

Appendix “A”**ENERGY CONSERVATION MEASURES UNDER REVIEW BY NRH**

Measure	Building Type High/Low Rise, Semi/Detached or Townhouse	Details
Wind Turbines	Houses	<p>Wind turbines installed on the roof of residential homes will produce 1100 KWh/month in a 19.5 km/h wind. The average home in Niagara uses approximately 1000 kWh/month.</p> <p>Issues:</p> <ol style="list-style-type: none"> 1. Tenant pays hydro electricity in most family units. 2. Excess production is returned to the grid. 3. Battery back-up is minimal if there is no wind, approximately 2 hours. <p>Wind turbines are also a new technology for apartment buildings and may have more practical applications.</p>
Solar Panels	Houses	<p>NRH is investigating solar panels - companies have developed a forced convection solar heating unit that will heat up to 1000 square feet and has a complete air change in 1.5 hours with 15 minutes of sunlight per hour. Produces heat of up to 10,000 BTU when the sun is out. Solar heat does not produce any emissions into the atmosphere.</p>
Smart Metering	All units where Provider pays the electric bills	<p>Smart metering provides consumers with an opportunity to see the cost at the time of consumption and may choose to move the time of consumption to ‘off peak’ (lower cost) periods. Off peak rates, which are lower, are in the evenings and on the weekends, and are not as convenient for tenants/members.</p> <p>Although Smart Metering is legislated to be in place for 2010 throughout Ontario, social housing is presently excluded from this requirement, pending further discussion as to how the technology (hardware, installation and maintenance) will be funded and who will fund the cost of individually metering communities that are presently bulk metered. Legislated requirements will be implemented as directed.</p>

Measure	Building Type High/Low Rise, Semi/Detached or Townhouse	Details
Tenants/ Members pay own utilities	High/Low Rise, Semi/Detached or Townhouse	<p>Typically, housing providers pay for utilities in high-rise apartments and not in townhouse units. Because it is commonly believed that conservation begins with the individual that pays the bill, an option is to transfer responsibility for paying utilities to the tenant.</p> <p>Most apartment units are bulk metered. This means that if providers were to pursue tenants/members paying for their own utilities, there would be a cost associated with individual metering of buildings.</p> <p>A risk associated with tenants/members paying their own utilities is if the heat were cut off for non payment, there would be a risk of water pipes freezing and damage to the building structure.</p>