# Improving Energy Efficiency in Affordable Multifamily Buildings: Using Current Technology to Change Developer and Resident Behavior

Henry Gifford Steve Bluestone

2013 Climate Buildings & Behavior Conference Garrison Institute September 19, 2013

















Sign In [ Email Sign Up ] New Customer? Register Now | [ Help

Catalog | Find a Branch | The Cart Contains: (0) Items

Optional Accessories

More Accessories

RESOURCES **PRODUCTS** 

SERVICES

WORLDWIDE

REPAIR PARTS

Enter keyword or part number

Search

HVAC and Refrigeration > Heating Equipment > Electric Baseboard Heaters

# DAYTON Rsdntl Electric Heater, 1706 BtuH, 30In L

Share This Product

☆ ☆ ☆ ☆ | Write a Review | Read all Reviews | Read all Ask & Answer

Electric Baseboard Heater, Conventional, Residential, Voltage 120, 1 Phase, BtuH Output 1706, Mounting Type Floor, Length 30 In.,

Depth 2-7/8 In., Height 6-3/4 In., 60 Hz4.2 Amps AC, Color Northern WhiteHousing Material 20 ga, Steel

Grainger Item #

Price (ea.)

Mfr. Model #

UNSPSC#

Ship Qty. 2

Availability

Qty.

Sell Qty. (Will-Call) [2]

Ship Weight (lbs.)

Brand

3UG76 \$58.70

DAYTON

3UG76

40101814

6.5

Typically in Stock [?]

Catalog Page No. 4626

Country of Origin (Country of Origin is subject to change.)

USA

Enlarge Image

Thermostat, 120/240V Brand: DAYTON Grainger Item #: 3UF74 Price (ea.): \$26.15

Baseboard Heat Wall

Qty Add to Order

**Customers Also Viewed** 

Thrmostat, Unit Mt. 120/208/240/277, Rsdntl Brand:

DAYTON Grainger Item #:

Price: Qty

\$26.25 Add to Order

3UG90





Price shown may not reflect your price. Sign in or register.

Add Grainger TripleGuard® repair & replacement coverage ? for \$12.95

Check Availability Use your ZIP code to estimate availability.

ZIP code: Qty:







Gree 18,000 BTU 16 SEER Ductless Dual Zone Heat Pump System 9+9

Item#: 31845

Brand: Gree

Sale: \$1,790.00



Gree 18,000 BTU 16 SEER Ductless Dual Zone Heat Pump System 9+12

Item#: 31846

Brand: Gree

Sale: \$1,848.00



LG 19,000 BTU 21 SEER **Ductless Dual Zone** Heat Pump System 9+9

Item#: 19305

Model#: LMU187HV

LMN096HVT LMN096HVT

Brand: LG

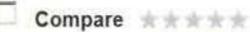
Sale: \$2,084.15





Compare \*\*\*\*













Qty:



Add =







# 161ST STREET MIXED-USE INCLUSIONARY HOUSING DEVELOPMENT

**REVISION 1 SET** MARCH 4, 2013

### DRAWING INDEX

DICAN	ING INDEX		
ARCHITE	CTURAL	SOE	
A-000.00	COVER	SOE-001.00	GENERAL NOTES AND
Z-001.00	ZONING DATA		VICINITY PLAN
A-003.00	ADA NOTES	SOE-002.00	SOE SITE PLAN
A-004.00	GENERAL NOTES, SYMBOLS	906-001.00	SOE SECTIONS AND ELEVATIONS SOE SECTIONS AND ELEVATIONS
A-005.00	A LEGENDS FIRE PROTECTION		
A-008.00	STE SURVEY	STRUCTU	
A-009.00	COORDINATION PLAN	5-100.00 5-101.00	FOUNDATION PLAN 1ST FLOOR FRAMING PLAN
A-010.00	SITE PLAN	5-102.00	2ND FLOOR FRAMING PLAN
	BPP DETAILS	5-103.00	3RD - 8TH FLOOR FRAMING PLAN
BPP-002.01	BPP PLAN	5-104.00	9TH FLOOR FRAMING PLAN
A-101.00	CELLAR PLAN	5-105.00 5-200.00	ROOF FRAMING PLAN GENERAL NOTES
A-102.00	1ST FLOOR PLAN	5-201.00	SICTIONS AND DITALS
A-103.00	2ND FLOOR PLAN	5-202.00	WALL SICTIONS
A-104.00 A-105.00	3RD FLOOR PLAN 4TH 4TH FLOOR PLAN	5-203.00	SECTIONS AND DETAILS COLUMN SCHEDULE
A-106.00	9TH FLOOR PLAN	5-400.00	STRUCTURAL BLEVATION
A-107.00	ROOF & BULKHEAD PLANS	5-401.00	STRUCTURAL ELEVATION
A-106.00	ENLARGED UNIT PLANS - BLDG, A	5-402.00	STRUCTURAL BLEVATION STRUCTURAL BLEVATION
A-109.00	ENLARGED UNIT PLANS - BLDG. A	5-404.00	STRUCTURAL BLEVATION STRUCTURAL BLEVATION
	& FINISH SCHEDULE		nc.i
A-110.00	ENLARGED UNIT PLANS - BLDG, B	MECHAN M-001.00	CELLAR PLAN - HEATING, COOLING,
A-120.00	RCP CELLAR PLAN	34001.00	VENTILATION
A-121.00	RCP 1ST FLOOR PLAN	M-002.00	GROUND FLOOR PLAN - HEATING,
A-122.00	RCP 2ND, 3RD FLOOR PLAN		COOLING, VENTILATION.
A-123.00 A-124.00	RCP 4TH-7TH & 8TH FLOOR PLANS RCP 9TH FLOOR & ROOF PLANS	M-003.00	2ND FLOOR PLAN - HEATING, COOLING, VENTILATION.
		M-004.00	3RD FLOOR PLAN - HEATING, COOLING, VENTLATION.
A-251.00	BUILDING SECTION		COOLING, VENTILATION.
A-300.00	BUILDING A STREET ILEV.	M-005.00	4TH - 8TH FLOOR PLAN - HEATING, COOLING, VENTLATION.
A-301.00 A-302.00	BUILDING A COURTYARD ELEV. BUILDING B STREET ELEV.	M-006.00	9TH FLOOR PLAN - HEATING
A-303.00	BUILDING B COURTYARD BLEV.	M-006.00	COOLING, VENTLATION, BOOF PLAN - HEATING, COOLING,
A-304.00	NORTH & SOUTH SIDE BLEV.	34-000.00	VINTLATION.
A-306.00	ELEVATION DETAILS BUILDING A	M-007.00	BOILER ROOM
A-300.00	ELEVATION DETAILS BUILDING A	M-008.00	CELLAR PLAN - WATER PRESSURE
A-308.00	ELEVATION DETAILS BUILDING B		1000
A-309.00	ELEVATION DETAILS BUILDING B	EN-001.00 EN-002.00	COMOTECX
A-401.00	BLDG. A WALL SECTIONS	DYOLLOO	COMPRES
A-402.00 A-403.00	BLDG. A WALL SECTIONS	ELECTRIC	CAL
A-404.00	BLDG, 8 WALL SECTIONS BLDG, 8 WALL SECTIONS	E-001.00	SITE PLAN
A-408.00	WALL SECTION DETAILS	E-010.00	CENERAL NOTES
A-409.00	BLDG. A WALL SECTIONS DETAILS	E-011.00	SYMBOL LIST
A-410.00 A-411.00	BLDG. A WALL SECTIONS DETAILS BLDG. A WALL SECTIONS DETAILS BLDG. A WALL SECTIONS DETAILS	E-101.00	CILLAR PLAN
A-412.00	BLDG, A WALL SECTIONS DETAILS	E-102.00	GROUND FL PLAN
A-413.00	BLDG. B WALL SECTIONS DETAILS BLDG. B WALL SECTIONS DETAILS	E-103.00	2ND FL PLAN
A-414.00 A-415.00	BLDG. B WALL SECTIONS DETAILS BLDG. B WALL SECTIONS DETAILS	E-104.00	3RD FL PLAN
A-420.00	WALL PLAN DETAILS	E-105.00 E-110.00	4TH-8TH PLAN 9TH FL PLAN
A-451.00	STAIR DETAILS BUILDING A	E-111.00	ROOF PLAN
A-452.00	STAIR DETAILS BUILDING B	E-200.00	RISER DIA, BLDG, A
A-453.00 A-471.00	ELEVATOR DETAILS MISC DETAILS MISC DETAILS	E-201.00 E-202.00	RISER DIA, BLDG, B
A-472.00	MISC DETAILS	6-203.00	TELCOM, CATV RISER INTERCOM CCTV RISER
A-501.00	KITCHEN DETAILS	E-300.00	PANEL SCHEDULE
A-502.00 A-503.00	KITCHEN DETAILS BATHROOM DETAILS	E-301.00	PANEL SCHEDULE BLDG. A
A-504.00	BATHROOM DETAILS	E-302.00 E-400.00	PANEL SCHEDULE BLDG. B DETAILS
A-601.00	DOOR SCHEDULE	6-400.00	DEIAGS
A-602.00	WINDOW SCHEDULE	PLUMBIN	NG .
A-603.00 A-604.00	STOREFRONT DETAILS JAMB DETAILS	P-001.00	SITE PLAN
A-605.00	PARTITION TYPES	P-101.00	CRUAR PLAN
A-606.00	CELING DETAILS	P-102.00	CROUND FLOOR FLAN
A-607.00	AIR SEALING NOTES	P-103.00 P-104.00	2ND FLOOR PLAN 3RD FLOOR PLAN
A-701.00	LOBBY DETALS	P-105.00	4TH - 8TH FLOOR PLAN
A-702.00	LOBBY DETAILS	P-106.00	9TH FLOOR PLAN
1		P-107.00	ROOF PLAN
I		P-200.00 P-201.00	WATER RISER SANITARY RISER
		P-202.00	SANITARY RISER
		P-203.00	SANITARY RISER
I		P-204.00 P-300.00	STORM & GAS RISER DETAILS
		P-301.00	RFZ

19 W. 2157 STREET NEW YORK, N Y 18816 212 352 3000 @GFSS Partners, LLP 201

HOUSING MIXED-USE FA-101.00 CILLAR BUILDING A CROUND BUILDING A FA-201.00 CELLAR BUILDING B FA-202.00 GROUND BUILDING B

SPRINKLER SPSD-100.00 SPSD-101.00 SPSD-102.00

SPSD-103.00

SPSD-104.00

SPSD-105.00 SPSD-109.00 SPSD-110.00

SPSD-300.00 FIRE ALARM

FA-102.00

FA-103.00 FA-104.00 BUILDING A FA-105.00 BUILDING A

FA-010.00 BUILDING A

FA-010.00 BUILDING B FA-011.00 BUILDING A FA-011.00 BUILDING B

FA-203.00 BUILDING B FA-204.00 BUILDING B FA-305.00 BUILDING B

GROUND

2ND 3RD 4TH - 8TH

RISER & DETAILS

9TH ROOF

NCLUSIONARY 90-1 DEVELOPER BLUESTONE JAMAICA I, LLC

STRUCTURAL ENGINEER MURRAY ENGINEERING, PC

MECHANICAL ENGINEER RODKIN CARDINALE CONSULTING ENG HVAC DESIGNER

HINRY GIFFORD

BLUESTONE JAMAICA I, LLC 100% CD- 11.11.2012

DRAWING ISSUE & DATE DATE ISSUE

DRAWING COVER SHEET



OWNER: BLUESTONE JAMAICA I, LLC 193-04 HARDING EXPY, FRESH MEADOWS, NY 11365 T. 718.264.1420 F. 718.264.1507

EXPEDITOR: WILLIAM VITACCO ASSOCIATES LTD. 299 BROADWAY 5TH FL. NEW YORK, NY 10007 T. 212.791.4578 F. 212.517.0637

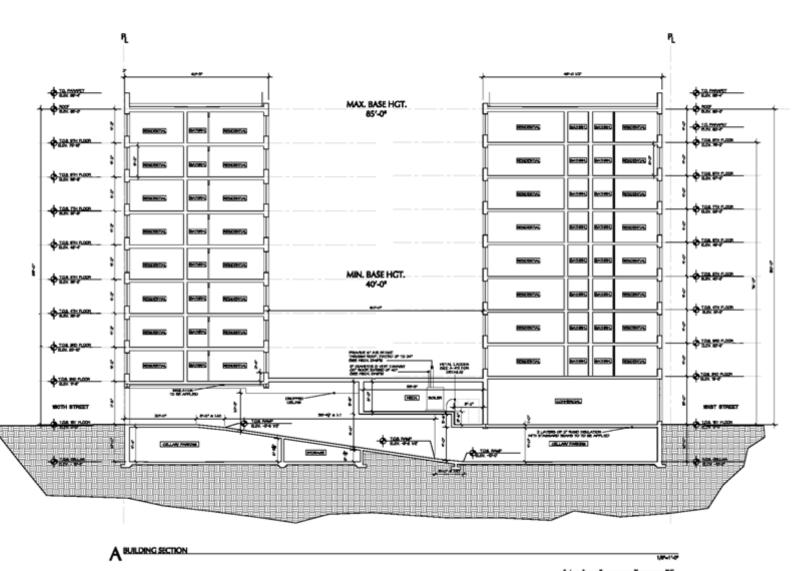
ARCHITECTS: **GF55 PARTNERS** 19 WEST 21ST STREET NEW YORK, NY 10010 T.212.352.3099 F.212.352.3098 DAVID E. GROSS

STRUCTURAL ENGINEER: MURRAY ENGINEERING, PC 307 SEVENTH AVENUE #1001 NEW YORK, NY 10001 T.212.741.1102 F.212.741.1104

MEP ENGINEERS: RODKIN CARDINALE CONSULTING ENGINEERS 214 WEST 29TH STREET, SUITE 601 NEW YORK, NY 10001 T.212.239.1892

F.212.239.6412

MECHANICAL CONSULTANT: HENRY GIFFORD 230 RIVERSIDE DR. #11C NEW YORK, NY 10025 T.212.662.2768





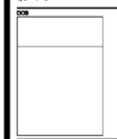
### HOUSING STREET MIXED-USE NY 11432 LOTS: 18, 20, 22 8 LOTS: 18, 20, 161st Street SIONARY OPMENT QUEENS, I BLOCK: 9757, I PROJECT #1451.00 90-1 DEVELOPER BLUESTONE JAMAICA I, LLC STRUCTURAL ENGINEER MURRAY INCINIDRING, PC MECHANICAL ENGINEER RODKIN CARDINALE CONSULTING ENG.

HVAC DESIGNER

HENRY CITTORD BLUESTONE WANCA LILLC

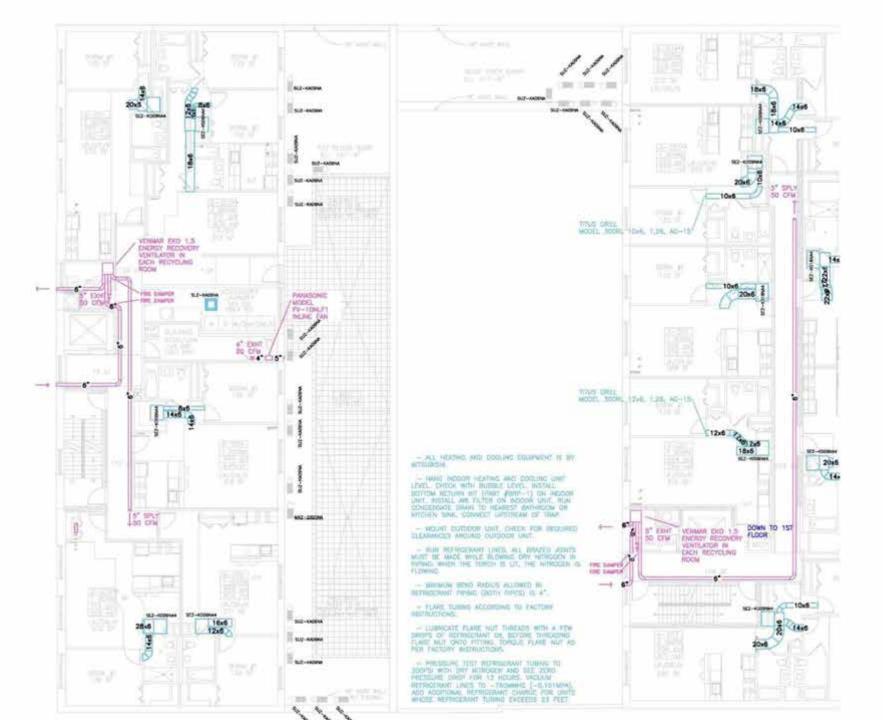
SSUE 100% CD- 11.11.2012

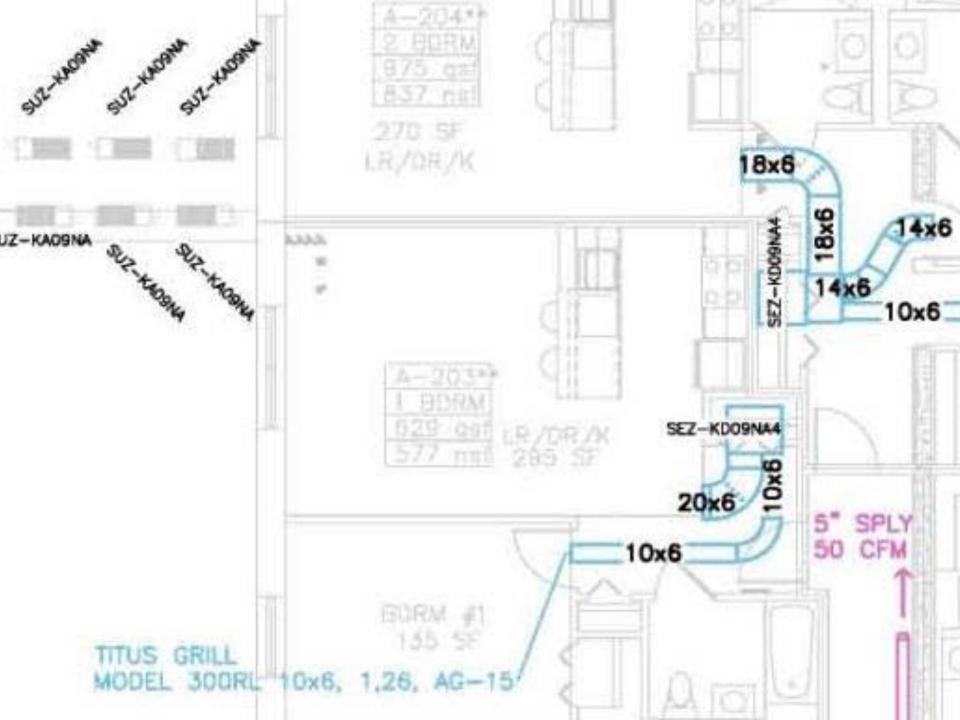
SCALE 1/8"=1'-0"



BUILDING SECTION BUILDINGS A & B











## For All Buildings Regardless of Placed In Service Date

### For 2013 Effective 12/04/2012

201	3 Maximur	n Rent by A	ot. Size		
	309	6 of 40%	0.000		
	Max	Max	Max		
	Gross	Contract	Contract		
Apt. Size	Tenant Tenant Pavs No Pavs Utilities Electric		Tenant Pays Gas & Electric	Avg. HH. Size	40%
0 BR	602	\$546	\$530	1	\$ 24,080
1 BR	645	\$587	\$571	1.5	\$ 25,800
2 BR	774	\$714	\$698	3	\$ 30,960
3 BR	893	\$816	\$799	4.5	\$ 35,740
4 BR	997	\$918	\$900	6	\$ 39,880
5 BR	1,100	\$1,008	\$989	7.5	\$ 44,000

2013	Maximum F	Rent by Apt	Size		
	30% 0	f 50%			
	Max	Max	Max		
	Gross	Contract	Contract		
	Tenant	Tenant	Tenant		
Apt. Size	Pays No.	Pavs	Pays Gas	Avg. HH.	50%
	Utilities	Electric	& Electric	Size	
0 BR	752	\$696	\$680	1	\$ 30,100
1 BR	806	\$748	\$732	1.5	\$ 32,250
2 BR	967	\$907	\$891	3	\$ 38,700
3 BR	1,116	\$1,039	\$1,022	4.5	\$ 44,675
4 BR	1,246	\$1,167	\$1,149	6	\$ 49,850
5 BR	1,375	\$1,283	\$1,264	7.5	\$ 55,000

### HPD LIHTC Utility Allowances

Utility allowances generally change each October. These figures were effective October 1, 2012.

# of Bedrooms SRO	<u>Gas</u> \$16	Electric \$56	Gas & Electric \$72	Gas heat only \$39	Gas Hot Water Only \$22	Hot Water \$81	Oil heat only \$57	Oil Hot Water Only \$32	Oil heat & Oil Hot Water \$89	Electric Heat Only \$105	Electric Hot Water Only \$59	Hot Water \$164
Studio	\$16	\$56	\$72	\$39	\$22	\$61	\$57	\$32	\$89	\$105	\$59	\$164
.1	\$16	\$58	\$74	\$51	\$29	\$80	\$82	\$46	\$128	\$145	\$81	\$226
2	\$16	\$60	\$76	\$59	\$34	\$93	\$98	\$55	\$153	\$172	\$96	\$268
3	\$17	\$77	\$94	\$67	\$38	\$105	\$114	\$64	\$178	\$199	\$111	\$310
4	\$18	\$79	\$97	\$75	\$43	\$118	\$130	\$73	\$203	\$225	\$127	\$352
5	\$19	\$92	\$111	\$84	\$47	\$131	\$148	\$83	\$229	\$252	\$142	\$394
6 or more	\$19	\$92	\$111	\$84	\$47	\$131	\$146	\$83	\$229	\$252	\$142	\$394

			V		Electric
	Oil Hot	Oil heat &	·	Electric	Heat and
Oil heat	Water	Oil Hot	Electric	Hot Water	& Electric
only	Only	Water	Heat Only	Only	Hot Water
\$57	\$32	\$89	\$105	\$59	\$164
\$57	\$32	\$89	\$105	\$59	\$164
\$82	\$46	\$128	\$145	\$81	\$226
\$98	\$55	\$153	\$172	\$96	\$268
\$114	\$84	\$178	\$199	\$111	\$310
\$130	\$73	\$203	\$225	\$127	\$352
\$148	\$83	\$229	\$252	\$142	\$394
\$146	\$83	\$229	\$252	\$142	\$394



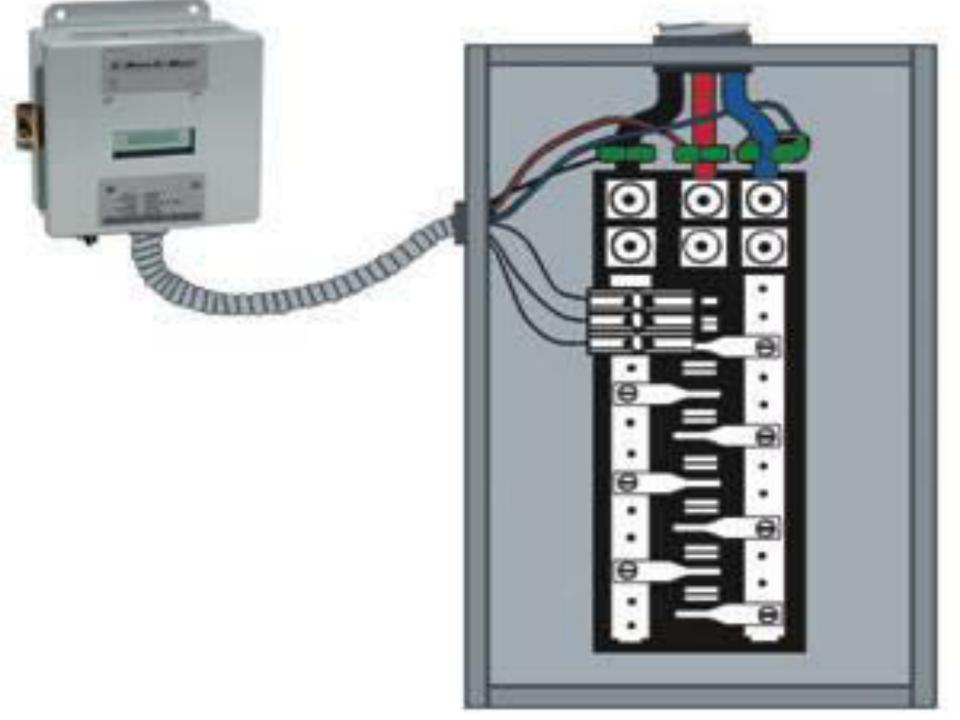


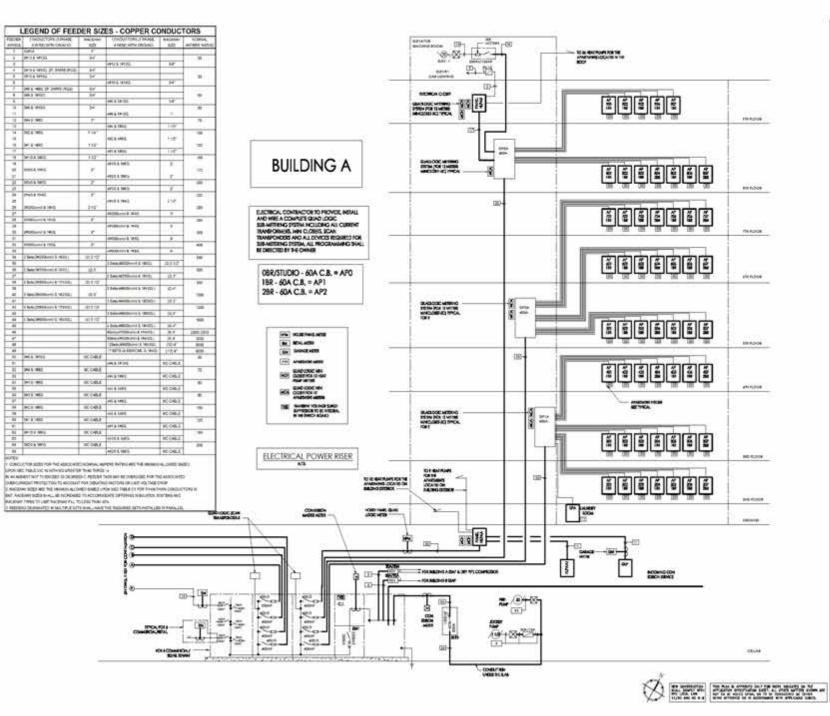






BLUESTONE	GARAGE DATA										
OCT 2012 - I	MAY 2012			OCT 2011	· MAY 2012			NOV 2010 -	EER 2011		
OC1 2012 - 1	Heat	Resist		OC1 2011 -	Heat	Resist		1404 2010 -	Heat	Resist	
Outside	Pump	Heater		Outside	Pump	Heater		Outside	Pump	Heater	
Temp	Load	Load	СОР	Temp	Load	Load	СОР	Temp	Load	Load	СОР
0	2000	2000		0	1 2000	Loud		0	1,637	3,025	1.85
5				5				5	1,589	3,052	1.92
10	754	1,206	1.60	10	677			10	1,335	3,051	2.29
15	616	1,256	2.04	15	665	928	1.40	15	1,239	2,878	2.32
20	539	1,107	2.05	20	560	890	1.59	20	1,103	2,596	2.35
25	454	976	2.15	25	472	849	1.80	25	974	2,335	2.40
30	390	907	2.33	30	392	753	1.92	30	749	2,165	2.89
35	323	809	2.51	35	315	672	2.14	35	710	1,818	2.56
40	256	716	2.79	40	242	571	2.35	40	657	1,421	2.16
45	183	569	3.12	45	197	425	2.15	45	534	972	1.82
50	132	475	3.60	50	133	316	2.38	50	435	995	2.29
55	89	393	4.44	55	112	232	2.08	55	355	769	2.17
60	67	286	4.26	60	71	167	2.35	60	195	430	2.21
65	53	177	3.32	65	96	113	1.18	65	209	730	
70	70	115	1.65	70	177	50	0.28	70	187		
<del></del>			1.00			23	5.25	7.0	237	1	
		Heat	Resist			Heat	Resist			Heat	Resist
Outside		Pump	Heater	Outside		Pump	Heater	Outside		Pump	Heater
Temp	Date	Load	Load	Temp	Date	Load	Load	Temp	Date	Load	Load
10 Total		754	1,206	0 Total		677		0 Total		1,637	3,025
10	1/3/2013	633	,	0	1/16/2012	690		0	1/23/2011	,	3,025
	1/22/2013	743		1	1/22/2012	655			1/24/2011	1,637	-,
	1/23/2013	603	1,234	5 Total	, , , = = = =	665	928	5 Total	, ,====	1,589	3,052
	1/24/2013	794	1,093	5	1/3/2012		883	5	1/14/2011	1,657	
	1/25/2013		1,315		1/4/2012	640	950		1/15/2011		3,042
	1/26/2013	729			1/15/2012		955		1/23/2011	2,145	3,055
	2/10/2013		1,025	1	1/16/2012	697	902		1/24/2011	1,594	
15 Total		616	1,256		1/19/2012		882		2/11/2011	1,322	
15	1/3/2013	620		10 Total	1/22/2012	672	1,852	10 Total		1,335	3,051
	1/22/2013	611		10		560	890	10	1/14/2011	1,360	3,031
	1/23/2013	571	1,109		12/18/2011		885		1/15/2011	1,230	3,045
	1/24/2013	612			12/19/2011	584	899		1/22/2011	1,343	
	1/25/2013	721	1,333		12/29/2011	488			1/23/2011	1,659	3,029
	1/26/2013	635	1,436		1/3/2012		665		1/24/2011	1,133	3,041
	1/27/2013	595	1,313		1/4/2012	571			2/4/2011		3,089
	2/3/2013	563			1/5/2012		0		2/9/2011	1,385	
	2/10/2013	628	1,391		1/15/2012		811		2/11/2011	1,433	
	2/17/2013	539			1/16/2012	568			2/22/2011		3,040
	2/18/2013	765	1,170	15 Total	1/18/2012	470		15 Total		1,239	2,878
20 Total		539	1,107	15	1/19/2012	518	976	15	1/8/2011	1,265	
20	1/2/2013		947		1/20/2012	509			1/13/2011		2,567
	1/3/2013	556			1/21/2012		1,005		1/14/2011	1,228	3,037
	1/18/2013	569			1/22/2012	632	861		1/15/2011	1,182	3,052
	1/22/2013	535			2/12/2012		894		1/21/2011		3,059
	1/23/2013		1,087			472	849		1/22/2011	1,122	3,062
	1/24/2013	525			12/11/2011	452			1/23/2011		3,017
	1/25/2013		1,147		12/12/2011		828		1/24/2011	1,088	
	1/26/2013	568			12/13/2011	503	1,657		1/25/2011	1,851	3,052
	1/27/2013		1,111		12/18/2011		721		1/26/2011	1,139	
	1/28/2013	518	285		12/19/2011	534			1/31/2011		2,891
	2/2/2013	513	1,232		12/24/2011		681		2/4/2011		2,548
	2/3/2013	565			12/25/2011	502	656		2/8/2011		2,720
	2/4/2013		1,027		12/29/2011	468			2/9/2011	1,401	3,057







### Low Income Housing Tax Credit: Rent and Income Limits for New York City, 2013

For All Buildings Regardless of Placed in Service Date

2013 Maximum Rent by Apartment Size, 30% of 40%

	Max Gross	Max Contract	Max Contract			
Apt Size	Tenant Pays No Utilities	Pays No Pays		Avg HH Size	40%	
0 BR	\$602	\$546	\$530	1.0	\$24,080	
1 BR	\$645	\$587	\$571	1.5	\$25,800	
2 BR	\$774	\$714	\$698	3.0	\$30,960	
3 BR	\$893	\$816	\$799	4.5	\$35,740	
4 BR	\$997	\$918	\$900	6.0	\$39,880	
5 BR	\$1,100	\$1,008	\$989	7.5	\$44,000	

2013 Maximum Rent by Apartment Size, 30% of 50%

	Max Gross	Max Contract	Max Contract		
Apt Size	Tenant Pays No Utilities	Tenant Pays Electric	Tenant Pays Gas and Electric	Avg HH Size	40%
0 BR	\$752	\$696	\$680	1.0	\$30,100
1 BR	\$806	\$748	\$732	1.5	\$32,250
2 BR	\$967	\$907	\$891	3.0	\$38,700
3 BR	\$1,116	\$1,039	\$1,022	4.5	\$44,675
4 BR	\$1,246	\$1,167	\$1,149	6.0	\$49,850
5 BR	\$1,375	\$1,283	\$1,264	7.5	\$55,000

### **HPD LIHTC Utility Allowances**

Number of Bedrooms	Gas	Electric	Gas and Electric	Gas Heat Only	Gas Hot Water Only	Gas Heat and Gas Hot Water	Oil Heat Only	Oil Hot Water Only	Oil Heat and Oil Hot Water	Electric Resistance Heat Only	Electric Heat Pump Heat Only	Electric Hot Water Only	Electric Heat and Electric Hot Water
SRO	\$16	\$56	\$72	\$39	\$22	\$61	\$57	\$32	\$89	\$105	\$42	\$59	\$164
Studio	\$16	\$56	\$72	\$39	\$22	\$61	\$57	\$32	\$89	\$105	\$42	\$59	\$164
1	\$16	\$58	\$74	\$51	\$29	\$80	\$82	\$46	\$128	\$145	\$58	\$81	\$226
2	\$16	\$60	\$76	\$59	\$34	\$93	\$98	\$55	\$153	\$172	\$69	\$96	\$268
3	\$17	\$77	\$94	\$67	\$38	\$105	\$114	\$64	\$178	\$199	\$80	\$111	\$310
4	\$18	\$79	\$97	\$75	\$43	\$118	\$130	\$73	\$203	\$225	\$90	\$127	\$352
5	\$19	\$92	\$111	\$84	\$47	\$131	\$146	\$83	\$229	\$252	\$101	\$142	\$394
6 or More	\$19	\$92	\$111	\$84	\$47	\$131	\$146	\$83	\$229	\$252	\$101	\$142	\$394

Rent/Income limits effective 12/11/13. Utility allowances effective 10/1/12 (utility allowances generally change each October).

Number of Bedrooms	Electric Resistance Heat Only	Electric Heat Pump Heat Only			
			SRO	\$105	\$42
			Studio	\$105	\$42
1	\$145	\$58			
2	\$172	\$69			
3	\$199	\$80			
4	\$225	\$90			
5	\$252	\$101			
6 or More	\$252	\$101			

HARRIS BEACH #

ATTORNEYS AT LAW

677 BROADWAY, SUITE 1101 ALBANY, NY 12207 (518) 427-9700

JOHN T. MCMANUS

DIRECT: (518) 701-2734 FAX: (518) 427-0235 JMCMANUS@HARRISBEACH.COM

### VIA ELECTRONIC FILING

July 19, 2013

Hon. Jeffrey C. Cohen Acting Secretary to the Commission NYS Public Service Commission 3 Empire State Plaza Albany, NY 12223

Re: Case No. 12-E-0560-Petition of Jamaica 161 Realty, LLC to Submeter

Electricity at 90-14 161st Street, Jamaica, NY 11432 Located in the Territory of

Consolidated Edison Company, Inc.

Dear Acting Secretary Cohen:

We represent Jamaica 161 Realty, LLC (the "Owner") in the above-referenced proceeding.

We write in response to a recent question by Staff concerning the Owner's pending notice of intent to submeter to the New York State Public Service Commission (the "Commission"). Specifically, Staff requested a more detailed description of how tenants at the subject property will be billed for their submetered electric usage in light of the type of heating and cooling system that the Owner is installing at the property.

### Heating and Cooling System at the Property

Each dwelling unit will be heated and cooled via individual air source electric mini-split heat pump and air conditioning units. An outdoor unit will be connected via individual refrigerant lines to an indoor blower unit. Studio apartments will have the heating/cooling distributed via a ceiling mounted recessed air handler. One and two bedroom apartments will have heating/cooling distributed via concealed air handlers with very short duct runs to supply the bedrooms and living rooms with conditioned air. Each apartment will have a single zone. The heat in each apartment will be controlled via a wall-mounted thermostat.

<sup>1</sup> Please note that the subject property consists of two towers that are connected by a common cellar. The property, therefore, has two addresses, which are 90-11 160<sup>th</sup> Street and 90-14 161<sup>th</sup> Street, Jamaica, NY 11432. At the time of the initial application, the Owner only had one address, but has since received the second address, as explained herein.

Although the Owner commenced this proceeding prior to the effective date of the Commission's revised submetering regulations, in the event that the Commission evaluates the Owner's filing under the revised regulations, it meets the requirements for a notice of intent to submeter pursuant to 16 NYCRR § 96.3 (a) since, as explained below, the cost of "electric heat" will not be the tenants' responsibility. Hon. Jeffrey C. Cohen July 19, 2013 Page 2 HARRIS BEACH 

ATTORNEYS AT LAW

Two electric meters will be installed per dwelling unit. One meter will record usage of the "plug electricity" (e.g., lights, appliances, and outlets) throughout the unit. The second meter will record usage of the heating/cooling system.

### Billing for Submetered Electricity at the Property

Following Commission approval of the Owner's notice of intent to submeter, each tenant will be responsible for charges for electric usage associated with the operation of their unit's individual air source electric mini-split heat pump and air conditioning system for the occupancy period of June 1 through September 30 of each year (i.e., cooling season), while the Owner will be responsible for such charges during the occupancy period of October 1 through May 31 (i.e., heating season). Each tenant will be responsible for all other electric charges (i.e., the plug electricity) in the unit for the occupancy period January 1 through December 31 of each year.

This billing explanation is included in each revised "Rider to Lease: Submetering," which are attached hereto for filing in this proceeding. Please note that there are two Riders because tenants of those units that receive certain federal and State tax credits will be charged at the building's average rate (plus a \$5.00 monthly administrative charge and applicable sales tax), while the remaining tenants will be charged at the direct-metered residential rate. Of course, in no event will the total monthly rates (including any monthly administrative charge) for any tenant exceed the rates and charges of the distribution utility for delivery and commodity in that billing period to similarly-situated, direct-metered residential customers.

Thank you for your assistance in this matter. If you or Staff have any questions about this correspondence, please contact me directly.

Very truly yours,

8/

John T. McManus

Enclosures

cc: Honor Marie Kennedy (via electronic mail only)

<sup>&</sup>lt;sup>3</sup> Please note that these time periods are consistent with New York Multiple Dwelling Law § 79 (1) and New York City Administrative Code § 27-2029, which concern the minimum temperature to be maintained in certain dwellings from October 1 through May 31 (see attached). This minimum temperature requirement does not apply from June 1 through September 30.

<sup>\*</sup> See 16 NYCRR § 96.1 (i).

# Henry Gifford hgiffford@nyc.rr.com

Steve Bluestone sb@bluestoneorg.com