



Department of
Housing Preservation
& Development

HPD Sustainability

Building a greener and more affordable NYC



Department of
Housing Preservation
& Development

HPD is the largest municipal housing agency in the nation. We:

1. Build **new** affordable housing
2. Preserve **existing** affordable housing
3. Engage neighborhoods in **planning and tenant protection**





**Department of
Housing Preservation
& Development**

1. Policy frameworks to Passive House
2. Passive House feasibility
3. Passive House RFP

One New York

The Plan for a Strong
and Just City



The City of New York
Mayor Bill de Blasio

Anthony Shorris
First Deputy Mayor

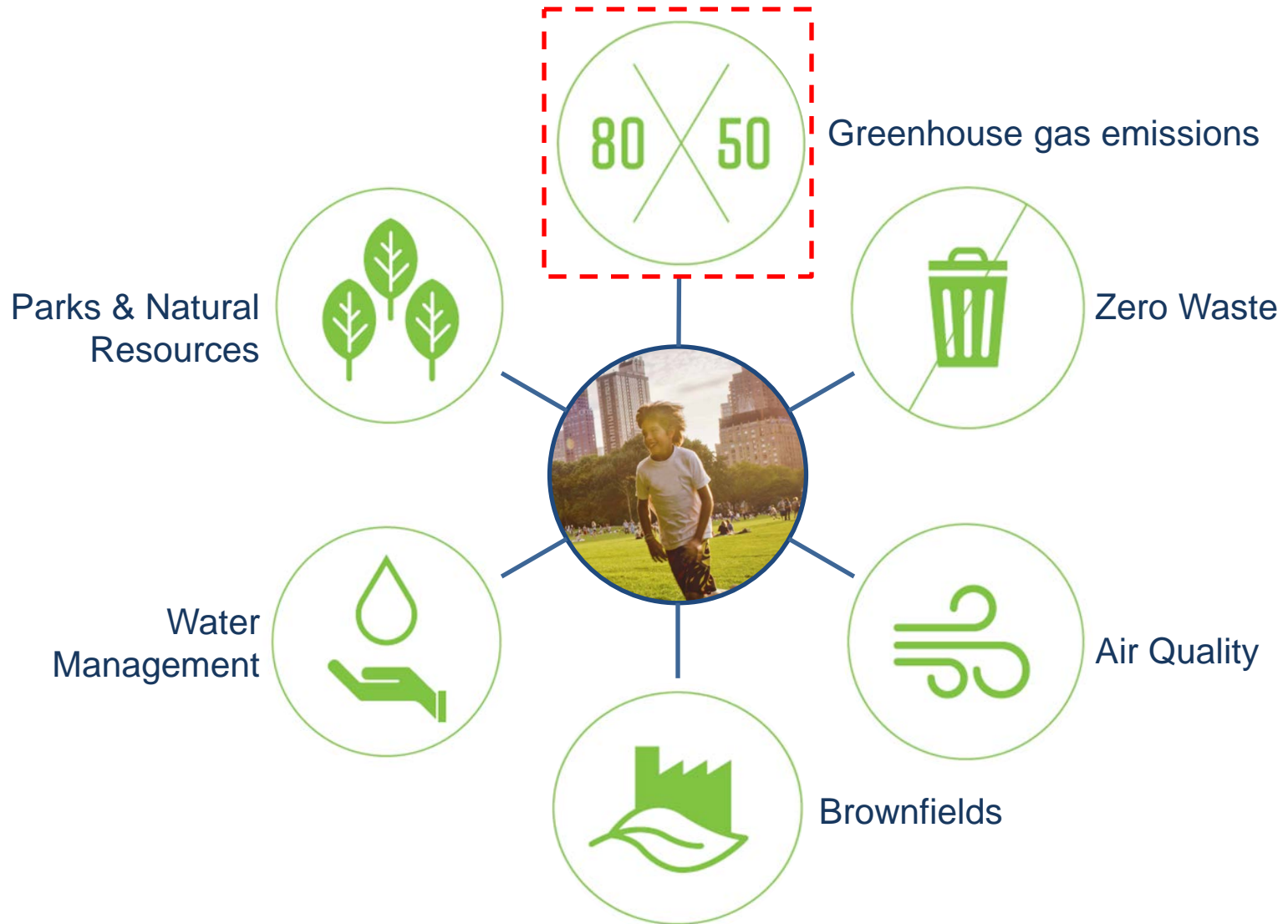
NYC

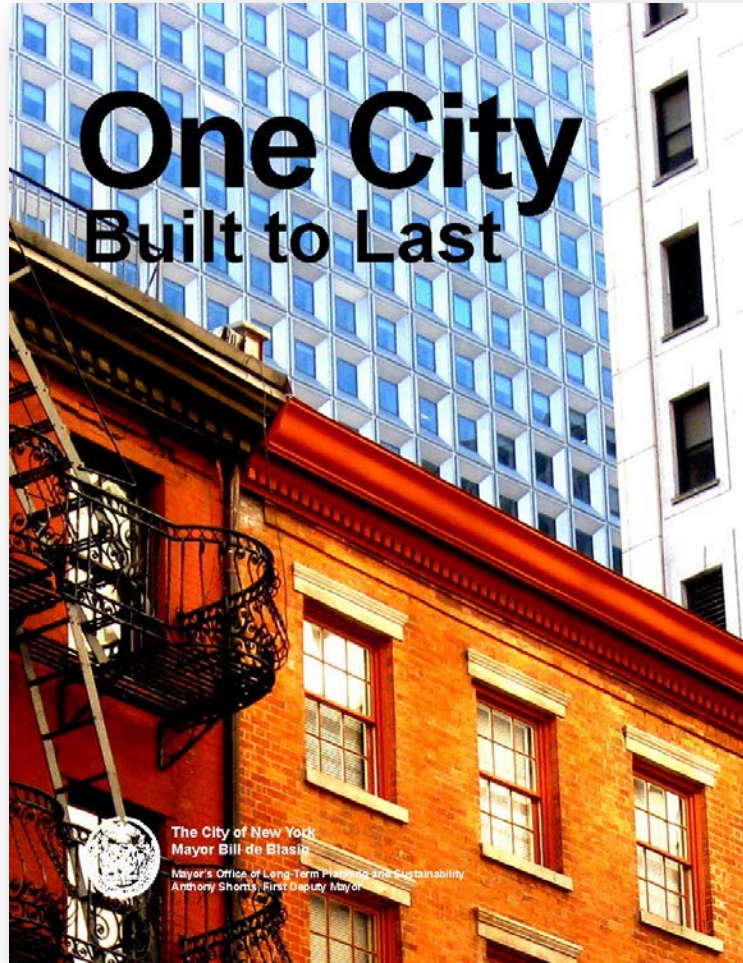
One New York

*Integrated approach to promoting the
City's growth, equity, sustainability, and
resiliency*

Released: April/2015

One New York: Sustainability goals





Released: September/2014



One City Built to Last

*Transforming New York City's buildings
for a low-carbon future*

Local Law 66-2014

- 30% reduction by 2030
- 80% reduction by 2050

**LOCAL LAWS
OF
THE CITY OF NEW YORK
FOR THE YEAR 2014**

No. 66

Introduced by Council Members Constantinides, Chin, Cumbo, Mendez, Rodriguez, Rose, Rosenthal, Deutsch, Treyger, Kallos, Williams, Miller, Palma, Richards, Espinal, King, Garodnick, Johnson, Levin, Torres, Lancman, Levine, Weprin, Koslowitz, Dromm, Gentile, Koo, Menchaca, Reynoso, Crowley, Cornegy, Vacca, Cohen, Eugene, Vallone, Ferreras, Van Bramer, Arroyo, Lander, Dickens, Barron, Ulrich and the Public Advocate (Ms. James).

A LOCAL LAW

To amend the administrative code of the city of New York, in relation to reducing greenhouse gases by eighty percent by two thousand fifty.

Be it enacted by the Council as follows:

Section 1. Legislative findings and intent. The Council finds that the reduction of greenhouse gases that contribute to global warming is critical to the current and future prosperity of New York City. The Council further finds that in view of the rapid progress of climate change events and indicators and in order to increase the effectiveness of New York City measures intended to prepare for and alter the course of adverse climate change impacts on New York City's critical infrastructure and vulnerable citizens, and consistent with the spirit of PlaNYC 2030 and the New York City Climate Protection Act, Local Law 22 of 2008, the reduction of emissions citywide should be increased from a thirty percent reduction in citywide emissions by calendar year 2030, relative to such emissions for the base year, to an eighty percent reduction in citywide greenhouse gas emissions relative to such emissions for the base year by calendar year 2050.

Therefore, the Council finds that it is in the best interests of the City to provide for an increase in future reductions in citywide greenhouse gas emissions.

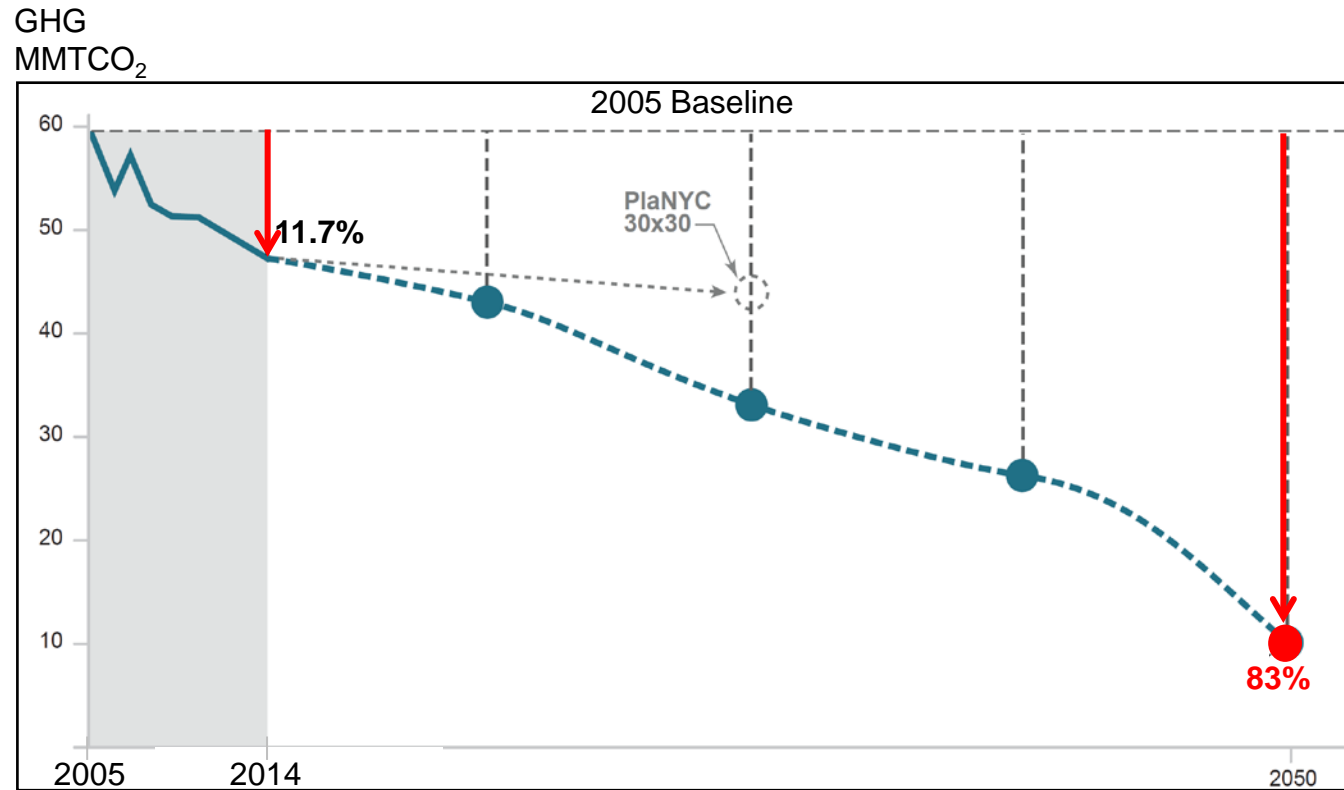
Adopted: December/2014



New York City greenhouse gas emissions by sector



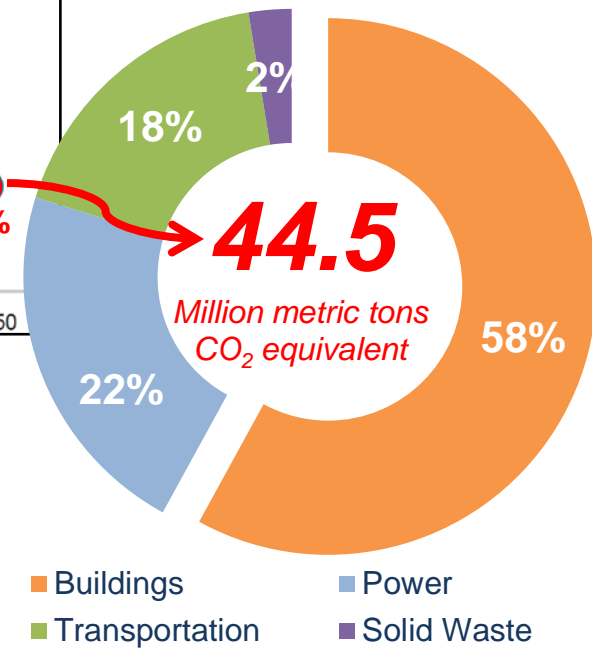
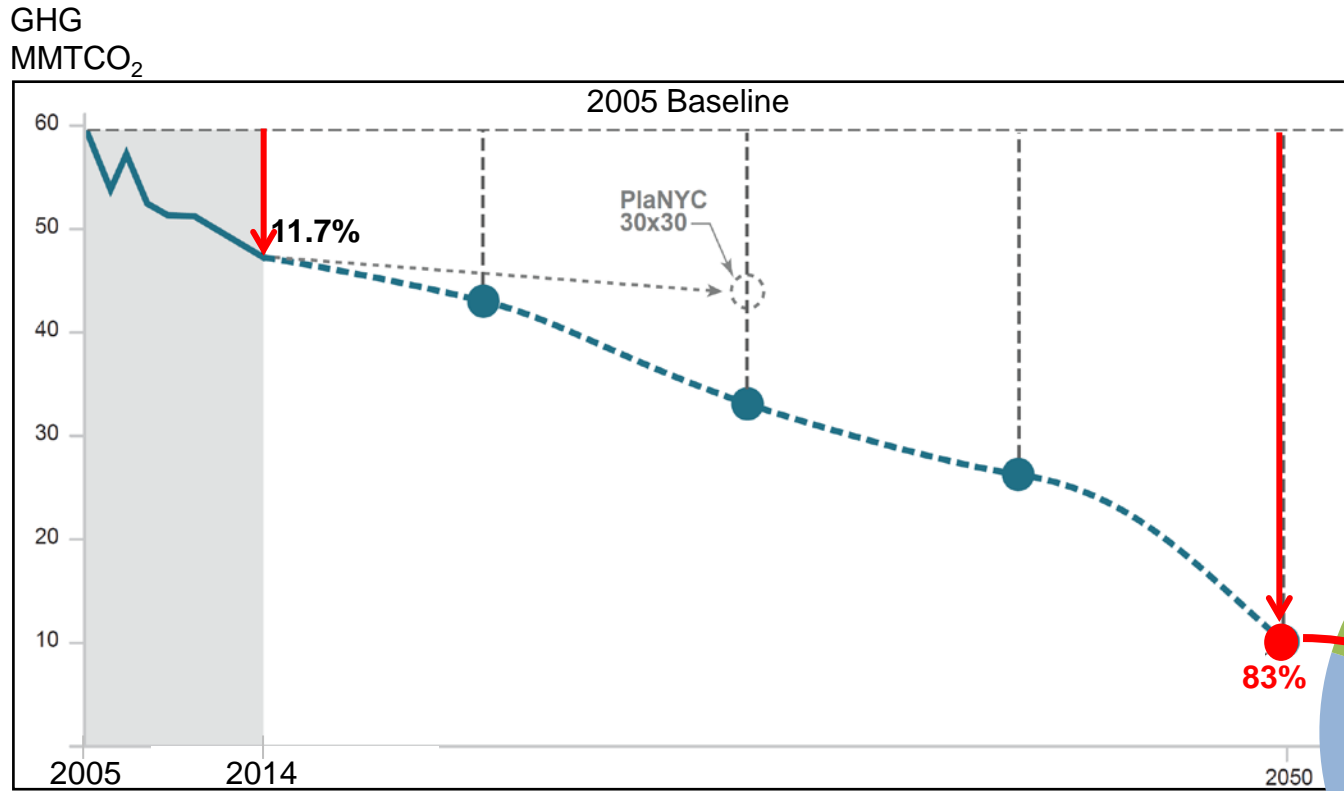
Transforming New York City's buildings



→ 11.7% reduction between 2005-2014



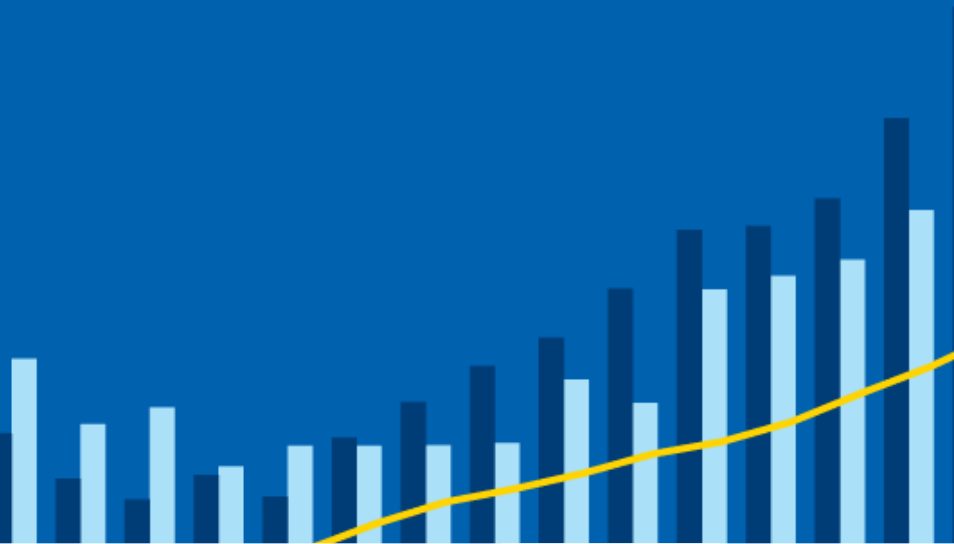
Transforming New York City's buildings



**200,000 affordable
units over 10 years**

Housing New York

A Five-Borough,
Ten-Year Plan



44,255 units*

2016

**includes all units counted during FY 2014 –June 8th/2016*

Business as Usual

964,706

Metric tons of CO₂
Equivalent Annually

6%

of emissions of
current housing stock

Emissions from **200,000** housing units
equal to about **698,439*** cars in NYC

**assuming 3,285 VMT (9 average miles driven per day in NYC)*

Passive House: pathway to 80 x 50

CORNELL
TECH

HOME OF THE
JACOBS
INSTITUTE

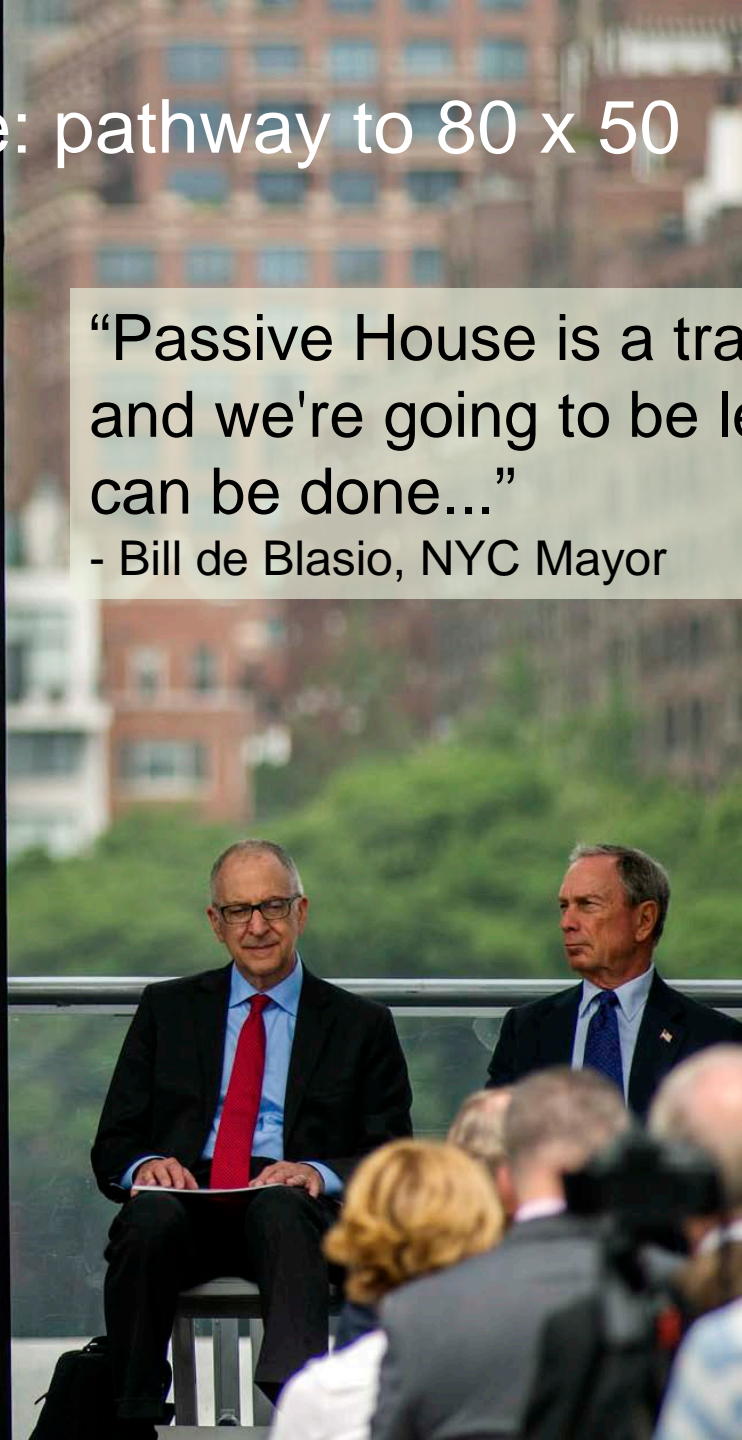


“Passive House is a transformative notion and we're going to be leaders showing this can be done...”

- Bill de Blasio, NYC Mayor

CORNELL TECH

HOME OF THE
JOAN AND IRWIN JACOBS
TECHNION-CORNELL
INSTITUTE



*Cornell Tech groundbreaking
June 16, 2015*

Phasing HPD's low energy building portfolio

Phase 1

Feasibility:

Assess opportunities to demonstrate in new construction and preservation

Phase 2

Incentives:

Provide incentives to encourage Passive House development

Phase 3

Mandatory Requirements:

Require Passive House for all new construction

NYC's Passive House portfolio



425 Grand Concourse

- HPD/HDC RFP awarded April 2016
- One of the largest proposed residential Passive House to date
- 241 apartments; 100% affordable



SustainNYC Request for Proposals

- 100% affordable housing
- At least 400 units
- Mixed use-ground floor retail
- Potentially largest proposed Passive House to date

SUSTAINNYC

Achieving Community, Economic and Environmental Sustainability through Passive House Design
East Harlem, Manhattan



Request for Proposals

Issue Date: May 23, 2016

Pre-Submission Conference: June 15, 2016

Proposal Submission Deadline: August 23, 2016

NYC
Department of
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& Development

HNY
HOUSING NEW YORK

Mayor, Bill de Blasio
Deputy Mayor, Housing and Economic Development, Alicia Glen
Commissioner, NYC Department of Housing Preservation and Development, Vicki Been

SustainNYC: Development Site

- East Harlem, Manhattan
- 76,600 square foot site
- Four community gardens to be integrated into the project





330'

170'

170'

70'

115'

170'

170'

115'

25'

100'

60'

Madison Ave

E. 112th St

Park Ave

R9

R8A

R9

SustainNYC: Passive House Requirements

Pre-selection



1. Member of development team with Passive House certification
2. Discuss plan for achieving Passive House certification

→ *PHIUS feasibility study*
→ *designPH*
→ *PHPP*

SustainNYC: Passive House Requirements

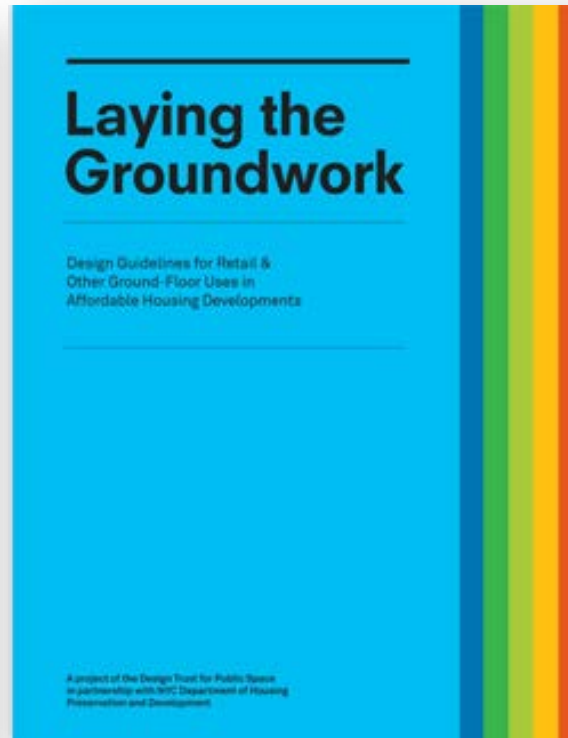
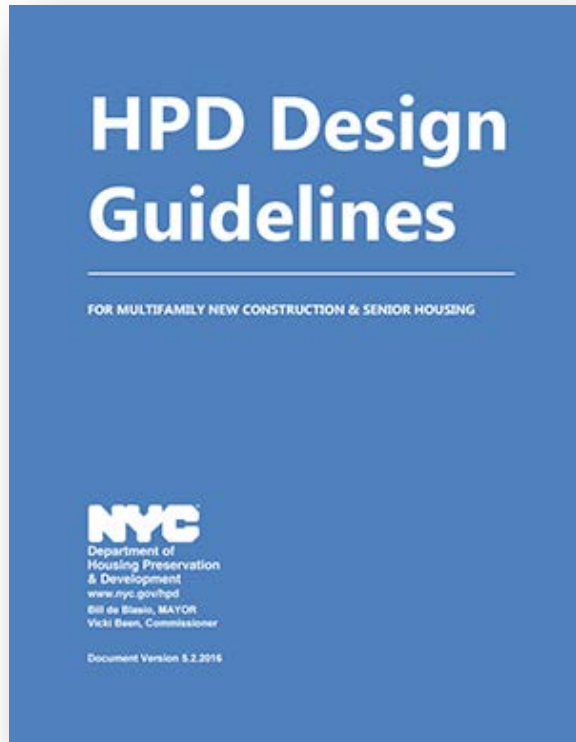
Post-selection: modeling and quality control



NYSERDA study to document Passive House construction process

SustainNYC: Design Objectives

1. *Embedded Passive House requirements*
2. *Cost competitive with deep affordability*
3. *Compliance with HPD design objectives*
4. *Incorporates Community vision*



SustainNYC: Passive House Goals

1. *Test feasibility in large scale mixed use developments*
2. *Assess development cost of Passive House in NYC*
3. *Test local market*
4. *Assist in developing a more robust local market*

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