

Manufacturing A Sustainable New York

NY MTC
January 16, 2008



The New York Industrial Retention Network is the only citywide organization that is committed to both preserving and creating blue-collar jobs and supporting sustainable development.

- *Direct contact with > 300 companies/yr*
- *Served 2,200 companies since 1997*



Why save blue-collar jobs?

A Diverse Population Requires A Diverse Economy

- The manufacturing workforce:
 - 78% are people of color
 - 63% are immigrants
 - 24% have not completed high school
- The manufacturing sector provides career ladders and entrepreneurial opportunities
- Manufacturing adds wealth & brings stability to overall City economy



Citywide Impact

Blue-Collar jobs are a significant part of the City's economy

Employment by Sector

Retail	282,000
Finance	272,000
Industry	230,000*
(manufacturing, warehousing, transportation & utilities)	
Information	163,000
Real Estate	120,000

*There are an additional 119,000 jobs in construction.



Source: NYS Dept. of Labor, Dec 2006

Job Quality

Manufacturing provides decent jobs

Comparative Annual Wages

<u>Sectors</u>	<u>Average Wages</u>	<u>% w/ Health Coverage</u>
Manufacturing	\$48,300	63%
Retail	\$32,700	38%
Restaurants	\$21,700	18%

Source: NYS DOL Year-End 2005; County Business Patterns, 2003

Job Quality

Manufacturing Jobs Are Getting Better

	<u>Manufacturing</u>	<u>Retail</u>	<u>Restaurant</u>
2000 Wage	\$35,700	\$27,700	\$19,400
2005 Wage	\$48,300	\$32,700	\$21,700
% Change	35.3%	18.0%	11.9%

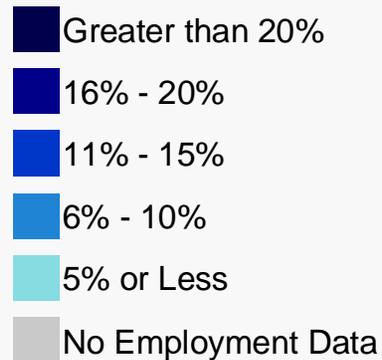
Total Inflation for NYC Region 2000-2005: **20.9%**

Wages from NYS DOL 2005 year-end data; Inflation from Bureau of Labor Statistics; Annual Consumer Price Index for NY Metro Area, March 2007

Community Impacts

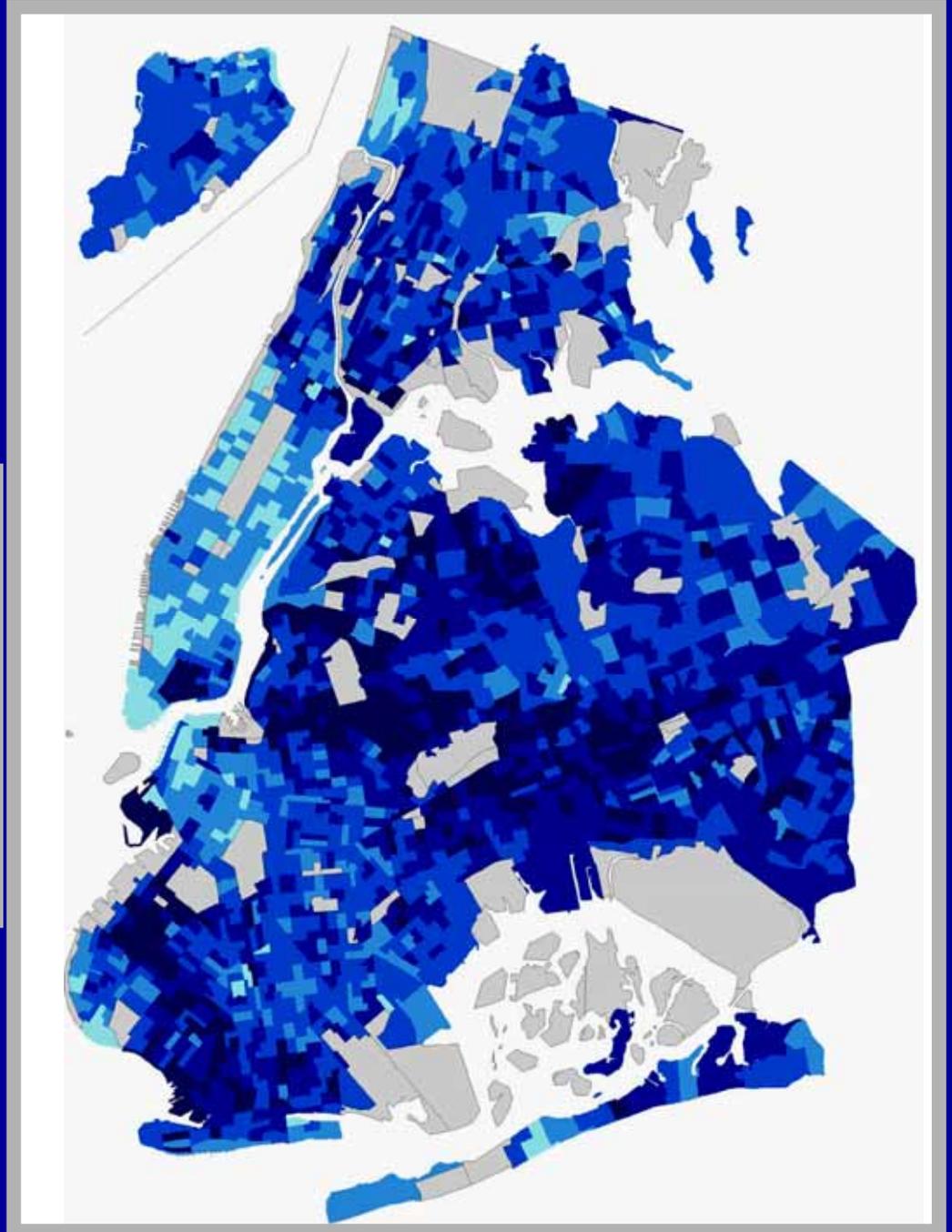
**Blue-collar jobs
are vital to many
neighborhood
economies**

Percent of Workers in Industrial Jobs



Industrial sector includes
Manufacturing, Transportation,
Warehousing & Utilities

Source: U.S. Census, 2000



Opportunities For Growth: Green Manufacturing Initiative

Goal: To create jobs by helping local manufacturers capitalize on the growing market for green building materials and products

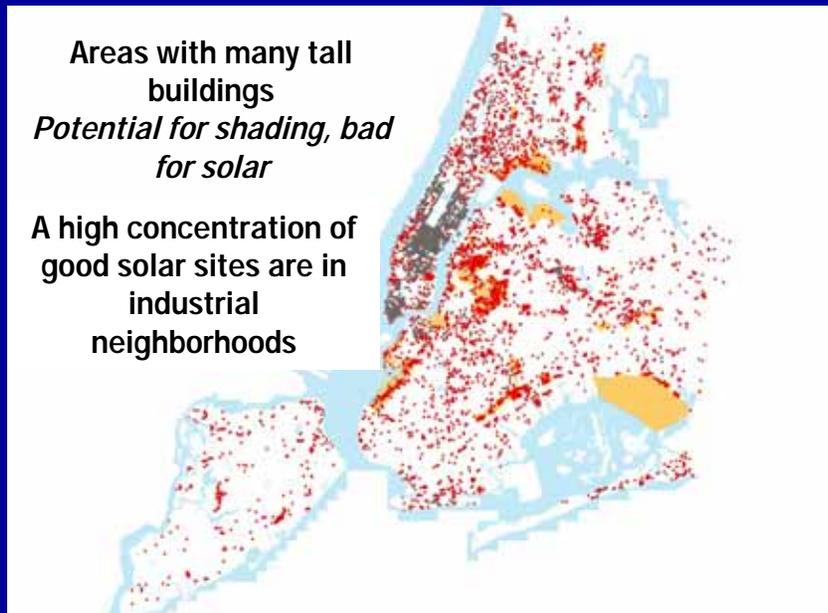
- Building Green (2005) and Manufacturing Green (2006)
- LEED Sustainable Building Standards include a preference for locally manufactured building products
- 570 LEED construction projects in NY market
- 1,500 NY manufacturers make building products



IceStone in Brooklyn uses recycled glass to make countertops

PlaNYC: Green Energy Cluster

- Growth of Distributed Energy Systems will create cluster in design, financing, manufacture, installation and maintenance
- Local Procurement ?



Marjam Supply in East Williamsburg, Brooklyn

- 77 Million sq. ft.
- Improve competitiveness
- Reduce demand on grid
- Need for Net Metering



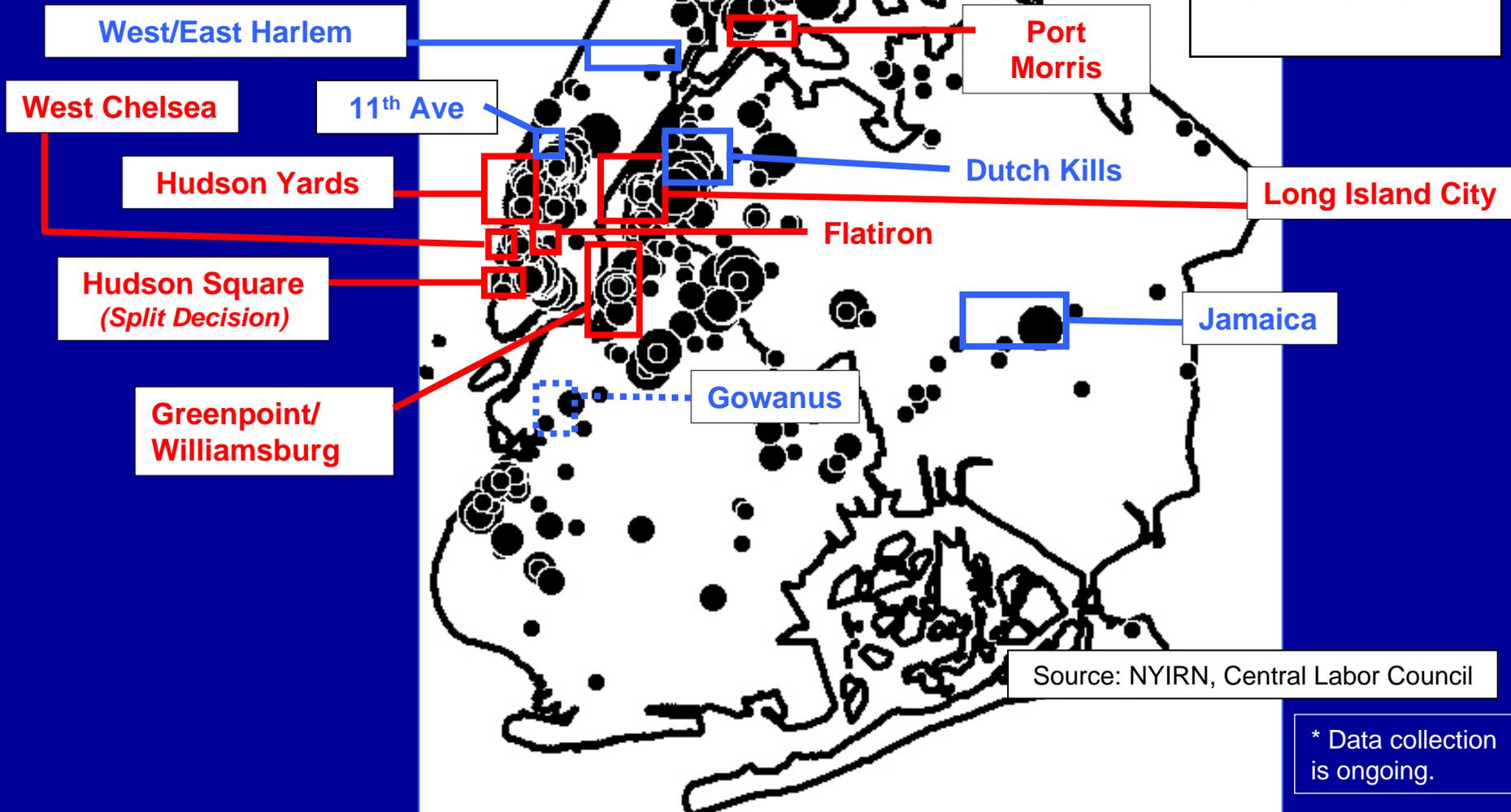
Goal: To strengthen food manufacturing sector and create jobs by helping small companies expand.

- 900+ companies
- 19,200 people
- 2,300 self-employed
- Diversity is NYC's competitive advantage
- Services include:
 - Real estate assistance + ABC incubator
 - Mentoring + Road Map
 - www.foodfromnewyork.org



Land Use Challenges

Completed and Pending DCP Re-zonings of M-Zoned Land



ZONING FOR JOBS

Making Space for New York's Working Economy

Citywide campaign, involving over 50 groups to:

- Raise awareness of important role blue-collar jobs play in the City's and many neighborhood economies
- Advocate for and implement new zoning and other land use tools to help create jobs and empower communities

Zoning For Jobs: Land Use Tools

Industrial Employment Districts

- New type of zoning
- Limit conversion of manufacturing space through Special Permits
- Located in solid manufacturing areas and adjacent to areas being rezoned
- Reduce speculative pressures
- Council Resolution introduced by CM Katz



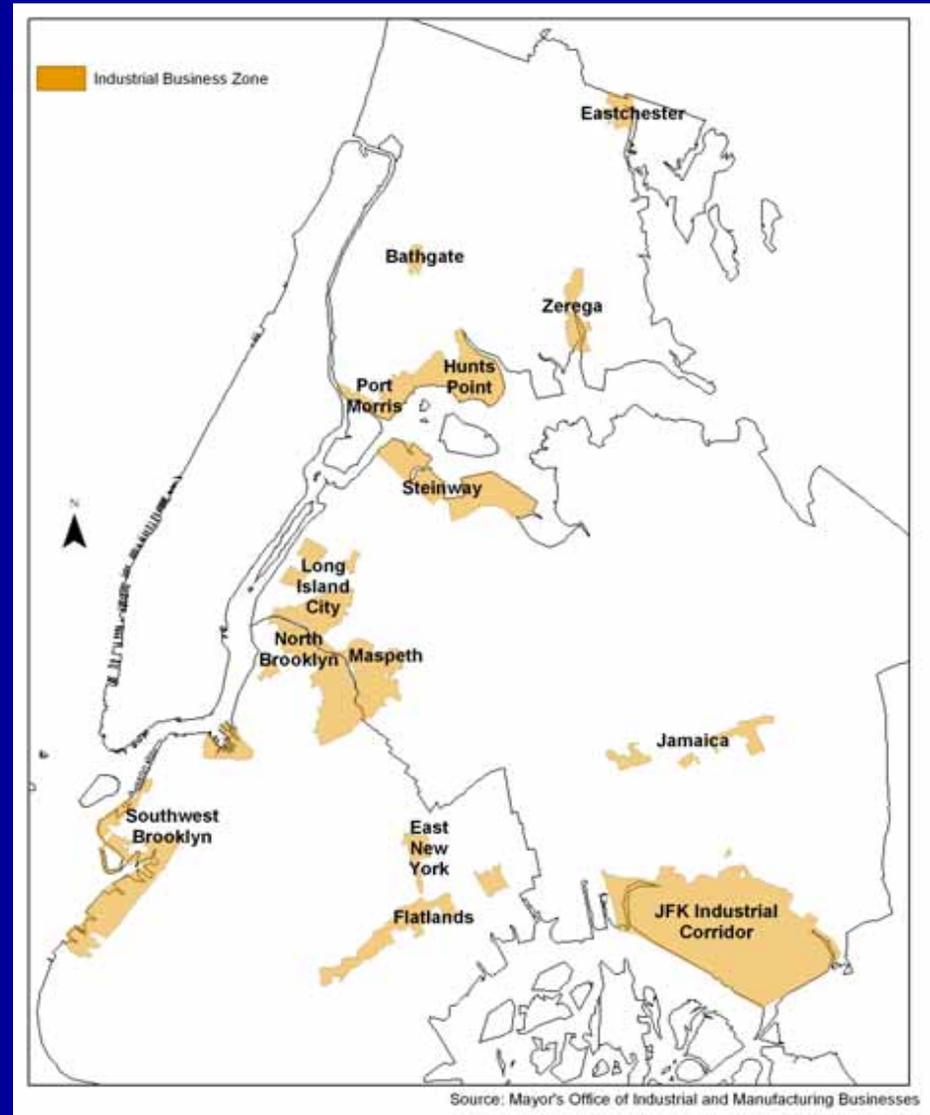
Examples: Industrial Parks in Sunset Park, Long Island City, East Williamsburg

Administration's Industrial Policy

Established Mayor's Office of Industrial and Manufacturing Businesses

Created Industrial Business Zone Program:

- + Consensus that real estate instability is driving out companies and some areas should remain industrial
- + Commitment to discourage residential development
- Not zoning – changeable and lacks enforcement
- Permits non-industrial uses
- Does not provide for community consultation



Conclusion:

Tremendous vitality in industrial sector and growth opportunities

Need for new land use tools to stabilize industrial areas and encourage reinvestment

