

URBAN  
GREEN



2023  
Annual Report

# Our mission is to decarbonize buildings for healthy and resilient communities.



## Dear friends,

Urban Green is working tirelessly to decarbonize buildings for healthy and resilient communities.

2023 was quite a year! We:

- Held 55 events for our community to learn, network and stay informed about what's coming next, reaching an in-person and online audience of over 18,000 people, more than the previous two years combined.
- Convened experts from our community to help inform the Department of City Planning on *City of Yes for Carbon Neutrality*, a set of citywide zoning changes that will help decarbonize NYC's buildings.
- Launched a revamped benchmarking data hub, with more analysis than ever before about the energy used by NYC's large buildings.
- Released a new industry-leading LL97 report that takes a deeper look at the retrofits required for the most common multifamily buildings to comply with the law.
- Taught green building skills to over 4,200 students through our cutting-edge GPRO classes and energy code training.
- Started a new podcast, *Building Tomorrow*, which features conversations with a diverse array of building and climate experts.
- Held our annual Conference and Gala, which saw record-breaking attendance and registration.

We're proud of what we achieved last year, but we have so much more to do to realize a carbon-free future for New York.

Your support makes our work possible, and we're grateful to be surrounded by such a driven and inspiring community. Let's continue to build solutions for climate change.

Sincerely,



**Sabrina Kanner**  
Chair | Urban Green Council Board  
Executive Vice President, Development, Design  
and Construction (Retired) | Brookfield Properties



**John Mandycyk**  
CEO | Urban Green Council

# We convene

## Saying “Yes” to carbon neutrality

In December, New York City Council passed a package of 17 citywide zoning changes known as *City of Yes for Carbon Neutrality*. These changes included recommendations from Urban Green that will facilitate climate action, clean energy and resiliency across NYC. Urban Green laid the foundation for these changes with our 2018 *Zone Greener* report. Last year, we helped refine and support the package through:

- Three convenings with over 60 experts, at the request of the NYC Department of City Planning.
- A public program to help our audience understand the impacts.
- Letters of support and public testimony before the City Planning Commission and City Council.

## Bringing landlords and tenants together

At the request of the NYC Department of Buildings (DOB), we convened over 30 participants to address commercial landlord-tenant challenges in the context of Local Law 97. We'll deliver a summary of issues and recommendations to DOB in 2024, including recommendations on improving data, leveraging existing laws to spur tenant improvements and facilitating LL97-aligned tenant fit-outs and commercial leases.

# We research

## Zooming in on Local Law 97 retrofits

We released a two-part analysis with Cadence OneFive looking at the retrofits needed for the most common multifamily buildings to comply with Local Law 97. We found that:

- The vast majority of buildings have a straightforward and actionable path to 2030 compliance, while a small minority need support to make the leap to the building systems of the future.
- LL97 is set to drive about 25,000 building retrofit projects in 5,500 prewar, low-rise multifamily buildings by 2030. These retrofit projects represent a range of in-building work to reduce energy use and carbon emissions.
- Almost 50 prewar, low-rise steam buildings will need to electrify space heating and up to 500 will need to install heat pump water heaters before 2030. These early electrification projects will help catalyze the market and workforce to scale heat pumps over the coming decades.



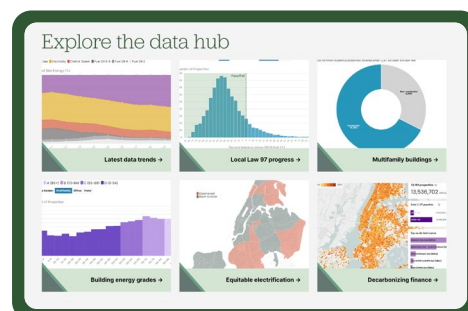
## 2023 Gala

Thank you to everyone who joined us at our Gala on October 5! Your support will help us continue our critical work to decarbonize NYC's buildings. We were also proud to present the Héctor Figueroa Leadership Award to Derrick Lovett for his work as President and CEO of MBD Community Housing Corporation.



## Exploring building energy data

We created an all-new interactive data hub where users can see how NYC's buildings use energy. This hub brings together a decade-plus of benchmarking data to provide a fresh perspective on the progress the city's buildings are making toward their climate goals.



# We advocate

## Unpacking the new rules for Local Law 97

In September, the NYC Department of Buildings released a major new set of proposed rules for Local Law 97, which will help drive electrification and provide practical pathways to compliance. We held an [exclusive webinar](#) with DOB that drew over 800 attendees. The [final rules](#) were published in December.

## Going all-electric in New York State

In May, New York State passed a [prohibition on fossil fuel equipment and building systems](#) in most new construction. The law builds on NYC's groundbreaking Local Law 154, which Urban Green helped shape, and makes New York the first state in the nation to require new buildings to be all-electric.

## Phasing out fuel oil no. 4

In February, the New York City Council voted to accelerate the phase-out of fuel oil no.4 from NYC's buildings. The law affects about 3,200 buildings, and we supported an accelerated phase-out with testimony, outreach and analysis for our environmental justice allies.

# We educate

In 2023, we reached over 18,000 people through our programs and events, trainings and recorded content.

2,317

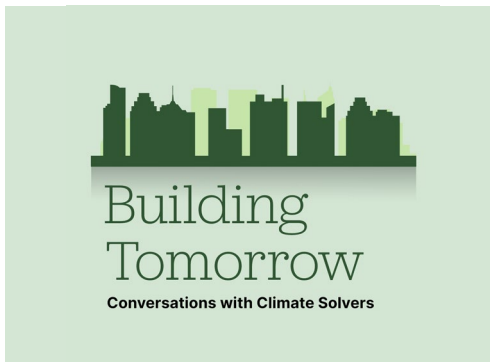
attendees at our public programs and events

2,114

trained on the New York City and State Energy Codes

2,210

trained on GPRO, our green training program for tradespeople and contractors



## Record attendance at our 2023 conference

On June 8, [NYC Next: Trends for a Changing City](#) investigated three key trends that are defining the green building landscape: the race to net zero, office-to-residential conversions and resiliency measures for all-electric buildings.

## Exploring big ideas on our new podcast

Our new podcast, [Building Tomorrow: Conversations with Climate Solvers](#), introduces listeners to the people advancing the reality of healthy, resilient and equitable low-carbon solutions to help solve climate change. We released 10 episodes in 2023!

## Training the workforce

In collaboration with Local 1, we developed and launched a new course: [Heat Pump Water Heating Systems Installation for Plumbers](#). Heat pump water heaters will play a crucial role in reducing carbon emissions from buildings, and we hope to expand this course across the state!

# Building solutions for climate change

**Buildings account for two-thirds of emissions in NYC.  
Thank you for helping us transition our buildings away from fossil fuels to create healthier, more resilient communities.**

## **Board of Directors**

Thank you to our dedicated Board of Directors for their commitment to Urban Green.

[See our Board of Directors](#) ▶

## **Our supporters**

Thank you to all of our individual, corporate and organizational supporters. You make our work possible!

[See our supporters](#) ▶

## **Get involved with Urban Green!**

### **Individual membership**

Get discounts on events and exclusive access to special programs and tours with an Urban Green membership.

[Become a member](#) ▶

### **Corporate and organizational support**

Join the distinguished community of industry leaders and green building advocates who enable our critical work.

[Become a supporter](#) ▶

For more ways to support Urban Green, contact Sheena McDermott:

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**Urban Green Council**

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