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COMMUNITY BOARD NO. 2, MANHATTAN

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April 29, 2016

Manhattan Borough President Gale A. Brewer
1 Centre Street, 19th Floor
New York, NY 10007

Dear Manhattan Borough President Brewer:

At its Full Board meeting on April 21, 2016 Community Board #2, Manhattan (CB#2, Man.) adopted the following March resolutions:

The committee received a presentation about Passive House Standards from Andreas M. Benzing, AIA, and Bob Schneck, President of VOLKsHouse, LLC, both of whom work with Passive House Standards, the former as an architect and the latter as a builder. Following the presentation and discussion the following resolution was adopted for consideration by the Full Board.

Whereas:

1. One City Built to Last: Transforming New York City's Buildings for a Low-Carbon Future, authored by the Mayor's Office of Long-Term Planning and Sustainability, sets out a plan to reduce New York City's greenhouse gas emissions (GGE) by 80 percent by 2050.
2. The plan notes that there are about 69,000 existing buildings in the City and that buildings contribute approximately 71 percent of citywide emissions.
3. The plan seeks to make substantial reductions in GGE from buildings, and, among other strategies, points to Passive House Standards that can be applied to new construction and to retro-fitting existing buildings. The plan cites Knickerbocker Commons, a mid-sized, affordable housing building constructed to Passive House Standards, as an example of a project already completed.
4. There is growing press attention being paid to Passive House projects, both new construction and renovations, including the building being constructed by Cornell Tech on Randall's Island, which will be the largest Passive House high-rise in the world.
5. Passive House Standards are being promoted by professional organizations, including Passive House New York, and the Passive House Institute US, and the techniques and technologies are well developed.
6. The benefits of Passive House standards on energy efficiency and the quality of indoor environments are well-documented by the new projects in the United States and by projects in Europe where the standards have been applied for many years.
7. The costs of incorporating Passive House Standards in construction and renovation can be little or no more expensive than standard construction, and with full adoption of the standards across the building industry can be no more expensive than current construction techniques.
8. Transitioning to Passive House standards requires changes in policies and regulations (including NYC Department of Buildings and New York State Energy Research & Development Authority), education of stakeholders (including building owners, developers, contractors, and the general

public); and incentives to encourage building owners and contractors to choose to use Passive House Standards.

9. In commemoration of Earth Day 2016, the Borough President of Manhattan is encouraging community boards throughout the borough to adopt resolutions in support of Passive House Standards being further studied and implemented throughout the City.

Now, therefore, be it resolved that:

1. Community Board No. 2 Manhattan applauds the City's commitment made toward implementing Passive House standards, as presented in One City Built to Last.
2. Encourages the City to re-double that commitment by mounting a program to pursue all of the steps that will be necessary to implement the standards, including necessary legislation and rulemaking by legislative bodies and agencies at both the City and State levels; educating building owners, developers, construction contractors, and the general public about the benefits and techniques of Passive House Standards; creating and/or encouraging demonstration projects throughout the City in the public and private sectors; and developing incentives to encourage the adoption of Passive House standards.

VOTE: Unanimous, with 39 board members in favor.

Please advise us of any decision or action taken in response to these resolutions.

Sincerely,



Tobi Bergman, Chair
Community Board #2, Manhattan



Robert A. Woodworth, Chair
Quality of Life Committee
Community Board #2, Manhattan

TB/EM

- c:
- Hon. Jerrold L. Nadler, Congressman
 - Hon. Carolyn Maloney, Congresswoman
 - Hon. Nydia Velázquez, Congresswoman
 - Hon. Brad Hoylman, NY State Senator
 - Hon. Daniel L. Squadron, NY State Senator
 - Hon. Deborah J. Glick, Assembly Member
 - Hon. Gale Brewer, Man. Borough President
 - Hon. Corey Johnson, Council Member
 - Hon. Margaret Chin, Council Member
 - Hon. Rosie Mendez, Council Member
 - Andreas M. Benzing, AIA
 - Bob Schneck, President of Volkshouse LLC.