

# A NEW DEAL for NEW YORKERS

32BJ's Plan for Good Jobs and a Better New York City



# INTRODUCING A NEW DEAL for NEW YORKERS

Despite record development and economic growth in recent years, more than two million New Yorkers live near or below the poverty level. The current downturn in the economy will only make matters worse. Between 1990 and 2005, the number of working poor families grew by nearly 75 percent. And stagnant wages mean that working New Yorkers are struggling to stay afloat.

The City of New York can use its economic and regulatory leverage to combat poverty among low-income workers. Through contracts for services, subsidies to developers and its own workforce, City actions affect one out of every four jobs in New York.

Redefining the City's economic development agenda and setting new goals to make New York prosperous for all must be among the next administration's top priorities. Our City can give New Yorkers a New Deal. Here are three ways to do so.

## *New Yorkers in Need*

- ◆ More than 20 percent of New Yorkers live below the federal poverty line.
- ◆ Working families made up close to half of poor households in New York City in 2005, up from less than a third in 1990.
- ◆ Between 1989 and 2004, wages of the lowest 50 percent of working New Yorkers declined.

## BEST PRACTICE

### The Community Redevelopment Agency of the City of Los Angeles

The Community Redevelopment Agency of Los Angeles (CRA/LA) is a national model for municipal economic development agencies. It is the counterpart to New York City's Economic Development Corporation (EDC). By bringing community, labor and business leaders together, CRA/LA has created family-sustaining jobs, affordable housing and green development.

Specifically, CRA/LA has successfully used its leverage to ensure that publicly supported development projects provide living wage, prevailing wage and benefit standards. And it has secured labor rights and negotiated community benefit agreements with businesses that receive public support.

## GOAL

# 1

### Tap the City's Economic Power to End Poverty

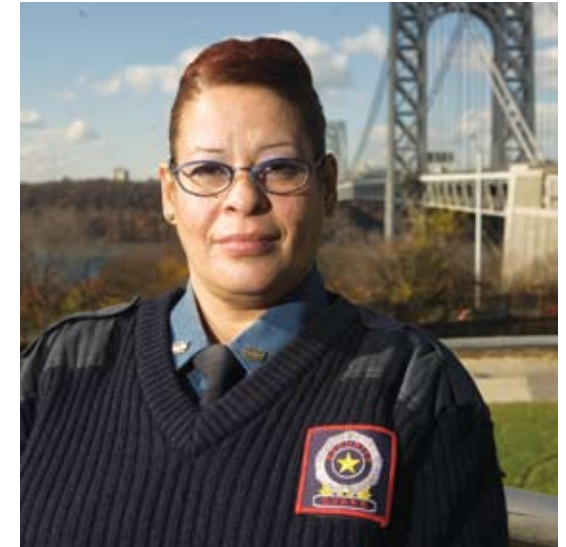
The City can use its economic leverage to insist that recipients of tax breaks and economic development subsidies create family-sustaining jobs. To achieve this goal, the City must:

- ◆ Require businesses receiving financial incentives to provide living wage jobs that include benefits and training
- ◆ Establish responsible contractor laws so that City contracts go to businesses that provide jobs with good wages and benefits
- ◆ Raise the Living Wage and attach prevailing wages to city redevelopment projects
- ◆ Require businesses that receive assistance from the City to implement labor/management training programs to ensure career ladders for workers

### My Experience

"I am on the front lines of securing the bridge and making sure no one passes who is not authorized. When something goes wrong, you have to react immediately. There is no time to be nervous. At that moment, every second counts.

"When we negotiated a new contract, things got a lot better. Now the benefits are good and everyone who comes to this job has to have training—no exceptions. There is also room to grow and to be challenged. The job is hard, and you have to be patient sometimes, but I love this work."



*At the urging of 32BJ, in 2007, the Port Authority of New York and New Jersey adopted a policy to provide good jobs and family health care to contracted security officers. Marisol Vidal works at the Port Authority's George Washington Bridge.*

## GOAL 2

### Cultivate a Green, Sustainable City with Good Jobs

PlaNYC created a roadmap for the city's environmental and economic future. To achieve a green, sustainable city, our leaders must:

- ◆ Invest in training to improve energy efficient building maintenance practices and to prepare workers for jobs in green buildings of the future
- ◆ Attach environmental standards to all city projects benefitting from economic development or housing subsidies
- ◆ Reduce energy consumption in commercial and residential buildings by mandating auditing and retrofitting

#### BEST PRACTICE

### Portland, Oregon

In 2001, Portland's City Council adopted a green building policy that requires all City-owned new construction and major retrofit projects to meet LEED (Leadership in Energy and Environmental Design) standards. The policy, which requires the City to incorporate green building practices into all projects constructed, owned, managed or financed by the City, also encourages the voluntary application of green building guidelines in the private sector.

In 2005, the City enacted even higher standards, including a requirement that all operations and maintenance practices undertaken by the City or its contractors abide by Portland's Green Building Operations and Maintenance Guidelines.

### Growing a Green New York

- ◆ By 2030, at least 85 percent of New York City's energy usage and carbon emissions will come from buildings that exist today.
- ◆ Replacing an inefficient boiler with a more efficient system can save 10-40 percent in energy use.
- ◆ About 50,000 workers in the building trades and services have green jobs nationwide today; this is projected to increase to more than 200,000 in the next 10 years.



*John Sarich, a resident manager, has taken classes in green buildings and energy conservation at 32BJ's Shortman Training Fund.*

### My Experience

"There was a tremendous amount of waste in the building I used to manage. I have two young children and I want to leave them a better world. So I knew I had to do something. At 32BJ, I took classes in green buildings, lighting and water conservation, and actually went on to get my LEED certification through the U.S. Green Buildings Council. 32BJ's training fund provided me with the tools I needed to save energy and save my

building money. As a result of what I learned, like installing motion sensors and limiting elevator use during off-hours, I cut the electrical consumption in my building by 20 percent.

"I really think if it wasn't for the courses I took at 32BJ, I would be in the dark about how to do any of this conservation. It's the moral thing to do and it just makes sense. I think there should be more training and classes so more people could learn what I learned."

## Make New York a Livable City for Working Families

The City's priorities should reflect the everyday needs of its working families—affordable housing, high-quality child care and public education and first-rate public transportation. Specifically, the City must:

- ◆ Mandate inclusionary zoning in all housing development projects
- ◆ Prioritize investment in transportation projects that improve service for difficult to access areas in the five boroughs
- ◆ Reach the goals of providing universal pre-K and expanding half-day child care to full-day child care

### BEST PRACTICE

#### Boston

In Boston, as of 2000, all residential developments with more than 10 units built on City land, financed by the City or requiring zoning changes are subject to mandatory inclusionary zoning. Developers can choose to set aside 10 percent of on-site units as affordable, to develop affordable housing offsite at a rate of 15 percent or to make a payment to the City based on the anticipated subsidy necessary to create an equal number of affordable housing units. In its first two years, downtown developers contributed more than 200 affordable units and \$4 million to Boston's affordable housing needs.

#### *Struggling New Yorkers*

- ◆ The supply of subsidized, privately owned rental housing continues to erode. In 2007 alone, New York City lost 4 percent of its stock of affordable housing.
- ◆ In 2005, New Yorkers with incomes between 101 and 200 percent of the federal poverty level paid 42 percent of their incomes in rent.
- ◆ According to the City, approximately 30 percent of the income-eligible population in New York City is getting the subsidized child care that it needs.



*Stacey-Ann Robinson works in Manhattan and lives in the Bronx with her 4-year-old son Aiden.*

#### My Experience

“Child care is very important to me because I am a single mother and I want to make sure that my son is in good hands when I go to work. I have an ACS voucher for child care and it's great. I drop Aiden off in the morning and the providers take him to his pre-Kindergarten class, which lasts until noon. They pick him up and he's with them until I get home from work.

“The best part is that his providers are teaching him new things and he

is learning each day. He and his friends are better socialized because they're around both babies and adults. And they know their alphabet and are getting ahead compared to other children. He has friends there and he loves it.

“If I didn't have child care, I'm not sure what I would do. All my family lives in Brooklyn and I cannot afford to live there. The voucher helps me afford child care and allows me to work and take care of my son when I get home.”



32BJ represents 70,000 New Yorkers working in the property services industry. Our commitment is to low-wage service workers and all New Yorkers who are trying to make our city a viable place to live, work and raise a family.

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