

Technical Support for the Decarbonization of Mitchell-Lama Cooperatives Subject to NYC Local Law 97 Emissions Limits

HPD and HCR are partnering with the New York State Energy Research and Development Authority (NYSERDA) to provide eligible Mitchell-Lama cooperatives located in New York City with decarbonization planning support until funds are exhausted. Under this effort, NYSERDA will cover the full cost of conducting a decarbonization study and producing an actionable decarbonization-oriented Integrated Physical Needs Assessment (IPNAs) to help the selected developments understand how to meet the 2035 greenhouse gas emissions limits under [NYC Local Law 97 of 2019 \(LL97\)](#), as well as the 2040 and 2050 emissions limits.

What Support Will Be Provided

NYSERDA has competitively selected MaGrann Associates, an energy efficiency and green building consulting and engineering firm and approved IPNA provider to support this effort. MaGrann Associates will work with selected Mitchell-Lama developments to:

- Conduct decarbonization studies and produce actionable decarbonization-oriented Integrated Physical Needs Assessments (IPNAs), helping these developments understand how to meet the 2035 greenhouse gas emissions limits under NYC LL97 of 2019, as well as the 2040 and 2050 emissions limits by implementing building upgrades over time.
- Aggregate key learnings from those studies and share them with HPD, HDC, HCR, and NYSERDA to inform future programs.
- Create a public facing Decarbonization Playbook for the most common types of Mitchell-Lama buildings in NYC to help other Mitchell-Lama developments plan and implement decarbonization work ahead of the 2035 deadline under LL97.

MaGrann Associates will work closely with management and the co-op boards of the selected developments to recommend decarbonization measures that meet each development's needs and can be reasonably implemented over time.

Eligibility Criteria

Funding for this opportunity is limited. To be eligible, Mitchell-Lama developments:

- Must be a Mitchell-Lama cooperative overseen by NYS Homes and Community Renewal (HCR) or NYC Department of Housing Preservation and Development (HPD).
- Must be located in New York City and subject to greenhouse gas emissions limits under LL97, starting in 2035.
- Must plan to seek funding for sustainability-focused capital improvements from HCR, HPD, or HDC between 2026 and 2028. Please note that a Mitchell-Lama co-op's selection to receive a NYSERDA-funded IPNA does not mean that any repairs, replacements, or improvements recommended in the IPNA will be funded by HCR or HPD or that the co-op will receive priority for capital funding assistance over other Mitchell-Lama developments.
- Must not have closed on financing for capital work with HCR, HPD, or HDC more recently than 2020.

- Must not have completed an Integrated Physical Needs Assessment (IPNA) within one year or less from application date.
- Due to limited funded availability, no more than one campus that has 7 or more buildings will be supported under this initiative.

By applying, Mitchell-Lama cooperatives commit to:

- Implementing compliant scopes over time that will put the development in compliance with LL97 in 2035, 2040, and 2050, provided that financial resources are available.
- Granting NYSERDA and MaGrann Associates timely access to all areas of the development needed to complete the work.
- Sharing the information needed to complete the decarbonization study and IPNA with NYSERDA and MaGrann Associates in a timely manner.
- Allowing MaGrann Associates to share the information collected and the decarbonization study and IPNA with HPD, HDC, HCR, NYSERDA, and their representatives.
- Allowing HPD, HDC, HCR, NYSERDA, and their representatives to publicly share and publish the findings from the decarbonization study and IPNA including by publishing the playbook and during presentations to partners and at conferences.

How to Apply and Selection process

Funding for this opportunity is limited. A share of the available budget has been reserved to support eligible Mitchell-Lama developments overseen by HCR, and the rest of the available budget has been reserved to support eligible Mitchell-Lama developments overseen by HPD.

Eligible developments will be selected on a first come, first served basis until available funding is exhausted using the following process:

1. Interested developments must submit a complete [application](#) to NYSERDA. Applications must be submitted via email to multifamilyinfo@nyserda.ny.gov.
2. NYSERDA will review applications and confirm that the Mitchell-Lama development meets the eligibility criteria listed above.
3. NYSERDA will confirm funding eligibility. To do so MaGrann Associates will estimate the cost of producing an IPNA/decarbonization plan based on the information provided in the application and, if needed, a brief site visit.
4. If insufficient funding is available to cover the full cost of producing an IPNA/decarbonization plan, the development may be offered partial support.
5. Projects for which funds are not available will be placed on a waitlist in case more funding becomes available.