Building Congress  
President, Northeast and Mid-Atlantic Region  
Suffolk Construction*



Carlo A. Scissura, Esq.

*President and CEO  
New York Building Congress*

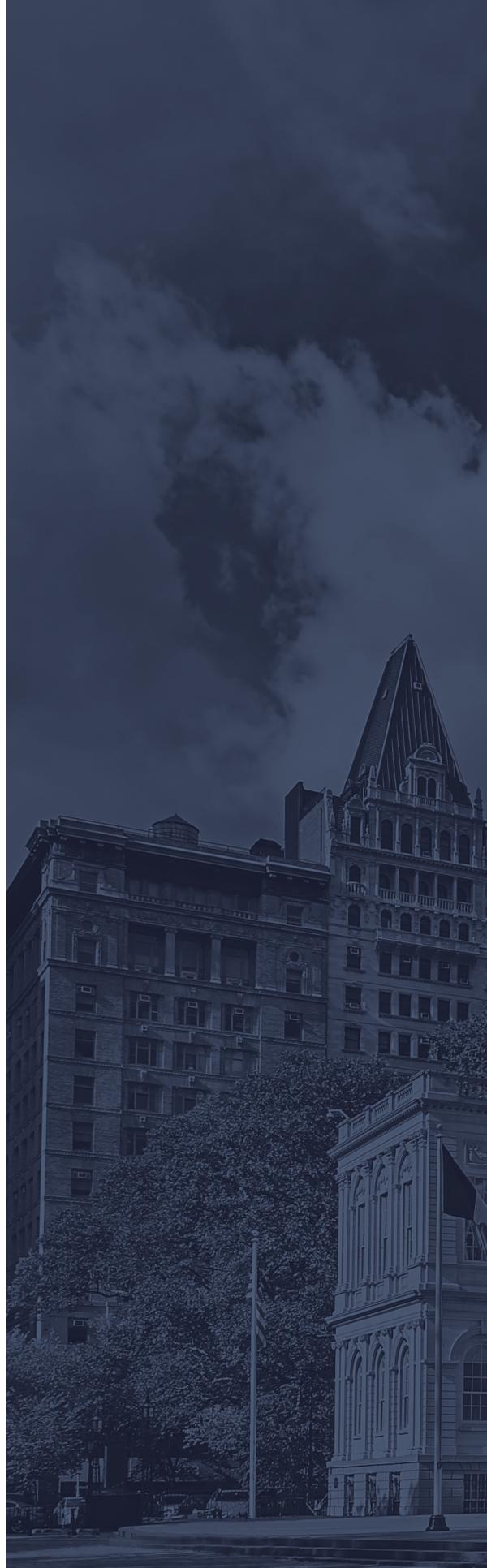
## PRIORITY 1:

# ENACT THE ADAMS ECONOMIC RECOVERY PLAN

Essential to ensuring that these policies can be enacted in an efficient and timely manner, New York must move to eliminate burdensome red tape around building, including passing Mayor Eric Adams' Economic Recovery plan, which focuses on inter-agency cooperation to streamline approvals for development, more flexible zoning rules allowing for increased uses by a range of new industries, and the elimination of obsolete zoning distinctions. The permitting process for projects in New York City has been uniquely slow and burdensome for far too long, and the Building Congress applauds the Mayor's efforts to modernize and improve these processes.

Green-lighting policies to expand eligibility for design-build, progressive design-build, and other prefabricated building methods, can also further allow New York to act quickly to address future needs. We also can, and should, review the entire portfolio of city, state, and federal properties to determine their best future uses.

Now let's take different sectors of our industry and — working from knowledge of earlier successes, and setbacks — we present our recommendations for best-practice policies in the following pages.



**THE PERMITTING  
PROCESS FOR NEW YORK  
CITY HAS BEEN UNIQUELY  
SLOW AND BURDENSOME  
FOR FAR TOO LONG.**





## **TRANSPORTATION & INFRASTRUCTURE:**

As technology advances, so does our ability to provide more efficient transportation service to communities that have been historically underserved. The ultimate goal 100 years from now is a New York City more connected than ever before, neighborhood to neighborhood.

**FUNDING MUST BE SET ASIDE TO IMPROVE AND EXPAND SUBWAY ACCESS**

*Bebeto Matthews/AP Photo*

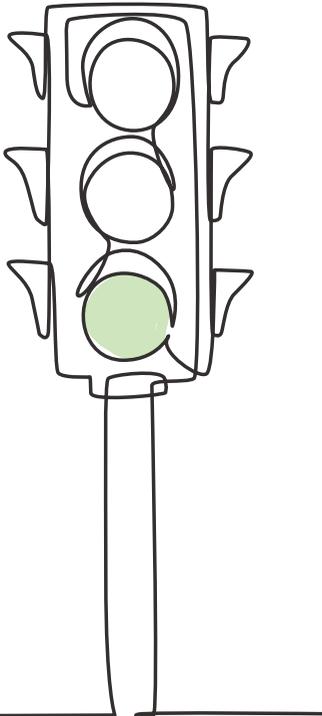


# TRANSPORTATION & INFRASTRUCTURE

## → Policies We Can Enact Today →

We must prioritize design work, and expedite environmental reviews for essential infrastructure projects to make sure that these projects are shovel-ready for when federal infrastructure money begins to be allocated. New York should develop a list of projects earmarked for federal infrastructure spending and establish legislation to expedite state-level environmental and regulatory reviews, while fully exempting them from additional city approval processes. By demonstrating New York's ability to begin work quickly and efficiently, we can best ensure that New York gets its fair share of funding from President Biden's current Infrastructure Investment and Jobs Act, and any near-future infrastructure legislation.

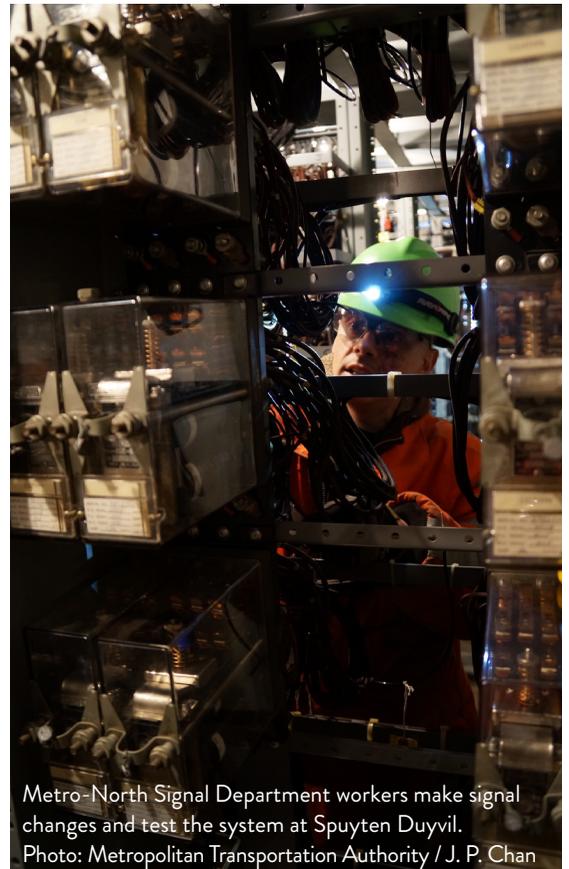
The New York Building Congress's priority infrastructure projects will be outlined in detail in our upcoming 100 Years: Projects report.



## 5 - 10 Years

More than 3 million New Yorkers ride the subway daily<sup>1</sup>, and as our population increases, funding must be set aside to improve and expand subway access. Public officials must continue to commit resources to build upon work started in the MTA 2020-2024 Capital Program to upgrade signaling for the subway system and provide increased elevator access to all subway stations. New York City should work with the MTA and continue its success leveraging zoning changes and granting easements to allow greater public-private partnerships for subway station improvements<sup>2</sup>.

It is essential to take a comprehensive city-wide look at all transit hubs across the region and ensure we are utilizing the spaces to their highest and best uses.



Metro-North Signal Department workers make signal changes and test the system at Spuyten Duyvil.  
Photo: Metropolitan Transportation Authority / J. P. Chan



# TRANSPORTATION & INFRASTRUCTURE

## 10 - 50 Years

We must strategically amend the City's Charter to develop a long-term, broad-based transportation plan, with annual updates to the City Council and the public. The plan should focus on increased capacity, ease of use, and access to underserved communities. Bold, transformative projects such as the Interborough Express (IBX) must merit top priority.

This plan must be based on an agreement between the Port Authority of New York and New Jersey, the Metropolitan Transportation Authority, New York State, and New York City. Too often, a confusing network of jurisdictions between these entities hinders progress. A cooperative agreement between all four will make it possible to streamline transit services, such as one-seat ride access to NYC airports from hubs like Grand Central Terminal, Penn Station, and Atlantic Terminal.

We also need to lock in sustained funding sources for infrastructure improvements to prepare for when federal infrastructure money simply is not available in the manner it historically has been.

## 50 - 100 Years

New York's ability to upgrade public transportation infrastructure to meet the newest technological developments available will be a challenge in years to come. Policies allowing for greater flexibility in doing just that will be key aspects in eliminating transit deserts, making New York more equitable for all. Thinking ahead to futuristic ideas such as autonomous vehicles or electric roadway grids is only possible if our laws can keep up with the pace of change.

We must make certain that right-of-way for current rail lines/roads/transit routes are maintained and able to change quickly to best suit the latest technologies.

As transportation tech advances, our world grows closer together. To facilitate rapid infrastructure growth, we will need to increase interstate cooperation through regional transportation agreements with neighboring states.



Several bus lines supplement public access to airports, but more can still be done. Photo: MTA



Interborough Express project map



## HOUSING AND CLIMATE RESILIENCY:

Unfortunately, housing and climate change are interconnected issues, both posing difficult challenges to our future. Superstorm Sandy caused an estimated \$70B in damages across the country<sup>3</sup>, and too many New Yorkers lost homes and businesses due to flooding and storm surges. A recent study by the National Oceanic and Atmospheric Administration (NOAA) projects that sea levels along American coasts will rise by 10-12 inches over the next 30 years<sup>4</sup>, and reports that flooding is expected to occur ten times more frequently than it does today<sup>5</sup>. Such climatological developments threaten New York's offices, businesses, infrastructure networks, and housing alike.

For years, New York City has faced a growing housing shortage — in particular, affordable housing — and any losses due to climate change would further exacerbate this problem. According to the New York City Department of City Planning's Housing Database, over the past ten years, available housing units grew by only seven percent, while our population grew by ten percent. One way to tackle both problems at once is to guarantee that climate resiliency plans to build out New York City's coastline include additional housing as available land increases.

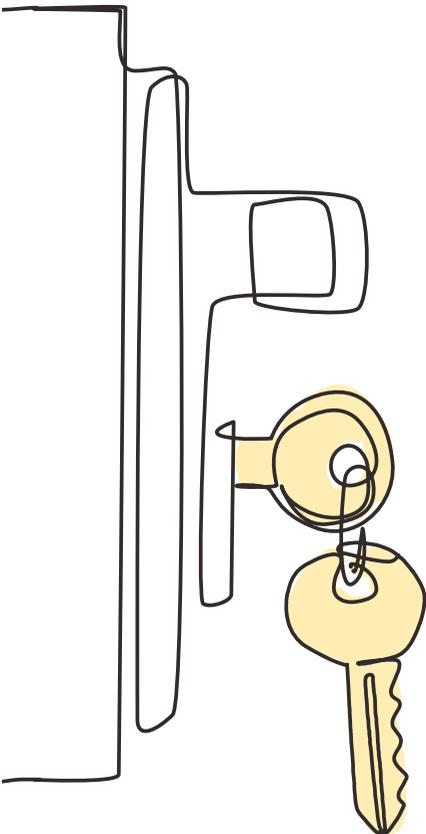


# HOUSING AND CLIMATE RESILIENCY:

## → Policies We Can Enact Today - →

Our first priority should be to pass the Emergency Responder Act to protect members of the building industry from liability when they respond to declared emergencies and collaborate with federal, state and local governments outside of normal procurement procedures. This legislation will save lives and protect property and infrastructure.

We must also greenlight transformative projects such as the Lower Manhattan and East Side Coastal Resiliency projects<sup>6</sup>; progress the five-borough resiliency plan recently enacted by the City Council<sup>7</sup>; and advance the Clean Water, Clean Air and Green Jobs Environmental Bond Act included in the FY 2023 State Budget<sup>8</sup>.



## 5-10 Years - - - - -

Governor Hochul's budget included important funding to increase New York's housing stock by more than 100,000 units, as well as unlock the potential for more growth through Accessible Dwelling Units (ADUs). We must continue this momentum in years to come. New York City can build on this progress by revamping outdated zoning and FAR codes to facilitate a significant increase in housing and affordable housing, including mixed-use development.

According to the Department of City Planning's *New York City Population Projections by Age/Sex & Borough, 2010-2040 report*<sup>9</sup>, the city's population is expected to grow by 9.5% to 9 million by 2040. To accommodate this growth and ensure that New York's housing stock is competitive with surrounding states, New York should enact legislation to earmark/index funding for housing units to align with projected population growth. New York Building Congress supports focusing on the following areas:

- a. Develop sustainable, attractive living spaces, particularly in underserved communities, with an emphasis on green development and fulfilling the mission of Local Law 97.
- b. Increase funding to improve NYCHA. Ensure that NYCHA residences are resilient to future climate disasters.
- c. Provide incentives for homeowners, and NYCHA, to create retrofits to protect their homes from future storms, flooding, and other climate-related threats.
- d. Guarantee that we build a home for every New Yorker, made possible through increased mixed-use development.
- e. Incentivize affordable housing development through a refreshed version of the 421a tax abatement.
- f. Facilitate the conversion of underutilized commercial spaces to residential uses.
- g. Reimagine midtown Manhattan with a post-pandemic perspective, creating a true 24/7 community with housing and repurposed uses for existing structures.



# HOUSING AND CLIMATE RESILIENCY:

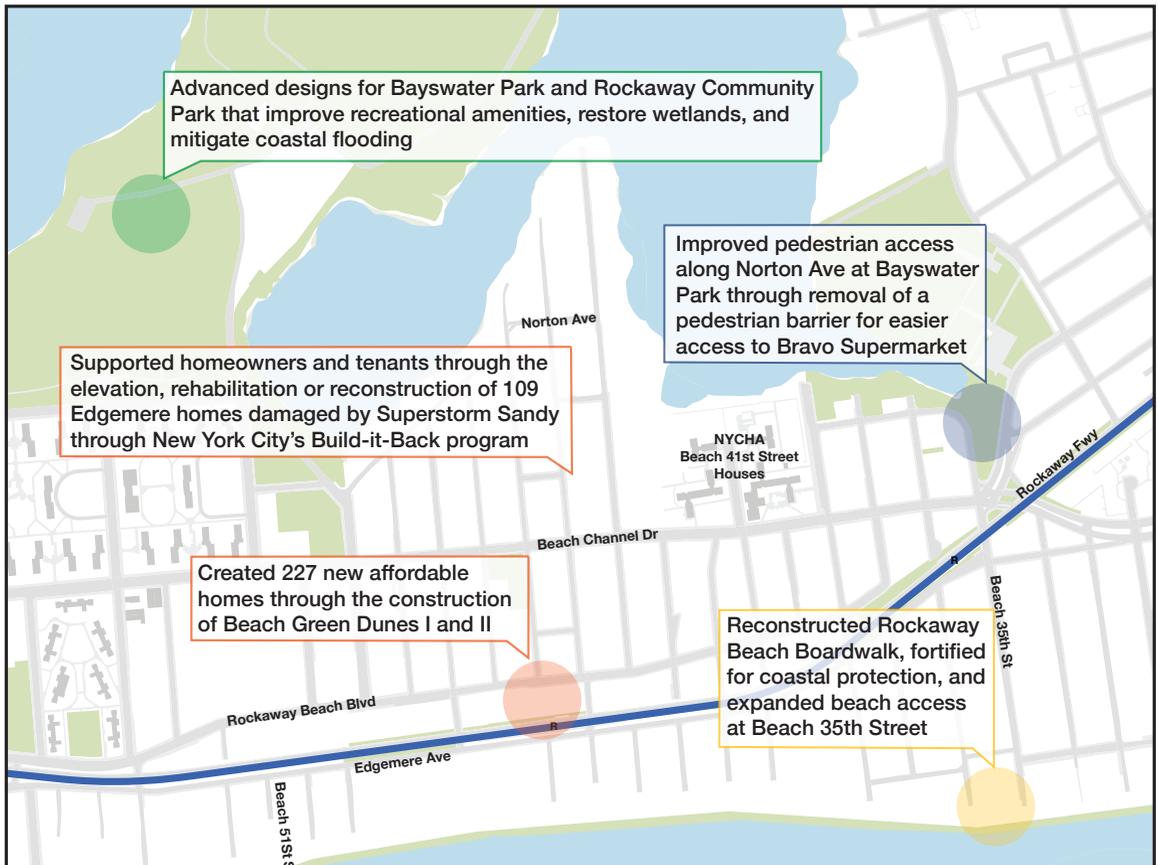
## 10-50 Years

Waterfront development must be a focus in outer boroughs, not solely Manhattan. Climate resiliency plans must also be city-wide, as rising water levels threaten all NYC neighborhoods. Fully funding efforts to build out elevated land bordering the city, and to develop this new waterfront for housing, parks, commercial spaces, and other attractive purposes, will be essential to protect New York from rising water levels.

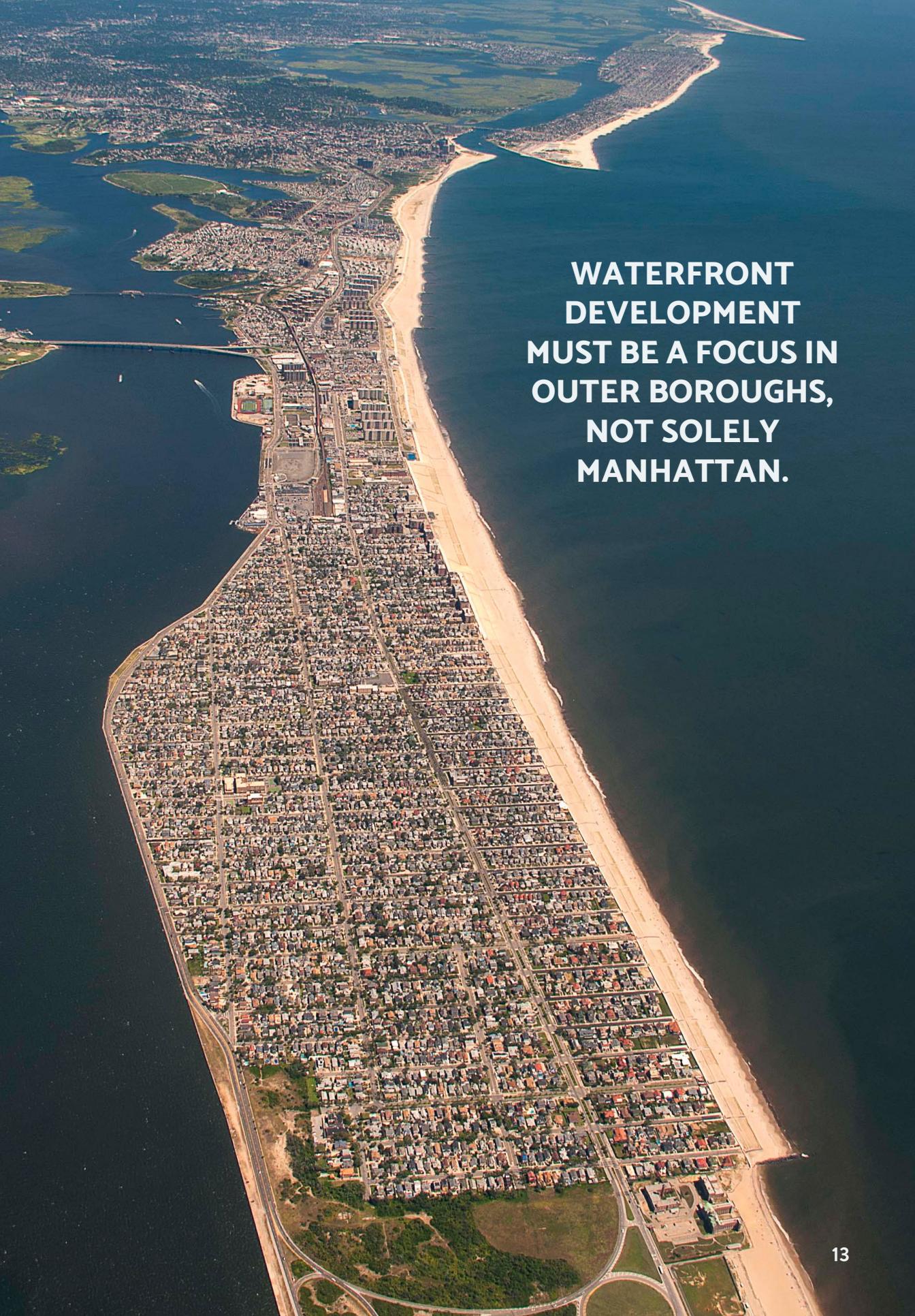
The Resilient Edgemere Community Planning Initiative, started in 2015, is a great example of the type of projects the city can use as a model for future development.<sup>10</sup>

## 50-100 Years

Long-term planning must guarantee that all homes in New York are protected with improved structural support so that they will be more resilient to severe climate changes in the future. It is important that we recognize that some homes built in flood plains may no longer be habitable in 50 years, and our housing stock needs to be able to absorb an influx of residents moving out of them. Significant funding should be set aside to provide incentives for homeowners to move away from such flood-prone areas.



Major accomplishments from the *Edgemere Resiliency Project*.

An aerial photograph of a coastal city, likely Long Beach, California. The image shows a dense urban grid of buildings and streets extending from the water's edge inland. A long, sandy beach runs along the coast, separating the city from the dark blue ocean. In the background, there are green fields and a large body of water. The text is overlaid on the right side of the image.

**WATERFRONT  
DEVELOPMENT  
MUST BE A FOCUS IN  
OUTER BOROUGHES,  
NOT SOLELY  
MANHATTAN.**



## **WORKFORCE DEVELOPMENT AND SAFETY:**

To ensure the brightest future possible for all New Yorkers, we must first provide workers with the adequate resources they need to grow in their careers, allowing them to better provide for their families. We also must ensure safe work environments and practices. Without a robust workforce, none of the policies outlined in this report will be possible to implement.

*Photo: The Building & Construction Trades Council of Greater New York*



## WORKFORCE DEVELOPMENT AND SAFETY:

### 5-10 Years

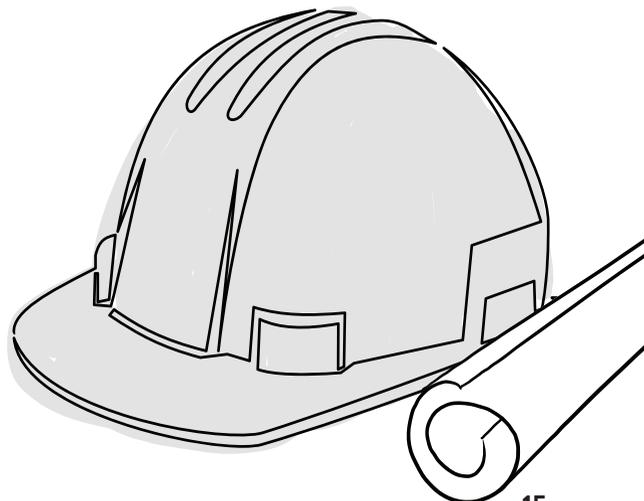
The first step in building the next generation of skilled construction professionals must include a concerted effort to end intergenerational poverty by providing job opportunities and training for construction industry workers that can lead to rewarding careers. Funding for public programs that provide access to apprenticeships, STEM education, and job training programs – as well as child care and home health care services to ensure better work-life balance – should be more accessible to our diverse communities across the five boroughs.

### 25-50 Years

Cultural, Educational, and Research Institutions need to develop a long-term program of increased investment from the public, non-profit, and private sectors in facilities and programs for arts and culture, for secondary and higher education, and for medical and scientific research. More funding to these institutions will lead to improved quality of life for the city, as well as producing a well-trained and educated workforce.

### 50-100 Years

As future improvements in power, transportation, and communications networks develop, the bedrock of New York City and its infrastructure will be far more complex and technologically advanced than it is today. Incorporating technological advancements into our industry workforce development programs will train the next generation of highly skilled workers. Forward-thinking policies that assure our workforce has the highest capacity for implementing emerging technologies will best keep New York positioned as a leader of industry, no matter how the world changes.



CENTENNIAL EXCELSIOR SPONSORS



CENTURY SPONSORS

EMPIRE SPONSORS



SKYLINE SPONSORS



SOURCES

- <https://new.mta.info/coronavirus/ridership>
- <https://new.mta.info/accessibility/zoning-for-accessibility>
- <https://www.nationalgeographic.com/environment/article/hurricane-sandy>
- <https://oceanservice.noaa.gov/hazards/sealevelrise/sealevelrise-tech-report.html>
- <https://oceanservice.noaa.gov/hazards/sealevelrise/sealevelrise-tech-report.html>
- [www1.nyc.gov/site/escr/index.page](http://www1.nyc.gov/site/escr/index.page)
- <https://council.nyc.gov/press/2021/10/07/2107/>
- [www.governor.ny.gov/news/governor-hochul-announces-fy-2023-investments-clean-energy-infrastructure-climate-resiliency](http://www.governor.ny.gov/news/governor-hochul-announces-fy-2023-investments-clean-energy-infrastructure-climate-resiliency)
- [https://www1.nyc.gov/assets/planning/download/pdf/planning-level/nyc-population/projections\\_report.pdf](https://www1.nyc.gov/assets/planning/download/pdf/planning-level/nyc-population/projections_report.pdf)
- <https://resilientedgemere.com/2020-progress-report>



The New York Building Congress, a broad-based membership association celebrating its 101st year, is committed to promoting the growth and success of the construction industry in New York City and its environs.

<b>CHAIR</b>	Ralph J. Esposito
<b>FIRST VICE CHAIR</b>	Gregory A. Kelly, P.E.
<b>VICE-CHAIRS</b>	Joseph J. Aliotta, FAIA; Franklin R. Alvarado; Louis J. Coletti; Maureen A. Henegan; Cyrus J. Izzo, P.E.; Gary LaBarbera; Christopher Larsen; George E. Leventis, P.E., FASCE; Anthony E. Mann; Joseph G. Mizzi; Ehab Shehata; Elise Wagner
<b>PRESIDENT &amp; CEO</b>	Carlo A. Scissura, Esq.
<b>TREASURER</b>	Peter DiMaggio, P.E., SECB
<b>SECRETARY</b>	Sabrina Kanner
<b>GENERAL COUNSEL</b>	Michael S. Zetlin
<b>PAST CHAIR</b>	Elizabeth Velez