

STATE OF NEW YORK

2184

2025-2026 Regular Sessions

IN SENATE

January 15, 2025

Introduced by Sen. PARKER -- read twice and ordered printed, and when printed to be committed to the Committee on Housing, Construction and Community Development

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:

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

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

5 § 402-h. NYCHA HVAC repair. 1. The New York city housing authority is
6 authorized and directed to permit the New York state energy research and
7 development authority to retrofit New York city housing authority resi-
8 dential properties for the installation of geothermal or air source heat
9 pumps in dwelling units owned or operated by the New York city housing
10 authority, completely replacing all oil or natural gas fired heating,
11 hot water and other combustion units.

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

19 § 3. The public authorities law is amended by adding a new section
20 1879-a to read as follows:

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

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1 § 1879-a. Revolving loan for NYCHA HVAC repair. 1. The authority is
2 hereby authorized and directed to establish a revolving loan account in
3 order to retrofit New York city housing authority residential properties
4 for the installation of geothermal or air source heat pumps in dwelling
5 units owned or operated by NYCHA pursuant to subdivision one of section
6 four hundred two-h of the public housing law. Such loan shall be funded
7 from moneys made available pursuant to appropriations by the authority,
8 funds of the regional greenhouse gas initiative (RGGI), and other funds
9 available to the authority including but not limited to the clean energy
10 fund.

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

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

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

27 § 5. This act shall take effect immediately.