Memorandum in Support of Practical Reforms to the Climate Leadership and Community Protection Act (CLCPA)

To: Members of the New York State Legislature; Office of Governor Kathy Hochul
From: Co-ops & Condos United of NY
Date: 3/23/2026
Re: Support for Governor Hochul's Call for Delay and Common-Sense Reforms to the CLCPA

The undersigned coalition of cooperative and condominium boards, representing hundreds of thousands of residents across New York City, respectfully submits this memorandum in support of Governor Hochul's recent request for adjustments to CLCPA mandates. We strongly support her goal to implement practical, common-sense reforms that reflect current technological and economic realities.

Today, the gap between statutory mandates and real-world implementation is stark. The technologies necessary to meet aggressive electrification and emissions targets, especially for large, aging multifamily buildings, are not yet fully developed, widely available, or financially viable. At the same time, the infrastructure required to support these transitions, including grid capacity and reliability, remains insufficient.

Absent reform, compliance costs will be passed directly to residents in the form of sharply higher maintenance charges and common fees. Many of our constituents are retirees on fixed incomes, working families, and long-time homeowners for whom these increases are not sustainable. Cooperative and condominium housing represents one of the last remaining bastions of naturally occurring affordable homeownership in New York City. According to a housing audit from NYC Controller, Brad Lander, our buildings account for over 95% of homes for sale under $800,000. Policies that inadvertently destabilize this sector risk undermining housing affordability at scale.

We strongly support New York's leadership in addressing climate change and share the State's long-term environmental goals. However, since the passage of the CLCPA in 2019, it has become increasingly evident that key aspects of the law were adopted without sufficient analysis of technological feasibility or economic impact, and those consequences will be felt particularly by middle- and working-class New Yorkers.

Without adjustments, the CLCPA could result in financial distress for buildings, reduced property values, deferred maintenance, and, ultimately, displacement of the very communities the law seeks to protect. This would constitute not only an economic disruption but a broader social and housing policy failure.

We therefore support Governor Hochul's call to:

- **Adjust implementation timelines** where compliance is not yet technically feasible;
- **Reassess mandates** to align with available technologies and infrastructure capacity;
- **Incorporate economic impact analyses** to ensure affordability is preserved; and
- **Develop flexible compliance pathways** that recognize the diversity of New York's housing stock.

We need a recalibrated approach, one that is grounded in feasibility, affordability, and transparency. That will better position New York to achieve its climate goals without imposing undue hardship on its residents.

We urge the Legislature and the Governor's Office to work collaboratively with stakeholders to enact these necessary reforms. Thoughtful adjustments today will ensure that New York's climate leadership remains both ambitious and achievable.

Respectfully submitted,

Co-ops & Condos United of NY

Presidents Co-ops and Condo Council

Western Queens Co-op Coalition

HDFC Coalition

Riverbay Co-op City (15,372)

Penn South (2,820)

Bay Terrace Cooperative Section I, Inc. (200)

Beech Hills (816)

Celtic Park (750)

Clearview Gardens (1800)

Georgetown Mews (850)

Glen Oaks Village (2,904)

Le Havre Owners Corp. (1000)

North Shore Towers (1800)

Skyview Riverdale (1300)

Southbridge Towers (1650)

Sunnyside Towers (159)

Trump Village West (500)

United Veterans Mutual Housing Company, Inc (1000)

United Veterans Housing, #2 (800)

Queensview LIC (719)

CC: New York State Legislature

CC: All Shareholders of the Above