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May 15, 2015

Hon. Bill de Blasio  
Mayor  
City of New York  
City Hall  
New York, NY 10007

Dear Mayor de Blasio:

*Mayal*

The New York Building Congress applauds your proposal to reduce New York City's greenhouse gas emissions by 80 percent by 2050. The potential impacts of climate change, which New Yorkers experienced first-hand with Hurricane Sandy, demand ambitious leadership to reach this goal and create a replicable framework for others to follow.

Your administration is now designing detailed proposals to meet the 80 by 50 goal. Several of the experts advising the City are Building Congress members with decades of collective experience working in relevant fields. As you draw from this group's broad technical expertise, we would like to offer some broad principles developed by the Building Congress Energy Committee that should frame your deliberations:

- The City should use incentives to induce investments and accelerate planned investments rather than impose mandates. To reach the 80 by 50 goal, owners and tenants will be required to make costly investments in building systems, new energy sources, metering, and other new technology. The building industry is already investing in all of these areas. The City's goal should be to disseminate these innovations broadly throughout the City's building stock without creating vast financial hardship through unreasonable, punitive or conflicting mandates.
- No effort to reach the 80 by 50 will be possible without much greater involvement of building tenants. A suite of targeted initiatives and incentives will be required to create a sustainable market for tenant efficiencies.
- The City should foster innovation in the energy industry's supply, transmission and distribution sectors, as all have a role to play in providing sustainable, cost effective energy. As a corollary, the City should work to ensure the broadest possible array of clean renewable energy sources is available to the City's energy consumers.
- Development of the City's plan should be done in tandem with the New York State Public Service Commission's Reforming the Energy Vision (REV) proceeding. City policies should be harmonized with proposed REV measures which: (a) incentivize smart metering and smart grid technology; (b) give building managers

and end-users access to real time energy usage information to spur better decision making; (c) develop grid-scale and building-scale renewable resources; and (d) improve connectivity of renewable resources to the grid.

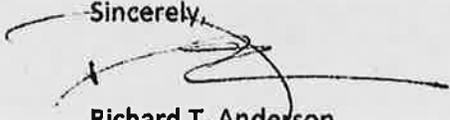
- Finally, the City should look to private sector innovations as it contemplates retrofits and upgrades to City-owned and occupied buildings. The City has proposed to use its building stock to test and demonstrate innovative technologies that reduce energy consumption and reliance on traditional energy sources. However a number of real estate owners and tenants in New York have already developed creative solutions that have reduced consumption and energy costs.

To cite one example, Rudin Management Company has installed cutting-edge software, known as Di-BOSS, which monitors energy use patterns buildingwide and enables owners and tenants to control building systems based on that information. What's more, this technology will soon be available to smaller buildings, not just large commercial properties. The City should therefore invest in proven technologies that provide extremely cost-effective energy management and not "reinvent the wheel" by testing other solutions when so many options are already at hand. Such a move would help reduce their cost and further demonstrate their effectiveness.

The City is taking an assertive and thoughtful approach to reducing the City's carbon footprint. The Building Congress is further encouraged that your administration is conducting an open and inclusive planning process, drawing extensively from building industry expertise.

We encourage you to consider the guiding principles enumerated above and look forward to advancing a greenhouse gas reduction strategy that brings the City closer to meeting its goal of 80 by 50.

Sincerely,

  
Richard T. Anderson  
President

  
Richard T. Anderson

cc: John J. Gilbert  
Jorge J. Lopez  
Nilda Mesa