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Hon. Kathleen H. Burgess
Secretary to the Commission
New York State Public Service Commission
Empire State Plaza Agency Building 3
Albany, NY 12223-1350

RE: Case # 15-E-0077, Matter #15-000321:

Dear Secretary Burgess:

I'm writing in support of your requiring Island House's landlord to file an application of petition instead of an application of intent to sub meter. His building is a rental building with baseboard heaters.

I'm the President of the Resident's Association in Roosevelt Landings, which recently underwent a similar attempt to sub-meter our building by our landlord: Case #08-E-0838, by Urban American, Northtown Roosevelt LLC.

Both our building and Island House are located on Roosevelt Island. In fact, we are only a few feet apart, across the street from each other. We were built at the same time, and for the same purpose, as Mitchel Lama, affordable housing. The quality of the workmanship in both buildings are very similar. In fact, they both had the same owner at their inception.

Roosevelt Island is surrounded by the East River; therefore, the effects on the structures are similar to any other coastal community which receives greater atmospheric bombardment as a result of sea water and winds. Also, the climate on the Island has been verified as an average of 5 degrees cooler than the nearby mainland.

Our landlord attempted to sub meter our building without conducting any energy upgrades other than replacing the windows. We had the same inefficient baseboard heaters that Island House continues to use. We had the same broken regulators. We had old refrigerators. But most importantly, the skin of our building was porous, the insulation was faulty and the apartments were drafty and leaked both air and water. The Island House residents are, indeed, experiencing the same problems.

We complained bitterly that sub metering our building would place a substantial, inappropriate and undue burden on our residents. And thankfully, you listened. As a result, the landlord had to conduct repairs to the building to make it energy efficient before you would pass on their application to charge tenants for their electricity.

The result of the energy upgrades in Roosevelt Landings are the following:

- 7% reduction from the replacement of every window in the development
- 20% reduction from sealing the interior of the building which included significant savings from common space improvements to the stairwells and elevator shafts.
- 15% reduction from co-generation

Altogether, thus far, the landlord has decreased their reliance on the energy grid by 42% by performing the necessary work. They are about to undergo the pointing of the building which is estimated to further reduce their energy use by approximately 8%. Only time will tell, but the overall improvement achieved is likely to be a reduction of approximately 50%.

Our landlord has indicated that they are so pleased with the improvement that they are no longer moving forward with sub metering. The once thought of as wasteful tenants proved not so bad after all. Even today, however, the landlord will tell you that controlling the heat by installing thermostats that cap the set point prevents tenant waste. I can assure you that tenants who are not receiving sufficient heat from the landlord's thermostats are simply augmenting their heat with privately owned free-standing heaters, yet the impact of their doing so does not make a material difference.

The design of our building, and the Island House building as well, with large, floor to ceiling windows, makes heating difficult. Even today, while my thermostat reads that the room temperature is 75, the thermometer just a few feet away reads 61. I am warm as I write to you because I have a space heater at my feet.

The landlord poured approximately \$18M into this building in order to carry out the energy upgrades that drove their electricity expense down to a manageable level. The costs to Island House, considering inflation and its smaller size, will likely be between \$13M to \$18M.

Mr. Hirschorn has filed an intent to submeter which would allow him to skirt around the necessary repairs that will truly green his building. The tenants of Island House suffer with the same issues that we faced in Roosevelt Landings. Their residents are being expected to make a decision to purchase their units with no disclosure about the cost of the needed energy upgrades, in fact, no energy audit has been conducted in the building. Averaged out, either the high cost of electricity or the assessments they will have to shoulder, if Hirschorn fails to make the improvements, will be like paying a second mortgage. Most of the tenants-turning-coop-owners could not afford to do so and will lose their homes.

Coop purchasers ask about the utility charges when purchasing. Our shadow bills in Roosevelt Landings were as high as \$1,300. Can you imagine the impact that a buyer knowing they'd have to shoulder that enormous electricity expense would have on resale. If the present tenant purchased and found they could not afford to manage the cost, they may have difficulty selling and lose both their home and their investment.

There is no magic wand to the serious issue of energy reduction. Either one must pay the cost of energy upgrades or pay a large utility bill. Mr. Hirschorn is not divulging these issues to his tenants. And he is hiding behind the fact that he is attempting to coop the building in order to take his money and run.... leaving the residents with an outrageous expense for his neglect.

Sincerely Yours,

Joyce M. Short

President

Roosevelt Landings Residents Association

