

East River Landing

1199 Housing Corporation

A Cooperatively - Owned Residential Complex

Marion Scott Real Estate, Inc.
Management Office
2120 First Avenue
New York, N.Y. 10029

TEL: (212) 534-8503

FAX: (212) 534-6263

November 15, 2013

To: State of New Department of Public Service
Three Empire State Plaza
Albany, N.Y. 12223-1350

From: 1199 Housing Corporation
2120 1st Avenue
New York, N.Y. 10029

Re: Case 11-M-0710

In response to your communication dated September 27, 2013 in reference to case 11-M-0710 in the matter of reviewing and amending the Electric Submetering regulation for the property herein listed there are not subject to these regulations due to the fact that we do not sub-meter electricity to residents.

Sincerely,

Anthony Coleman
General Manager
1199 Housing Corporation

STATE OF NEW YORK DEPARTMENT OF PUBLIC SERVICE
THREE EMPIRE STATE PLAZA, ALBANY, NY 12223-1350

www.dps.ny.gov

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PUBLIC SERVICE COMMISSION

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GARRY A. BROWN
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Commissioners



PETER McGOWAN
General Counsel

KATHLEEN H. BURGESS
Secretary

September 27, 2013

RE: Case 11-M-0710 – In the Matter of Reviewing and Amending the Electric Submetering Regulations, 16 NYCRR Part 96.

Dear Submeterer:

Our records indicate that you have not yet responded to the January 16, 2013 Public Service Commission (Commission) Office of the Secretary's letter (enclosed) regarding recent changes to 16 NYCRR Part 96, Residential Electric Submetering Regulations. As the property owner, landlord or management agent of a submetered premises in New York State, you are a "submeterer" within the meaning of 16 NYCRR §96.1(l). Therefore, you are required to complete a Submetering Identification Form as detailed in the regulations at §96.5(d). The revised regulations can be found at <http://www.dps.ny.gov/Submetering.html>.

Please complete the enclosed Submeterer Identification Form and return it to Ms. Kathleen H. Burgess, Secretary to the Commission, Office of the Secretary, 3 Empire State Plaza, Albany, New York 12223 or electronically at secretary@dps.ny.gov within 30 days of receipt of this letter. Use the above-referenced Case number to ensure that the Department accurately logs your filing.

If you fail to comply with 16 NYCRR §96.5(d) within 30 days of this letter, you may be subject to the remedies listed in 16 NYCRR §96.8, including revocation of your authority to submeter, at which time the Department may direct that your electric utility move you from the master-metered submetering rate classification to a more costly rate.

Any questions regarding compliance with residential submetering regulations may be directed to Honor Kennedy at honor.kennedy@dps.ny.gov or (518) 474-0479.

Sincerely,

Lu Ann Scherer
Chief, Consumer Advocacy
Office of Consumer Policy

Enclosures

STATE OF NEW YORK DEPARTMENT OF PUBLIC SERVICE
THREE EMPIRE STATE PLAZA, ALBANY, NY 12223-1350
www.dps.ny.gov

PUBLIC SERVICE COMMISSION

GARRY A. BROWN
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Commissioners



PETER McGOWAN
General Counsel

JEFFREY C. COHEN
Acting Secretary

January 16, 2013

Dear Submeterer:

On December 18, 2012, the New York State Public Service Commission adopted a resolution to amend 16 NYCRR Part 96, the Residential Electric Submetering regulations. You are receiving this Notice of the Commission's Memorandum and Resolution adopting the revised Residential Electric Submetering regulations because you are an SC-8 customer of Consolidated Edison. If you do not submeter electricity to residents, you are not subject to these regulations. If you do submeter electricity to residents, regardless of whether the premises is a condominium, cooperative, or a rental building, you are subject to these regulations. The revised regulations can be found at <http://www.dps.ny.gov/Submetering.html>.

The submetering regulations have been updated to reflect changes in Commission policy, changes in the energy market, new technologies to promote energy efficiency, and additional consumer policies that have been implemented since 1988, when the submetering regulations were last revised.

These amendments affect how you, as a submeterer, facilitate the sale of electricity and the consumer protections you are obligated to provide the submetered residents in your multi-unit building. While some requirements of the new submetering regulations relate to the initial application process a submeterer must follow in seeking to provide submetered electricity to residents in a residential building (including condominiums and cooperative buildings), many of the regulations apply to existing submetered buildings such as yours.

The new regulations relating to existing submeterers that must be followed in facilitating the sale of electricity to residents include, but are not limited to the following:

(1) The requirement that you provide to the residents to whom you submeter electric service the consumer protections and dispute resolution process found in Public Service Law §§30-53, the Home Energy Fair Practices Act (HEFPA). HEFPA includes the requirement that you offer any submetered end-user budget-billing and deferred payment agreements when necessary and appropriate. To ensure the ability of the Department of Public Service Staff to reach you in the event of a consumer complaint, you are required to submit the attached Submeterer Identification Form at this time and within five days of any such information change;



New York State Public Service Commission
Office of Consumer Policy

Submetering Identification Form



Name of Entity:			Corporate Address:
City:	State:	Zip:	Web Site:
Phone:			Utility Account Number:
Chief Executive:			Account Holder Name:
Phone:			E-mail:
DPS Case Number:			

Primary Regulatory Complaint Contact

Secondary Regulatory Complaint Contact

Name:			Name:		
Phone:			Phone:		
Fax:			Fax:		
E-mail:			E-mail:		
Address:			Address:		
City:	State:	Zip:	City:	State:	Zip:

We do not send complaints to personal e-mail addresses. A shared e-mail address must be provided or the transmission will default to the fax number listed above. Please enter the e-mail address, if any, to which we should send complaints: _____

Name of Property:			Service Address:		
City:	State:	Zip:			
Electric Heat? Y / N			Electric Hot Water? Y / N		
# Units Occupied by: Sr. Citizens Disabled			Total # of Units		
Rent Stabilized	# Rent Controlled		# Rent-Regulated		# Market Rate
Rental: Y/N		Condo: Y/N	Co-Op: Y/N		
# Low Income	# Section 8		# Landlord Assist Program		# Other
Submeter / Billing Agent:			Address:		
City:	State:	Zip:			
Contact Name:		Contact Phone:	Contact Fax:		

Please return this form within 5 days to:

Hon. Kathleen H. Burgess, Secretary to the Commission
NYS Public Service Commission
3 Empire State Plaza
Albany, NY 12223-1350
E-mail: secretary@dps.ny.gov

(Rev. 9/20/13)

**Changes in contact
information should
be submitted within
5 days of any
personnel change.**

Properties Not In Compliance

CARE OF NAME	ACCT_NO	SERVICE ADDRESS	TOWN	ZIP
1199 HOUSING CORP.	49406471010000	2100 1 AVE ENT	NEW YORK NY	10029