STATE OF NEW YORK

10604

IN ASSEMBLY

March 13, 2026

Introduced by M. of A. HYNDMAN -- read once and referred to the Committee on Housing

AN ACT to amend the public housing law, the public authorities law and the energy law, in relation to providing for the heating and cooling of properties including dwelling units owned by the New York city housing authority through the installation of geothermal or air source heat pumps

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Short title. This act shall be known and may be cited as the "NYCHA HVAC repair act".

§ 2. The public housing law is amended by adding a new section 402-i to read as follows:

§ 402-i. NYCHA HVAC repair. 1. The New York city housing authority is authorized and directed to permit the New York state energy research and development authority to retrofit New York city housing authority residential properties for the installation of geothermal or air source heat pumps in dwelling units owned or operated by the New York city housing authority, completely replacing all oil or natural gas fired heating, hot water and other combustion units.

2. The New York city housing authority is authorized and directed to permit the New York state energy research and development authority to replace all compact fluorescent, fluorescent, incandescent, or arc vapor lamps in properties owned or operated by the New York city housing authority with light-emitting diode (LED) bulbs if lighting has not already been replaced, with the goal of replacing all lighting in New York city housing authority properties with high efficiency bulbs.

§ 3. The public authorities law is amended by adding a new section 1879-a to read as follows:

§ 1879-a. Revolving loan for NYCHA HVAC repair. 1. The authority is hereby authorized and directed to establish a revolving loan account in order to retrofit New York city housing authority residential properties for the installation of geothermal or air source heat pumps in dwelling units owned or operated by NYCHA pursuant to subdivision one of section

EXPLANATION--Matter in *italics* (underscored) is new; matter in brackets [-] is old law to be omitted.

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four hundred two-i of the public housing law. Such loan shall be funded from moneys made available pursuant to appropriations by the authority, funds of the regional greenhouse gas initiative (RGGI), and other funds available to the authority including but not limited to the clean energy fund.

2. The authority is authorized and directed to replace all compact fluorescent, fluorescent, incandescent, or arc vapor lamps in properties owned or operated by the New York city housing authority with light-emitting diode (LED) bulbs pursuant to subdivision two of section four hundred two-i of the public housing law.

§ 4. Section 6-104 of the energy law is amended by adding a new subdivision 6 to read as follows:

6. The state energy plan shall include provisions for allowing a surcharge of up to two percent on energy bills, for the New York city housing authority to provide funds or repay loans to the New York state energy research and development authority for the repair of all New York city housing authority heating, ventilation and air conditioning systems with geothermal heating and cooling, and replacement of New York city housing authority lighting with light-emitting diode bulbs, as described in section four hundred two-i of the public housing law and section eighteen hundred seventy-nine-a of the public authorities law.

§ 5. This act shall take effect immediately.