

Rebuilding a More Sustainable World

With the Build Back Better Plan set to change the sustainability landscape, here's how the first 100 days of the new administration is shaping our future as it relates to sustainability.



Executive Summary

This year, we saw a seismic shift in how the U.S. plans to invest in environmentalism. In fact, during his first 100 days, President Biden received his highest performance rating in this critical area. Here, we address how our future in sustainability is being shaped by the first 100 days of this new administration. We reached out to 19 environmental change-makers in the green building sector and provided a forum for them to share – and amplify their voices, views, and work.

We discovered:

- The new roadmap has the potential to advance critical change, but the heavy lifting is yet to come.
- Our federal government has created a sound infrastructure and appears to be willing to “walk the talk” by looking at its own infrastructure and policies and serving as an inspiration to others.

- In order for real change to occur, local governments and communities must play a significant role in education, implementation, and success-sharing.
- Economic incentives, access to capital, and job creation will all be critical to translating theory into true belief.

We’ve known for a while that green building is not limited to one skill set or sector. Architects, developers, city and community planners, environmentalists, manufacturers, policymakers, thought leaders, consumer decision-makers, and countless others play a role in bringing an ambitious vision to life.

A new spirit of optimism, commitment, inclusion, and, most importantly, action prevails, as the public, private, non-profit, federal, local, and community sectors are uniting to deliver on policy and translate legislation into innovation, execution, and measurement.

For years, the U.S. Green Building Council (USGBC) and Greenbuild have been working

together to align industries on the goal of creating more sustainable buildings and communities and to unite passionate individuals around trends and policies that enable us to learn from each other, share success stories, and track the impact of initiatives — both local and global — that reduce our carbon footprint.

This is the first in a series of three forward-looking reports, intended to be both informational and thought-provoking. Yet, reading this report is simply the first step.

We also hope you will subscribe to receive upcoming content and join us at Greenbuild Expo 2021 September. During this event, powerful words and ideas will come alive through more than 200 interactive sessions and access to the professionals who will inspire and teach you how to make meaningful change happen in your own industry, company, and community.

A Massive Impact in The First 100 Days



The new administration's policies already have had a massive impact on green building – in just 100 days.

S&P Global declared that these days, “Changed the course of U.S. ESG and sustainability policy.” Rejoining the Paris Accord, tackling social inequality through environmental justice initiatives, and committing to job creation through sustainably focused initiatives were among the new administration's first bold moves. Regardless of your political leanings, one fact is obvious. Our new administration is making a huge statement about its commitment to the environment. In fact, its dedicated web page declares: “The Green New Deal is a crucial framework for meeting the climate challenges we face.”

Targeting a 100 percent clean energy economy and reaching net-zero emissions no later than 2050 (with the goal of a 50 percent reduction by 2030), this declaration involves what the administration calls two basic truths:

1. **The United States urgently needs to embrace greater ambition on an epic scale to meet the scope of this challenge.**
2. **Our environment and our economy are completely and irrevocably connected.**



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"The goal of cutting emissions in half by 2030 is a great goal, but now the real work must begin!"

Eric Corey Freed, SVP Director of Sustainability, CannonDesign

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So, what is that “real work” that we must do? Where do we start?

The Atmosphere is Positively-Charged



The “real work” begins with a belief that change is possible. Our industry's sense of purpose and drive seems to far exceed this requirement, but adopting an optimistic attitude is merely the first of many steps.

The green building industry also needs to see rapid and positive action out in the field to provide ongoing incentives to take action.

Fortunately, green building professionals have already started to see these results in just the past few months.

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Homes and hospitality seem to be on an uptick. We are in the process of bringing on a new sales force in 14 major regions due to this opportunity. There seems to be a refreshed and engaged approach.”

Gerald Olesker, Founder/CEO, ADG Lighting

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New policies have created a renewed optimism.”

Walker Wells, Principal, Raimi + Associates

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The President’s appointment of John Kerry as Special Presidential Envoy for Climate and Michael S. Regan as EPA Administrator demonstrates the dedication that this administration has for decarbonization and overall sustainability goals.”

Ken Colao, President and CEO, CNY Group



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Transformative! We knew that the big stuff would come in an infrastructure package, and that has to get through Congress and is by no means guaranteed, but the groundswell of positive movement across the industry is only strengthened by a tailwind from DC. In the meantime, the EOs on things like the Paris Agreement, the NDC, and the treatment of federal facilities are all very positive. Also, the work from DOE and other agencies feels like it is very much aligned in the right direction.” Joshua Radoff, Zero Carbon Cities Advisor, ICLEI - Local

Governments for Sustainability
USA
James Tefend, Principal, Form4 Architecture



New Policies Play a Role in Social Justice



Not only does green building benefit the economy, it contributes at a broad and deep level to the health of individuals and communities.

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The incoming administration has brought the U.S. back from the brink on climate action, environmental justice, clean air, and clean water policy enforcement. Most notably, the environmental agenda of the Biden-Harris administration is interwoven with social and human rights priorities.

This renewed focus on environmental and social impacts should have everyone in the sustainability and green building space thinking about how the environment and human rights are closely related. For example, when we think about clean energy infrastructure we also think about how to target those investments in communities that have historically struggled with pollution, unsustainable housing, and other forms of inequality.”

Adam Freedgood, Principal, Third Partners

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Swiftly passed by Congress is the American Rescue Plan, which brought much-needed financial relief to millions of homeowners with stressed mortgages and renters who are affected by COVID-related employment challenges. This financial aid helps stabilize the real estate market and financial lending institutions, which will help return growth in home construction. The proposed American Jobs Plan promises a stunning \$2 trillion infrastructure spending effort that will stimulate many sectors in the building community, including \$130 billion for capital improvement projects in K-12 schools, \$40 billion for universities, and \$4.5 billion for low-income housing projects. Combined with the Reopen and Rebuild America's School Act, it promises \$130 billion to poverty-stricken school systems that are faced with modernization needs in order to reopen and service their communities. Also included in the Plan is robust funding for the electric vehicle market, creating incentives for more Americans to purchase domestic-made electric cars to further reduce carbon emissions.”

James Tefend, Principal, Form4 Architecture

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Funding & Financial Incentives are Becoming Available



Policy and optimism can start to drive change. But funding and access to capital are also critical if businesses are to adopt greener building practices.

In addition to mandates and an appetite for change, developers and communities need money to build and improve sustainable environments.

We are seeing more creative solutions than ever before that remove one of the major obstacles to greater innovation.



“The new administration has reinvigorated the sustainable building and finance industry. The mandate to combat climate change at all levels has elevated the conversation – nationally, at the state level, and locally. The prospects for green buildings and ESG capital to finance them are the best in years.”

Peter S. Grabell, Senior Vice President, PACE Dividend Finance Inc.



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The executive order has set in place the funding mechanisms necessary to propel sustainable development here in the U.S. and abroad through the DFC. Funding support is necessary to entice developers to pursue renewable energy projects. Collectively, architecture, engineering, and construction comprise the conduit needed to build this new infrastructure and are prepared to do so.”

Vincent A. Myers, AIA, NCARB, President, DIGroup Architecture



What Role Will the Federal Government Play?



The National Climate Task Force includes senior-level representatives from the Cabinet and virtually every national government sector. Even NASA has joined this high-level team, which is working together to transform the administration's plan into a reality.

Multiple federal agencies and government leaders are playing a significant role in green building and sustainable practices.

Among them are the entities that one would expect to get involved, such as:

- The Environmental Protection Agency (EPA)
- U.S. Department of Housing and Urban Development (HUD)
- The Department of Energy (DOE)
- FEMA (playing a role in sustainable development post-disaster)
- The Treasury Department (which has its own scorecard for measuring progress)
- The Department of Interior (DOI)
- Federal Energy Regulatory Committee (FERC)
- The Department of Transportation (DOT)

According to Vincent Myers:

"The federal government is the largest energy consumer in the nation, with over 350,000 buildings and 600,000 vehicles. A great leadership example can be set by the federal government to dial back energy consumption, and it has a plan to do so."

Interestingly, some of the other entities that are involved in the effort may not be naturally seen as environmentally focused. All government agencies and influencers are seeing a real value to enacting more-sustainable practices.



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Why are the FBI, Department of Agriculture, and others also making energy efficiency and sustainable building policy a priority? Because by optimizing and making themselves more efficient, they're also reducing their operating costs.”

Bradford Dockser, CEO and Co-Founder,
GreenGen





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The best example of government engagement is how the General Services Agency (GSA) sparked a revolution in sustainable design by supporting the USGBC LEED program for sustainable innovation. The LEED program led architects, engineers, and contractors to learn new ways of designing and building sustainably, which they then applied beyond GSA projects. That revolution continues to this day with adoption of LEED

standards by states, institutions, and companies.”
Patrick MacLeamy, FAIA, LEED AP, Chairman,
buildingSMART International

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The federal government must reinvest in aggregating and assessing building-sector data. The U.S. is flying blind in developing building-sector decarbonization plans. We lack sufficient data to develop priorities and establish reliable program outcomes.”

Carl Elefante, Principal Emeritus, Quinn Evans

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The Development Finance Corporation (DFC) will play a major role in providing a portion of the capital stack necessary to fund renewable energy development.”

Vincent A. Myers, AIA, NCARB, President, DIGroup Architecture

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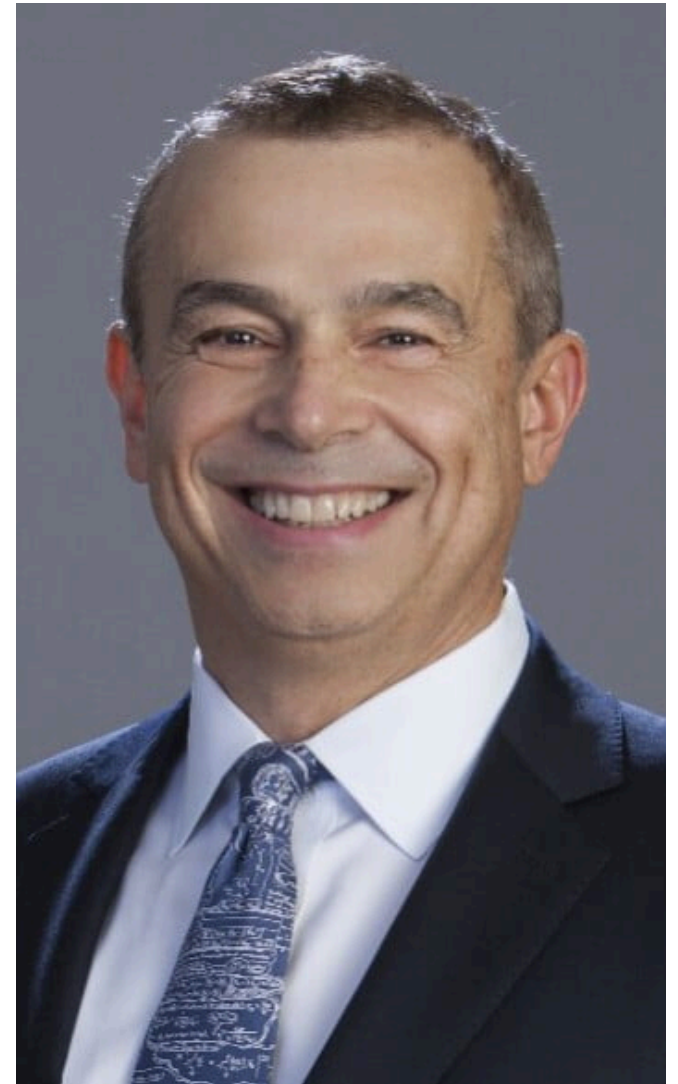


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I think the Department of General Services (GSA) can influence real change. The Bureau of Land Management is the largest landowner in the country and GSA oversees the construction and maintenance of all government buildings on this land. Their goal over the next few years will be focused on transforming their buildings into sustainable structures. The administration has already announced plans to replace USPS vehicles with electric automobiles. I would like to see something similar when it comes to government buildings.”

Ken Colao, President and CEO, CNY Group

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A Collective Effort is
Needed to Bring
Policies to Life



The current U.S. administration seems to be “walking the talk.” The federal government’s own commitment to building green is essential in building credibility and fostering innovation in the private sector. Then, all sectors of the industry -- building designers and architects, community leaders, manufacturers, financial services companies, and others – will need to come on board and commit to making ideas come alive.

Sustainable building is just one part of the movement toward greener living. We must also look at how communities are being connected through new modes of transportation that can make mass transit a more accessible way to get to work or enjoy our leisure time. Even large cities are looking seriously at their infrastructure and exploring new solutions.

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While it has been so encouraging to see support from the top-down, we must leverage this momentum. Our industry’s collective action is required to tackle the huge problems ahead of us.”

Dalton Ho, LEED, Architect and Senior Sustainable Building Advisor, Perkins and Will

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[The Administration’s plans] are in lockstep with the American Institute of Architects’ 2030 plan for emissions reduction. In NYC, Biden’s promise to increase infrastructure projects is already paying dividends. The Gateway Tunnel Project is progressing in the right direction after being stalled in the previous administration. This is a necessary project that is not only helpful for the construction industry but a positive step for the infrastructure of the Northeast. It will add new train tunnels and repair existing train tunnels under the Hudson River, providing quicker transportation into and from NYC as well as improved access and reliability for riders throughout Amtrak’s Northeast Corridor.”

Ken Colao, President and CEO, CNY Group

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The federal government's own facility optimization is changing the discussion in the building industry. We are also seeing the value of measurable impacts in light of the ESG certification discussions, which potentially will be requirements from the investor and insurance community.”

Rives Taylor, Firmwide Design Resilience Co-Leader, Principal, Gensler

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In addition, state and local legislators and community leaders need to commit to making change. Top-down directives and policies are great for setting direction, but execution often happens at a regional level. As states and communities begin to make real progress in green building, other geographies will look to them for best practices and guidance on how to cost-effectively and responsibly innovate and reduce their carbon footprints.

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With state energy codes not coming from the federal government, there isn't an immediate lever that DOE, EPA, or the White House can pull.”

Jamy Bacchus, PE, BEMP, LEED AP; Senior Associate, ME Engineers

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Prior to the start of the Biden administration, the construction super sectors (real estate, infrastructure, and energy) were all previously moving in the direction of incorporating sustainable design into their assets and operations. In Q1 2021, Turner & Townsend hosted a series of roundtables with commercial real estate end users (about two dozen Fortune 100 companies) and the message was loud and clear that they were all on a mission to meet the goals of the Paris Climate Accord. Virtually all of them already had a plan in place to be carbon neutral by 2030, and the new administration's roadmap has reaffirmed the plans they had in place and made them want to accelerate things wherever possible. These companies are hoping that what comes out of the American Jobs plan will provide more rigor and clarity around metrics, tracking and compliance. Many of the companies are looking to ultimately go carbon-negative.”

John Robbins, Managing Director for the USA, Turner & Townsend

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Who is "Walking the Talk" at the Regional Level?



Our experts provided many examples of states and cities that have been taking major steps towards sustainable building. Among them are:

- **New York**
- **California (specifically Santa Monica and San Francisco)**
- **Washington (Seattle)**
- **Massachusetts (Cambridge)**
- **Oregon (Portland and Eugene)**
- **Maryland**
- **Virginia**
- **Texas (Austin)**
- **Vermont**
- **Washington, DC**

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Forcing change through mandates will not provide the best long-term results. As with the federal government, the best way forward for all states is to establish policies that encourage innovation and higher quality in how buildings and infrastructure are designed, built, and operated.”

Patrick MacLéamy, FAIA, LEED AP, Chairman,
buildingSMART International

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However, as noted earlier, federal legislation is not the only way to effect change by pursuing creative solutions to green building. State leaders must also embrace innovation and create laws and programs in their own backyards that foster green building and infrastructure, create jobs, and encourage communities to take action.

Here are just a few examples of the many initiatives that are happening at a state and

local level that contribute to sustainability. From energy to green building to transportation and infrastructure, these efforts will serve as role models for other regions. We must learn from them and transcend state lines to adopt those best practices that improve economies, reduce carbon footprints, and improve the quality of life for millions.



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We have seen major projects initiated for off-shore wind programs off the coast of NY, NJ, MA, MD, and VA. And the Biden Administration locked in a deal with California to build wind farms in a 399-square-mile area off the Central Coast, northwest of Morro Bay, as well as a second area off the North Coast near Eureka. In NY, Governor Cuomo signed a "Make Ready" order approved by the NY State Public Service Commission to advance NY's commitment to accelerate its transition to cleaner mobility. Electrifying transportation will allow New Yorkers to power their vehicles with cleaner energy sources and renewables, which represent a growing portion of the state's electricity supply.”

John Robbins, Managing Director for the USA,

Turner & Townsend

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The combination of policy efforts and private sector commitments on the West Coast gives me hope for a sustainable future, both in the U.S. and across the globe. And we are seeing these types of efforts emerge in other regions and states already.”

Stacy Smedley, Executive Director, Building Transparency

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There continues to be a lot of great effort and progress being made on the West Coast as these states look at and address the carbon emissions associated with our buildings and the need for low-carbon material procurement policies, including the Buy Clean California Act.

Notably, we continue to see enterprise-sized tech companies based on the West Coast make large commitments in terms of science-based targets and carbon emissions, which is helping push policies and other programs forward.

But the move to greener regions is not a competition. It is a series of small, yet meaningful and powerful changes that will ultimately add up and serve as models for other geographies to make changes in their own backyards.

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States that have 100% renewable portfolio standards and that are retiring existing fossil power plants are leading the way. States that are planning to phase out gasoline-powered transportation are also on the list. But there are also many cities and local governments that are making amazing contributions, such as New York via its LL97 law, or Los Angeles through its municipal utilities 100% renewables commitment, or the city of Ann Arbor, which has charted out an equitable and resilient path to zero carbon by 2030.”

Joshua Radoff, Zero Carbon Cities Advisor, ICLEI - Local Governments for Sustainability USA

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As Ben Franklin once said, ‘With little strokes fell great oaks.’ No one is doing things better than others. Rather, lots of small changes and opportunities all over the country are each specialized and cannot unilaterally be templated and applied across the board. Businesses also need to be given credit for effecting great change and creative solutions.”

Mary Nitschke, Vice President of Sustainability,
RealPage, Inc.

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By and large, blue states are more eco-friendly than red states – by a two to one margin, based on average scores of primary areas that range from environmental quality, eco-friendly behaviors, and contributions to climate change initiatives.”

Vincent A. Myers, AIA, NCARB, President, DIGroup
Architecture

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In 2016, we unveiled Silicon Valley's first LEED Platinum, net-zero positive electric building. Extensive use of photovoltaics on the roof and in the parking lot harvest daylight to power the two-story, 86,925-square-foot building. A high-efficiency VAV HVAC system and LED lighting significantly lower the building's energy demands, so it uses less than it creates. The site's surrounding garden and landscape promote biodiversity through plants that were specifically selected for the valley's arid conditions. We see California serving as the model for net-zero positive building design.”

James Tefend, Principal, Form4 Architecture"

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How Do We Get More Changemakers on Board – Across Party Lines?



Not only does green building result in a cleaner environment and economic opportunities, it contributes to quality of life, work productivity, and national security.

“Economic growth does not distinguish between political beliefs. For example, enacting tax credits to cover sustainability-related and resiliency-related initiatives could advance the sustainability agenda, complementing tax advantages already in place for clean energy projects.”

Peter S. Grabell, Senior Vice President, PACE
Dividend Finance Inc.



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There is no Democratic climate and Republican climate. Everyone is already being affected by increasing hurricanes, aggravated wildfires, and more severe winter storms. The last five years were the five hottest years on record. This isn't political and can't be. You should WANT to adopt a sustainability agenda, as the right approach will save you money, improve the quality of your facilities, boost the health and wellness of your employees, and improve the critical outcomes of the students, patients, and staff inside your buildings.”

Eric Corey Freed, SVP Director of Sustainability,
CannonDesign



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Appliance standards used to enjoy bipartisan support, as they generally just saved the consumer energy while not affecting performance or features. The modern refrigerator is a great example of a product that uses far less energy today than its predecessors while being both larger and having more features. These types of win-win situations need to be brought back up when so many now view regulations as either red tape or an impediment to consumer choice.”

Jamy Bacchus, PE, BEMP, LEED AP, Senior
Associate, ME Engineers



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Education is important. As we should teach financial education in schools, we need to practice and teach sustainable lifestyles.”

Gerald Olesker, Founder/CEO, ADG Lighting

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Give the new administration time – time to deliver on job creation and to deliver on economic and equity benefits and the creation of new industries.”

Stacy Smedley, Executive Director, Building Transparency

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Most of us know that the country is locked in a political stalemate on every significant issue at a crucial time in our history. This will not change in the foreseeable future and is in many ways our most significant threat... The reality is that sustainable initiatives are here to stay, and if you look around, important groundbreaking science-based solutions and projects are emerging here and abroad that are truly amazing and currently have – and will continue to have – a significant positive impact on our lives.”

Vincent A. Myers, AIA, NCARB, President, DIGroup Architecture

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Our economic well-being and safety should be of paramount importance to our leaders. Other countries have been faster to embrace sustainable policies, and America must learn to resolve our differences politically in order to pass legislation designed to help us compete in global markets while becoming more self-sufficient domestically. It will be up to our voting democracy to replace ineffective leaders who do not work together to overcome partisan fighting in order to advance the public good.”

James J. Jend, Principal, Form4 Architecture

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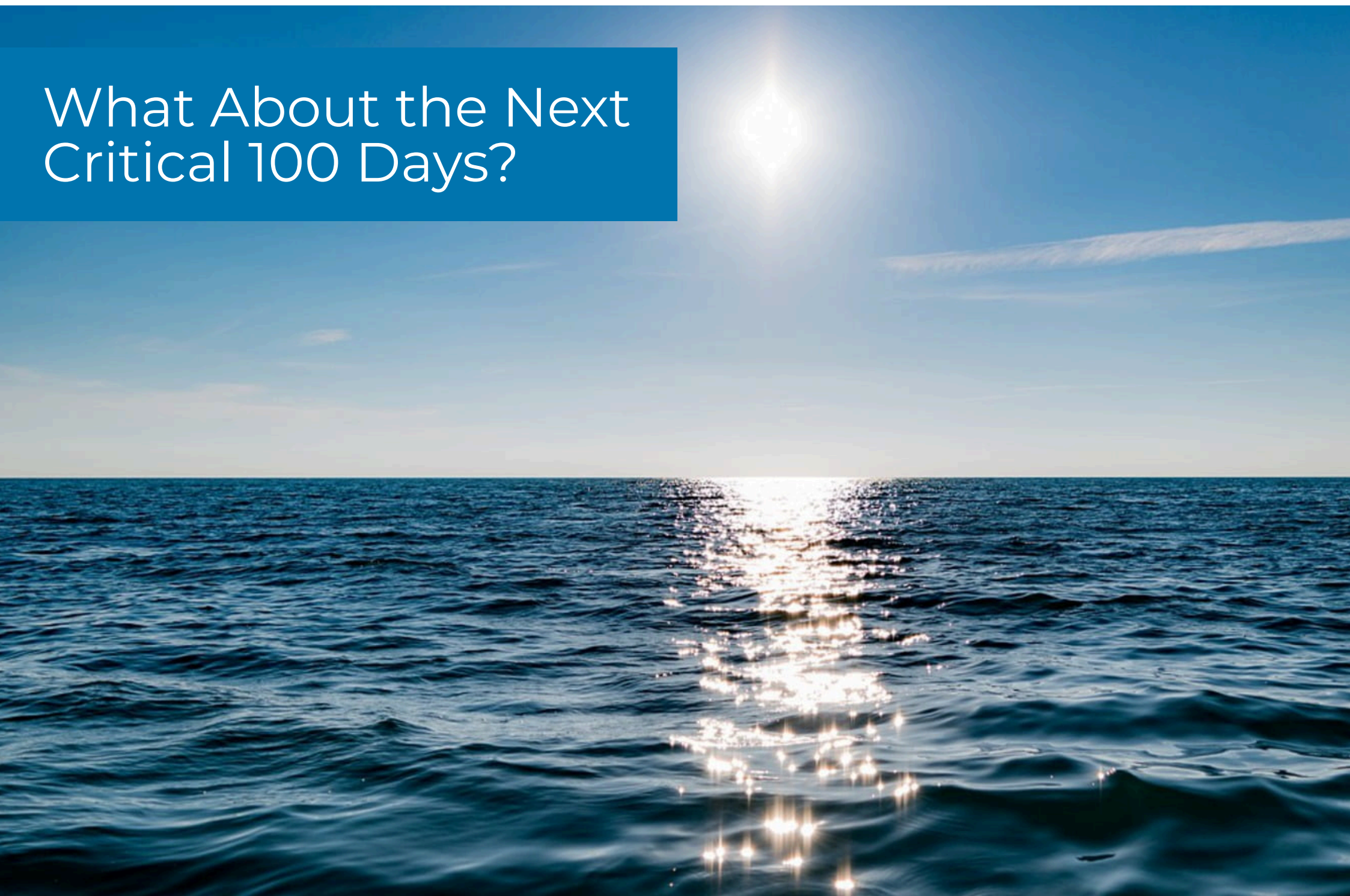
Sustainability shouldn't be political. We all live on this one planet, and it's the only one we've got. We need to explain and understand how climate change impacts each of us individually, including our friends and family members. For example, if GHG emissions aren't connecting, focus on pollution and the need to breathe healthy air and have access to clean water. Climate and health impacts are intertwined.

The economics behind sustainability is becoming increasingly attractive and apparent. In order to compete with and be viable to other environmentally focused businesses and their products, our business leaders must make this transition – or risk becoming obsolete in their respective markets. Both major U.S. political parties are recognizing that climate change is a national security issue. The Pentagon's top officials have been vocal in citing the risks to our military bases, assets, and personnel that destructive weather events can bring, both at home and abroad.

Disruptions due to weather events can cause challenges to U.S. military readiness around the world and can further destabilize operations and relationships around the globe. Natural resource protection is a prime interest for the well-being of all countries. If climate change negatively impacts vital resources, it can lead to an increase of governmental disputes and fighting, which can cause harm to the U.S. and to the rest of the world.



What About the Next Critical 100 Days?



Greenbuild Conference & Expo is returning live in September 2021 and will serve as an interactive forum for sustainability and green building leaders to express their own views, share ideas, and discuss policies and the many accomplishments to date.

“I would like to see federal mandates for a national renewable energy portfolio standard, coupled with penalties for non-compliance.”

Walker Wells, Principal, Raimi + Associates



“Ideally, over the next 100 days, policymakers across all branches of the federal government will start to coalesce around more aligned, consistent approaches to fostering green building and financing. And that conversation needs to heighten at the state level; the objective is to have them start to adopt similar mandates such as net-zero energy targets and energy benchmarking that can truly advance green building. To counteract greenwashing, perhaps a set of standards and disclosures can be developed to ensure transparency and candor, akin to food labeling requirements.”

Peter S. Grabell; Senior Vice President, PACE;
Dividend Finance Inc.



“What would be great to see in the next 100 days is some real legislation that brings clarity and gives definitive targets to be achieved. It may be tough, but ideally we would want to see final legislation that has largely remained intact and is not watered down to the point where it doesn't achieve the original principles of the plan. We recognize that the legislation needs to be balanced with affordability, it needs to be paid for, and there will have to be a give and take to achieve this.”

John Robbins, Managing Director for the USA,
Turner & Townsend



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There are many concurrent federal appliance standards rulemakings at DOE that are behind schedule. DOE needs to do the same thing that happened during Obama's first term and get all these rulemakings back on track.”

Jamy Bacchus, PE, BEMP, LEED AP; Senior Associate at ME Engineers

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The next 100 days of action from the federal government should be about bold, large-scale investments to take clean energy from niche to mainstream in the power and transportation sectors. Much more than infrastructure spending, it's about supporting workforce education, resiliency planning, a national carbon reduction plan, and more.”

Adam Freedgood, Principal, Third Partners

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While Biden is supporting the transition to clean energy and carbon neutrality by 2050, more can be done right now to realize our climate goals – for example, instituting carbon pricing that accurately communicates the external costs of carbon emissions to the public and incentivizes meaningful reductions. Or, implementing a federal Buy Clean Act that would require projects to procure products with third-party-verified carbon disclosures on all emissions related to extraction, manufacturing, installation, use, and disposal. Lastly, it is important to eliminate fossil fuel subsidies, divest from fossil fuel investments, and protect our most valuable ecologies from private-sector consumption.”

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In the next 100 days, I want the administration to continue what they're doing already: look for regulations that are consistent with a net-zero carbon world and that support climate goals and reduce greenhouse gasses. One thing they are already doing is integrating climate into the analysis of every agency across the government... I hope that people who will act as the voice of climate are continually brought into senior positions throughout the administration... In the rest of President Biden's term, I would like to see them translate the climate regulation proposals into action and show leadership by working to lower the carbon footprint of federal buildings.

Bradford Dockser, CEO and Co-Founder,
GreenGen

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Over the next 100 days, the Biden Administration will need to ensure that the DFC is implementing the plan to open the application process and give investors and developers the incentives they need to move fast to catch up with other forward-thinking countries, particularly in Europe, which is ahead of us, particularly in renewable energy. The remainder of his term will be defined by his results on impactful, partisan-proof measures that get climate change steering in the right direction. As the overall message of the importance of climate change sinks into our culture, which is good, an unfortunate byproduct is capitalist-driven deceit.

Vincent A. Myers, AIA, NCARB, President, DGroup
Architecture

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We are hoping for more clarity around what is funded by the federal government per their own performance targets. Doing so will further encourage the industry to see green design/ climate-oriented design as 'standard operating procedure.' We also anticipate an increased focus on affordable housing with federal investments. We know the commercial real estate industry is concerned about how to manage potential new standards. However, there is a growing desire to implement more net-zero approaches, so we have a good opportunity to collaborate with public and private sector stakeholders to identify practical solutions and push them forward.”

Rives Taylor, Firmwide Design Resilience Co-
Leader, Principal, Gensler

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Over the next 100 days, we'd like to see some federal guidelines surrounding best practices for businesses to employ zero carbon emission operations. We would like to see, participate, and help our own customers with federal incentives to practice and achieve zero carbon emission operations. Today, companies have to self-police when it comes to greenwashing, and as such the best way to currently push back is for third-party reputable organizations to consult and confirm green practices.”

Parker Woodward, Marketing Director, Route4Me

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The best role for the president and the federal government is to establish policies that encourage innovation in how buildings and infrastructure are designed, built, and operated.”

Patrick MacLeamy, FAIA, LEED AP, Chairman, buildingSMART International

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Follow through. We need to enact meaningful legislation to enable a decarbonized electric grid, transmission access, electric transportation infrastructure, etc. We need to do it in a way that is equitable.”

Joshua Radoff, Zero Carbon Cities Advisor, ICLEI - Local Governments for Sustainability USA

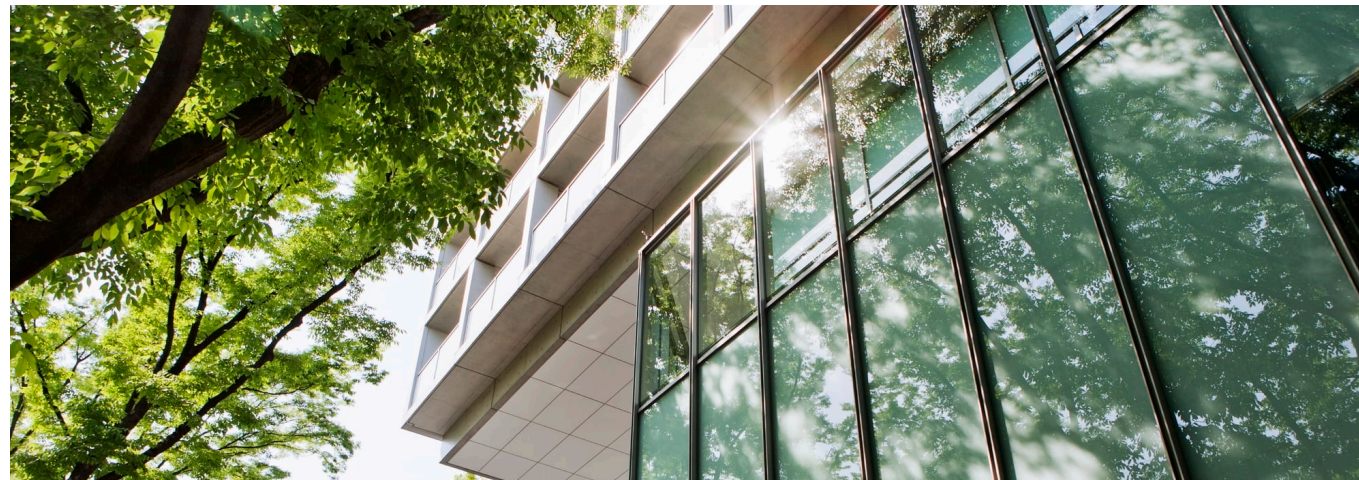
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I would like to see more investment in nature-based solutions in our cities. Let's stop chasing 'carbon capture technology' and start leaning more on nature in urban areas to slow the momentum of climate change.”

Jonce Walker, Director of Sustainability and Wellness, HLW

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I would like to see more incentive programs created around multifamily homes. Typically rebate and finance programs are focused on commercial buildings due to their loads, and residential homes. Multifamily doesn't quite fit into either program, yet rental housing represents a substantial amount of the housing in the U.S. As more and more companies switch to work-from-home strategies, on an aggregated basis their energy loads will increase to be more similar to commercial.”

Mary Nitschke, Vice President of Sustainability, RealPage, Inc.

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What You Can Do



The green building community should take these five actions in response to new policies and legislative focus on sustainability:

1. **Stay informed and engaged about the laws that have an impact on sustainable building.**
2. **Serve as an advocate in your own state, city, or community.**
3. **Look for new sources of funding that will make green projects more accessible to the industry.**
4. **Learn from the projects and communities that are creating innovative sustainable solutions and incorporate those ideas into your own projects.**
5. **Join us at Greenbuild International Conference & Expo 2021, taking place Sept. 21 -23 in San Diego, for inspiration, education, and valuable connections. Visit the [Greenbuild Expo website](#) for more information.**

We would like to extend our gratitude to the many contributors to this report and encourage our readers to make their voices heard in upcoming publications. If you are interested in contributing to reports, contact Amanda.Ciccatelli@informa.com.

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