

**Energy Efficiency and Housing Advisory Panel Meeting 2**  
**9/30/2020**

**Objective: Discuss Panel's scope and work plan to present to CAC in October**

**Attendees**

- Commissioner RuthAnne Visnauskas, NYS Homes and Community Renewal (Chair)
- Janet Joseph, NYS Energy Research and Development Authority
- Peggie Neville, NYS Department of Public Service
- Gina Bocra, Chief Sustainability Officer, New York City Department of Buildings
- Amy Sugimori, Director of Policy and Legislation at 32BJ SEIU
- Dan Egan, Senior Vice President of Energy & Sustainability at Vornado Realty Trust
- Bret Garwood, Chief Executive Officer at Home Leasing, LLC
- Jin Jin Huang, Executive Director at Safari Energy, LLC
- Clarke Gocker, Director of Policy and Strategy at PUSH Buffalo
- Jamal Lewis, Senior Policy & Technical Assistance Specialist at Green & Healthy Homes Initiative
- Bill Nowak, Executive Director of New York Geothermal Energy Organization
- Molly (Dee) Ramasamy, Head of Deep Carbon Reduction at Jaros, Baum & Bolles
- Daphany Sanchez, Executive Director at Kinetic Communities Consulting
- Laura Vulaj, Senior Vice President & Director of Sustainability at SL Green Realty Corp.
- Kyle Bragg, President at 32BJ SEIU (represented by Amy Sugimori)
- Elizabeth Jacobs, Acting Executive Director of the Akwesasne Housing Authority

**Not in Attendance**

- Sadie McKeown, Exec. Vice President, COO at The Community Preservation Corporation

**Public Input Process** (*Commissioner Visnauskas*)

- We encourage public input through the Webex Q&A, these comments will be provided to the subgroups and incorporated into the work we will be doing. Feedback in between the meetings can be submitted through the email address we have set up for the Panel, [eehpanel@nyserda.ny.gov](mailto:eehpanel@nyserda.ny.gov).
- We will be processing and addressing to the extent possible any feedback from the public after the meeting.

**Meeting Agenda and Objective** (*Commissioner Visnauskas*)

- Welcome. Today we are working towards a presentation on our work plan to the CAC in October.
- We'll be talking about revised scope of work, going through the work plan in detail and collecting feedback, and talking about our core workstreams: subgroups, public engagement, cross-panel coordination. We'll be looking for someone to volunteer to work with the land use and local government on climate resilience and adaptation.
- We'll also go through some policy landscape slides for energy efficiency in buildings in the state to level set on existing policy on the city and state side.
- We are going to be looking to bring in outside experts as needed, and we welcome suggestions.

## Updated Scope Discussion

- We'll be providing a summary of our advisory panel scope, which has been updated since the last meeting to reflect cross-cutting considerations and some additional refinements. If people have comments feel free to raise them today or after today's meeting. (*Commissioner Visnauskas*)
- Refinements made to the scope reflect feedback from the last meeting and some additional inputs:
  - Added considerations around resiliency, adaptation, and-- to the extent possible --consideration of embodied carbon as an explicit cross-cutting issue.
  - On the second pillar, we clarified that it is about electrification AND low carbon fuels. We believe electrification is a prominent solution but potentially not the only one, so we welcome panel input in terms of how much attention to focus on other low carbon fuels.
  - The third clarification is in regard to the need for assessment. We probably first will start with a qualitative assessment and over time will move to a more quantitative analysis. When you look at the timing, it will be difficult to do a quantitative assessment by the time of the first set of draft recommendations. So we wanted to make it clear that this is a process as we build out our roadmap. (*Janet*)
- **Q:** All these scope items seem to be regarding infrastructure needs, what about behavior and usage? (*Bret*)
  - **A:** Yes, need to be in scope so we should make explicit. (*Janet*)
- **Q:** Are subgroups going to be broken down by new construction versus existing buildings as well? (*Jamal*)
  - **A:** Yes, they'll cover both (*Commissioner Visnauskas*)
- **Q:** Is it in scope to inform other outside groups about what market signals we'll need? (*Dan*)
  - **A:** It will be addressed more appropriately within the broader CAC. This group wouldn't be designing exactly how that pricing structure might go, but if from the perspective of building owners there is a certain signal, this panel should feel empowered to articulate (*Janet*)
- It would be helpful to think about how we're aligning investments into workforce development and training. (*Amy*)
  - We'll make that clarification. (*Janet*)
- To the extent that low carbon fuels will be needed, they will be part of other parts of the economy. This will be an important point for us to communicate with the other panels on. (*Bill*)
- With attention to equity, we need to make sure this is characterized (*Clarke*)
- The idea of retrofit readiness as a standalone and explicit category or investment is something to keep a line of sight on; particular issue in Buffalo with older stock. (*Clarke*)
- Concept of electrification readiness has been raised as well (*Janet*)
- Broad strokes we are heading in the right direction. Looking at subgroups, I was torn between these categories or dividing by the issues we're thinking about addressing, which are cross cutting. When we talk about addressing policies for government entities, we need to expand to think about existing procedures that govern the maintenance, etc. Budgets and incentives dictate the procedure. (*Jin Jin*)
- As far as outside input we need to put an emphasis on the studies we will need to understand the costs and other quantitative assessment (*Jin Jin*)
- How do we consider handling buildings slated for redevelopment in the near term? Are they exempt? We should really consider incorporating into scope (*Laura*)
- In addition to addressing policies that currently exist we need to consider how we're evaluating building performance. Evaluating those metrics and methodologies and expanding on them to provide the market signals could be valuable. (*Molly*)

### **Work Plan (Emily Dean)**

- Revisited the work plan that was discussed in the first meeting. Panel members have been provided a detailed Excel copy. Meeting presentation distills what was there and tees up some items for discussion.
- Monthly outcomes we're seeking to hit:
  - Sept. was about developing a work plan and staffing the subgroups. Important for this meeting is to align on how we are organizing our work. Our first milestone is for our Chair [*Commissioner Visnauskas*] to present this workplan and proposed criteria at the next CAC meeting on October 8<sup>th</sup>. In this meeting and the following days we really encourage Panel input. Then we will get the CAC feedback and publish the workplan to our website in October.
  - Oct is about level setting on barriers and challenges, including sharing information on foundational resources to inform this work. Also we'll be starting to tee up high potential strategies, and identify gaps to know where we need additional analysis and getting that underway swiftly. We also need to keep an eye on cross-panel collaboration and organize the ways to effectively and efficiently engage with those groups.
  - Nov: identify priority policy options and begin evaluating them against the criteria. We also start to bring in external input.
  - Dec: this will be when we provide first draft of high priority strategies.
  - Jan: really about prioritization. Engaging a public forum and getting CAC and CJWG feedback to drive towards final recommendations in March.
- We have public forums in January but want to echo that the sector subgroups will bring in key experts and stakeholders earlier to inform their work. (*Janet*)

### **Workstreams discussion and subgroups (Commissioner Visnauskas)**

- Looking for the subgroups to identify research, case studies, and any experts that should be brought in.
- Public engagement: we will be taking in comments from interested parties participating in these meetings and through the email address.
- Cross panel coordination: we are looking for someone who can work with LULG Panel to talk about climate adaptation and resilience.
  - Reach out after the Panel if you have an interest in that.
  - To the extent that you think we should be having additional cross panel collaboration please raise this.
- We will be sending out meetings for subgroup meetings to start week of Oct 5, supported by the staff. We'll be sending out these emails in the next couple days with calendar invites, first meeting agendas.
- When I've worked on other similar groups, we've opened subgroup meetings to industry experts (but they don't have "voting power"). Will we be able to do this in our breakouts, e.g. for technical expertise across design, installation, permitting? (*Jin Jin*)
  - We are not envisioning officially adding members to the subgroups but groups can bring in expertise through a targeted engagement approach. (*Janet*)
  - Yes, let's level set in these first meetings on how to engage with industry experts within the timeline. (*Commissioner Visnauskas*)
- Affordable housing has completely different ownership structures so having the space to engage nonprofits and those different decision makers would be very valuable. (*Daphany*)
- I see there are staff members assigned to each group, it would be helpful to know which agencies those staff members are representing. (*Jamal*)
- Support for opening the subgroup meetings for public participation (*Bill, Clarke*)
- What are your thoughts and guidance about reaching out to fellow subgroup members to do deep dives, or coordinating across subgroups? (*Jamal*)

- We are looking for volunteers to do these deep dives and advance them to the next level; we're hoping to share the ownership of this work as many of you have the deep expertise. It would be helpful to have the visibility of what the issues being addressed are and who is working on them. *(Janet)*
- We'd recommend not reaching out individually for cross-Panel collaboration, which will be coordinated across the CAC process *(Commissioner Visnauskas)*
- Are we to assume that staff will bring a compilation of existing resources to the subgroups (PSC orders, roadmaps, research, investment plans, etc.)?
  - Yes, NYSERDA has a lot of this type of work as do the other agencies that will be brought forward, but we are also looking for this information sharing to happen from panel members as well *(Commissioner Visnauskas)*
  - There is a SharePoint site to post resources as a shared library. NYSERDA has the Carbon Neutral Buildings Roadmap project ongoing which we will bring forward. *(Janet)*
- How will workforce conversations come up in within the subgroup structure? *(Clarke)*
  - Let's cross-collaborate with the Just Transition Panel and keep it as a subtopic for us. *(Commissioner Visnauskas)*

### **Evaluation Criteria**

- They are listed in the work plan that was circulated. We have 5 criteria that we've put on the table and we encourage panelists to provide additional feedback. *(Emily)*:
  - GHG emissions reduction impact
  - Benefits
  - Knowable costs
  - Impact to disadvantaged communities
  - Implementation feasibility and considerations
- This is minimum, because we will need to coordinate across all the CAC Panels but I think we can add to them as a buildings specific group. *(Janet)*
- These are the means by which we will evaluate all of our recommendations, and we will ultimately provide an assessment of our recommendations against these criteria to the CAC in March. *(Janet)*

### **NYC policy landscape *(presented by Gina Bocra)*:**

A lot of NYC policy is hinged on Local Law 97, which is part of the Climate Mobilization Act, with an overwhelming majority of council members in support.

- Establishes carbon caps for largest NYC buildings, over 25,000 sq. ft. This is about 40k of NYC's 1 million buildings.
- Begins to impact building owners in 2024, then the threshold drops and second phase comes in 2030.
- Overall goal to reduce carbon emissions 80% by 2050. Addresses the largest buildings first as they represent around 60% of the building sector GHG emissions.
- Opportunity that owners may be able to employ RECs based on what is available in the market or allowances for other GHG emissions offsets. Current work to detail how that actually gets implemented is happening in an advisory board effort.
- For certain affordable housing buildings, there are GHG limits that come into play later down the road giving them more time, and for others there is an alternate compliance path.
- Policies include the 2020 energy code which went into effect in May and is based on the NYStretch Code 2020.

- Also have the foundation of our benchmarking law. Have modified that so those buildings will very soon be able to get an energy grade that must be displayed in the entrance or lobby. By the end of October 2020 buildings will have to have these posted for the public.
- Local Law 87 addresses energy audit and retrocommissioning every 10 years to provide an advanced strategy path to meet Local Law 97.
- Another part of the Climate Mobilization Act was to implement Local Laws 92 and 94 that require either green roofs or solar panel installations on new roofs; could impact some existing buildings.

### **NYS Policy Landscape**

- We covered last time that our state has made a commitment to a 2025 energy efficiency target, underpinned by a set of strategies under New Efficiency: New York so we'll dig deeper into these strategies.
- Our Public Service Commission has really raised the bar in terms of accelerating investments in utility energy efficiency programs. Through 2025, the state will be investing over \$3 billion in energy efficiency and heat pump programs through investor-owned utilities.
- LIPA has also made a half billion-dollar commitment to energy efficiency and heat pumps.
- The Commission and the state are emphasizing coordination.
- NYSERA is offering concurrent support to develop markets, support innovation, and provide financing in a very coordinated fashion.
- Two examples of this coordination are the NYS Clean Heat Program and efforts to drive forward investments into the state's low- and moderate-income portfolio.

*(Vanessa)*

- HCR is made up of a number of entities, but our mission is affordable housing and increasing homeownership.
- Includes oversight of 1 million rent controlled facilities in NYC
- We've structured an overview of our programs broadly into the single family and multi-family that the subgroups will be organized around (see slide 22).
  - Programs include: SONYMA mortgage assistance & Weatherization Assistance Program, Climate Bond Initiative, P+ Initiative and Design Guidelines, and rent regulatory functions (privately owned properties subject to local municipal laws – including NYC local laws)

*(Simon)*

- NYS has made a commitment to lead by example in State facilities through construction and operational practices to save energy for the state and catalyze the market. NYPA is driving the tracking of an 11 trillion BTU goal and offers financing and project support.
- Building energy codes in NYS are updated on a 3-year cycle and are critical to energy efficiency. Product standards are another critical opportunity.

*(Vanessa)*

### **Next Steps** *(Commissioner Visnauskas)*

- Additional input on the work plan should be sent by email by Friday at noon. This will be provided to the CAC next week so we would love additional feedback.
- Please be on the lookout for an email from the subgroups to start meeting next week.
- Lastly, if any panel members have research or other foundational materials please send and we can make sure it is put on the SharePoint for all the Panel to view.
- Thank you very much we will see you in the subgroups and at our next meeting.

## **Q&A and Chat Window Content**

**Amy Sugimori:** I am interested in aligning workforce development/training strategies related to operations and maintenance and new technologies needed to meet efficiency goals

**Mark Schaeffer:** Retrofits are critical, because most of NY's building stock will still be in place in 2050, when NYS is committed to go to net zero GHG emissions across the entire economy.

Two key barriers must be addressed for the residential sector:

1) for owner occupied homes, front end financing and technical assistance.

2) for apartments, the mismatch between tenants who would save on utility costs over time, and landlords, who would have to pay front end costs.

I do not want to interrupt the meeting, just put some ideas on your radar. Buildings, transportation, and land use planning are all connected, for example in transit-oriented development, & district heating.

I would like to see a commitment to net zero emissions for new buildings mandated by building codes for the earliest feasible date, all sectors - res, commercial, govt. We are in a race against time.

On 3rd bullet, in general investments to reduce energy consumption will pay for themselves over life of a building, so pay as you save financing and tech assistance can remove key barriers.

**Steven Cea:** Does this scope include efficiency measures like insulating and sealing?

**Jodi Smits:** In fact, we should make part of the goal set a stated preference for building reuse whenever possible.

**Richard Fennelly:** Cooling equipment now deployed could become ~20% more energy efficient simply through maintenance --- so says The Carbon Trust (UK-based) --- electric utilities do NOT rebate maintenance.

Poorly maintained AC and refrigeration ("cooling equipment") in NYC, as an example, consume from ~20% to ~25% of NYC total stationary energy emissions via two calculations that we have performed one based on a study by The Carbon Trust from the UK. Dirty heat transfer coils and filters are the main culprits. We at CoilPod LLC have tried diligently to get this message out to ALL stakeholders for the past few years (with no engagement including Con Edison, NYC Climate, even NYSERDA, and so forth). My email [richard@coilpod.com](mailto:richard@coilpod.com)

Maintenance legislation for coil cleaning might be needed for commercial refrigeration as a good first step. Other "silos" might be induced to do it in more gentle ways. This general suggestion will be a good and cheap decarbonization play for buildings (under the Climate Mobilization Act). For commercial building decarbonization, stop going immediately to retrofit strategies. Maintenance is the first step and can be done at much lower cost.

**Bob Wyman:** Some argue for a new, PSC-regulated "Thermal District Heating/Cooling Utility" to provide for regulation of what are local natural-monopolies and provide somewhere that shareholders of natural gas utilities can direct their capital as their gas assets are decapitalized. What, if anything, is being done to increase our understanding of how a Thermal utility industry might be structured and regulated?