

URBAN
GREEN

2025

Annual Report



Our mission is to decarbonize buildings for healthy and resilient communities.

Dear Friends,

The beginning of 2025 brought new challenges for Urban Green and our work. The federal freeze on our record award for Local Law 97 education and training forced Urban Green to make drastic budget shifts. We're deeply grateful for the amazing community that came together to support Urban Green when we needed it most and allowed us to remain steadfast in our mission.

In 2025, we:

- **Moved into our new office at 39 Broadway and opened the Urban Green Training Center**, where we host our industry-leading classes and trainings.
- **Trained over 6,600 students, a new record**, through our [GPRO](#) and [energy code](#) programs and more—equipping building professionals with decarbonization strategies.
- **Supported the first successful year of Local Law 97 compliance** with our research, programs and LL97 Action Steps tool.
- **Served on NYC Mayor Mamdani's transition committee on climate** as the only building decarbonization organization.
- **Released new analysis on post-pandemic shifts in building energy use**, which shows a lasting decline in energy use in NYC's large office buildings.
- **Published a new report, *Tank to Tap***, exploring the opportunity to phase out using fossil fuels for water heating and transition to heat pump water heaters in **650,000 of New York's single-family homes**.
- **Expanded our NYC Building Data Hub** to include two new data stories on the grid's capacity for heat pumps and the city's electricity supply.
- **Held a convening to identify key challenges in operating electric buildings** and published a new report, *Smooth Operator*, with our findings and targeted recommendations.
- **Held our annual [Conference](#) and [Gala](#)**, which saw record-breaking attendance and a diverse lineup of experts in sustainable building.

Your support enables everything we do, and we're thankful to be part of such a motivated and inspiring community. Together, let's keep building solutions for climate change.

Sincerely,



Sara Kendall
Chair | Urban Green Council
Board of Directors
Group VP | SourceBlue LLC | Turner
Construction Co.



John Mandyck
CEO | Urban Green Council

Introducing our new CEO, Chris Halfnight

We're excited to announce that our Board of Directors has elected Chris Halfnight as the incoming CEO of Urban Green, to succeed John Mandyck when he retires on June 1. We're grateful to John for his impeccable leadership and hope you'll extend a warm welcome to Chris!

"Chris Halfnight is absolutely the right leader to build on the incredible momentum at Urban Green. With his subject matter expertise and deep familiarity with our staff and stakeholders, Chris will immediately advance Urban Green's mission with positive impact from day one."

-Sara Kendall, Board Chair of Urban Green



About Chris Halfnight

- Spent a decade shaping Urban Green's research and policy, having previously served as Senior Director of Research and Policy.
- Prior to Urban Green, worked as an attorney at Shearman & Sterling LLP, and focused on energy policy at the Yale Center for Environmental Law and Policy and the Natural Resources Defense Council.
- Holds a B.A. and J.D. from McGill University and a Master's in Environmental Management from the Yale School of the Environment.

Campaign success

\$275,000 raised

We're grateful to our community for helping us exceed our [Forward Now campaign](#) goal, sustaining Urban Green's work at a critical moment. This support allowed us to open our new office and [Training Center](#). Special thanks to Fiona and Eric Rudin, whose matching gift inspired broad participation and made this campaign a success.



DOB electrical inspectors receiving training on the 2025 NYC Electrical Code in our new Training Center.

We advocate

Supported a successful first compliance year for Local Law 97

- Held a webinar with NYC DOB, with ~1,000 attendees, on the [Affordable Housing Reinvestment Fund](#)—an innovative offset championed by Urban Green to direct funding toward affordable housing retrofits.
- Collaborated with stakeholders and subject matter experts to advance technical and financial support for complying with LL97 with the buildings that need the most help.

Developed the Local Law 97 Action Steps tool

Created an [interactive tool](#) for co-op, condo, and multifamily owners to plan cost-effective LL97 compliance.

Shaped climate policy in New York

- As the city's leading experts on building decarbonization, we served on Mayor Mamdani's transition committee on transportation, climate and infrastructure to inform the new administration's plan for LL97 and buildings.
- Published two articles to advance benchmarking in the [city](#) and [state](#), which would provide critical data for smart building policy.
- Advanced the most efficient energy code in NYS and NYC to date, and [published a breakdown](#).

We convene

Smooth Operator: Effective O&M in Electric Buildings

At the request of NYSERDA and NYCHPD, we convened experts to identify best practices for operating electric multifamily buildings. This effort culminated in the December report [Smooth Operator](#), which outlines recommendations across five key challenges: commissioning; preventative maintenance; monitoring and data analysis; effective occupant engagement; and staff training.

Started fossil fuel phase-out study

We began convening over 25 stakeholders as part of an award from MOCEJ to explore technical feasibility and policy pathways to phase out fossil fuels from buildings not covered by LL97 along with NYU Guarini Center, NYU Marron Institute, and Cadmus.



New Office at 39 Broadway!

In August, we moved into our new office and opened the [Urban Green Training Center](#).

2025 Gala featuring John Fish

Thank you to everyone who joined us at the [Urban Green Gala](#) on October 7! This year's honoree was Suffolk's Chairman and CEO John Fish.





We research



Tank to Tap: Scaling heat pumps for water heating in New York's single-family homes

In November, we released [Tank to Tap](#), and found that 650,000 of New York's single-family homes are strong candidates for a switch to highly efficient electric water heating today.

How did large-building energy use change from 2019 to 2023?

We published a [new article](#) examining the post-pandemic lasting decrease in building energy use. The results show:
Overall site energy use: ▼9%
Office site energy use: ▼15%
Multifamily site energy use: ▼6%

NYC Building [Data Hub](#)

We added two grid-focused data stories: [NYC's Electricity Supply](#), about the city's gas-heavy electricity supply—where heat pumps cut emissions now and over time—and [Grid Capacity for Heat Pumps](#) showing 42% winter headroom in NYC and 33% statewide.

We educate



In 2025, we trained **6,649** tradespeople, designers, and building operators, a new record:

4,478 on [GPRO](#), our green training program for trades and contractors

1,604 on the [New York Energy Code](#)

567 on our other courses, including our new heat pump training, *Match Made in HVAC*

400+ completed courses in our newly launched [Education Portal](#)



Built to Lead: UGC Mentorship

Our [Mentorship Program](#) is cultivating the next generation of climate leaders! Launched in 2025, the program connects young adults from historically underrepresented communities with mentors in careers in green building and clean energy.

NYC Next: Shaping Building Decarbonization

Our sold-out conference highlighted key solutions for building decarbonization, from unlocking funding to strengthening the grid with battery storage and advancing climate resiliency.



Building solutions for climate change

Thank you!

Board of Directors

Thank you to our dedicated Board of Directors for their commitment to Urban Green.

[Board of Directors →](#)

Our supporters

Thank you to all of our individual, corporate, and organizational supporters. You make our work possible!

[Our supporters →](#)

Your support is vital to our work.

Here's how you can get involved:

Individual membership

Get discounts on events and exclusive access to special programs and tours with an Urban Green membership.

[Become a member →](#)

Corporate and organizational support

Urban Green's Corporate Supporters are a distinguished community of industry leaders and sustainable building advocates who enable our critical work and share our commitment to ensure a sustainable future for all.

[Become a supporter →](#)

For more ways to support Urban Green, contact Sheena McDermott:

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