

STATE OF NEW YORK

2076

2025-2026 Regular Sessions

IN ASSEMBLY

January 15, 2025

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

AN ACT to amend the public housing law, in relation to enacting the "New
York state green new deal for public housing act"

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

1 Section 1. Short title. This act shall be known and may be cited as
2 the "New York state green new deal for public housing act".

3 § 2. The public housing law is amended by adding a new article 16 to
4 read as follows:

ARTICLE 16

GREEN NEW DEAL FOR PUBLIC HOUSING

Section 650. Legislative findings.

651. Definitions.

652. Market analysis and planning.

10 § 650. Legislative findings. The legislature finds and declares that:

11 1. The state of New York has an obligation to reduce its environmental
12 footprint, as the climate leadership and community protection act
13 (CLCPA) of two thousand nineteen establishes certain emission reduction
14 limits as well as additional directives to address climate change,
15 including but not limited to the limiting of statewide greenhouse gas
16 emissions to sixty percent of one thousand nine hundred ninety levels by
17 two thousand thirty and fifteen percent of one thousand nine hundred
18 ninety levels by two thousand fifty, and achieving net-zero greenhouse
19 gas emissions across the state of New York's economy.

20 2. With buildings emissions making up more than thirty percent of all
21 emissions in New York state shall upgrade and equip all public housing
22 with cutting-edge materials, infrastructure, and all-electric appliances
23 made in the United States in order to improve energy efficiency, water
24 quality, and material living standards in public housing and to support
25 manufacturing in New York state.

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

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1 3. New York state and other governing bodies have used economies of
2 scale to lower prices of needed products across various industries and
3 to promote the creation of markets that did not exist prior to govern-
4 ment spending, in order to spur innovation of new technologies, and
5 improve the local economy.

6 4. The biggest cost drivers for building operations in New York state
7 are also those components that lead to extensive greenhouse gas emis-
8 sions, and as a result, it is in the state's interest to protect and
9 promote its affordable housing, while taking advantage of the scale of
10 components needed while concurrently lowering greenhouse gas emissions
11 and costs of operating buildings.

12 5. Deep energy retrofits, efficient materials in new construction, and
13 procurement practices that take advantage of scale and energy efficient
14 products contribute to the efficient use of resources and environmental
15 sustainability.

16 6. Bulk procurement for projects to be completed by public housing
17 authorities and rental assistance demonstration (RAD) partners for ener-
18 gy-efficient appliances, construction materials, and mechanical system
19 components which shall enhance cost-effectiveness and innovation in New
20 York.

21 § 651. Definitions. The following terms, whenever used or referred to
22 in this article, shall have the following meaning:

23 1. "Relevant state agencies" shall include, but not be limited to, the
24 New York state energy research and development authority, the New York
25 state division of housing and community renewal, the department of envi-
26 ronmental conservation and other relevant entities as determined by the
27 commissioner of public housing.

28 2. "RAD" shall mean rental assistance demonstration programs provided
29 by the United States department of housing and urban development pursu-
30 ant to 42 U.S.C. § 1437f and 42 U.S.C. § 1437p.

31 3. "Public housing agency" shall have the same meaning as the term
32 "public housing agency" as defined by the U.S. Housing act, 42 U.S.C.
33 1437a(b)(6).

34 § 652. Market analysis and planning. 1. The department of public hous-
35 ing, in cooperation with relevant state agencies and RAD program part-
36 ners, and other experts in architecture and engineering as determined by
37 the commissioner, shall conduct a study regarding the following subject
38 matter, including, but not limited to:

39 (a) identifying gaps in the current market for energy-efficient appli-
40 ances, construction materials, pre-fabricated components, processes and
41 mechanical system components for use in public housing and RAD reno-
42 ventions, including but not limited to heating and cooling systems,
43 ventilation, domestic hot water and control systems, electrical compo-
44 nents, general conditions and sitework, concrete, masonry, metals,
45 woods, glass and plastics, furnishings, elevator systems, safety and
46 security systems, interior finishes, solar photovoltaic technology,
47 lights, other appliances and the components of a facade to include
48 walls, windows, roof, doors, storefront, and other openings. Such list
49 shall also include materials such as cross-laminated timber, nail-lami-
50 nated timber, dowel-laminated timber, glue-laminated timber, some types
51 of structural composite lumber and other types of mass timber products
52 that decrease construction time and emissions in public housing and RAD
53 projects;

54 (b) ascertaining which costs in construction and operations are most
55 extreme for various housing typologies in New York state, with specific

1 attention to public housing and RAD developments, and ensuring that
2 technologies meet international passive house standards, which include:

3 (i) the space heating energy demand, and cooling demand for warmer
4 climates, shall not exceed fifteen kilowatt hours per square meter of
5 net living space treated floor area per year or ten watts per square
6 meter peak demand, with an additional allowance for dehumidification in
7 climates where active cooling is needed;

8 (ii) the total energy to be used for all domestic applications,
9 including but not limited to, heating, hot water and domestic electric-
10 ity, shall not exceed sixty kilowatt hours per square meter of treated
11 floor area per year for a passive house;

12 (iii) a maximum of 0.6 air changes per hour at fifty pascals pressure,
13 as verified with an onsite pressure test, in both pressurized and
14 depressurized states, in terms of air tightness;

15 (iv) thermal comfort shall be met for all living areas during winter
16 and summer, with not more than ten percent of the hours in a given year
17 over twenty-five degrees celsius;

18 (c) developing a standardized list of energy-efficient appliances,
19 construction materials, pre-fabricated components, processes and mechan-
20 ical system components for use in public housing and RAD renovations,
21 including but not limited to heating and cooling systems, ventilation,
22 domestic hot water control systems, electrical components, general
23 conditions and sitework, concrete, masonry, metals, woods, glass and
24 plastics, furnishings, elevator systems, safety and security systems,
25 interior finishes, solar photovoltaic technology, lights, other appli-
26 ances and the components of a facade to include walls, windows, roof,
27 doors, storefront, and other openings. Such list shall also include
28 materials such as cross-laminated timber, nail-laminated timber, dowel-
29 laminated timber, glue-laminated timber, some types of structural
30 composite lumber and other types of mass timber products which shall
31 encourage good architectural design that yields maximal environmental
32 performance and reduction in carbon footprints, both embodied and opera-
33 tional, emphasizing products that are difficult to access due to costs
34 and specific market-based issues;

35 (d) developing a list of missing products, materials, and components
36 that are not available in the existing market, and that could offer
37 reductions in public housing and carbon footprints, both embodied and
38 operational;

39 (e) developing a plan for the issuance of requests for proposals for
40 the supply of items on the list under paragraph (c) of this subdivision
41 by relevant state agencies, with the purpose of encouraging investment
42 and innovation by securing one-time or long-term contracts with winners
43 of the requests for proposals, and where the purchase could offer
44 reductions in public housing and RAD building carbon footprints, both
45 embodied and operational;

46 (f) developing a plan for the procurement of products on the list
47 under paragraph (c) of this subdivision by relevant state agencies, with
48 the purpose of achieving cost advantages through bulk buying of materi-
49 als through large one-time or long-term contracts, to be used for RAD
50 and public housing developments; and

51 (g) developing a plan for the issuance of requests for proposals for
52 the supply of items on the list under paragraph (c) of this subdivision
53 by relevant state agencies, with the purpose of encouraging investment
54 and innovation by securing one-time or long-term contracts with winners
55 of the requests for proposals, and where the purchase could offer

1 reductions in public housing and RAD building carbon footprints, both
2 embodied and operational.

3 2. The commissioner shall publish the results of the study within one
4 year of the effective date of this section and shall publish the plans
5 developed pursuant to paragraphs (e), (f) and (g) of subdivision one of
6 this section within one hundred days of publishing such study. All rele-
7 vant agencies shall immediately take steps to plan and implement
8 purchases, requests for proposals, and the needed contracts and adminis-
9 trative actions necessary to reach the goals outlined in this section,
10 provided that such steps do not exceed the appropriation provided to
11 such relevant agency.

12 3. The commissioner shall submit a biennial report to the temporary
13 president of the senate and the speaker of the assembly on the progress,
14 impact and cost-effectiveness of the green procurement practices imple-
15 mented pursuant to this section.

16 § 3. This act shall take effect immediately.