

THE STATE OF NEW HAMPSHIRE

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March 27, 2018

Andrew Winter
Executive Director
Twin Pines Housing
226 Holiday Drive, Suite 20
White River Junction, VT 05001

Re: DE 18-020 Twin Pines Housing Request for Waiver of Puc 303.02

Dear Mr. Winter:

On February 16, 2018, Twin Pines Housing (Twin Pines) filed a request for a waiver of N.H. Code Admin. Rule Puc 303.02, the master metering rule. A waiver is requested with respect to the renovation of 10 Parkhurst Street in Lebanon, New Hampshire, to create 18 units of housing for chronically homeless, low income residents. Commission Staff filed a memorandum on March 19, 2018, in which it described and analyzed the request from Twin Pines and recommended that the Commission grant the waiver, subject to certain conditions.

Staff noted in its memorandum that the renovation of 10 Parkhurst Street is being financed through New Hampshire Housing Finance Authority and will serve households with incomes that fall below 30% of the area median or \$15,500 for a single individual. Through the use of National Housing Trust Fund monies, residents of 10 Parkhurst Street will benefit from project-based Section 8 vouchers. According to Twin Pines, all tenant utility costs will be included in rents, including heat, hot water, and electricity.

Staff further noted that renovations will include the replacement and upgrading of the building's electrical service, including upgrades of the electrical service entrance and size, wiring for new electric stoves in each unit, and new wiring for external security cameras to the outside perimeter of the building. The building has an existing master meter permitted by the City of Lebanon and there are no plans to rewire individual residential units, due to project cost restraints.

Staff stated that a waiver of Puc 303.02 would serve to control the total cost of the 10 Parkhurst Street project, which is on a budget with limited funding. Absent a waiver of

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Puc 303.02, Twin Pines would have to shift project funds to install individual electric meters for each dwelling unit, to the possible detriment of other elements of the project, despite the fact that electric service charges will not be assessed directly to the residents of those units.

Based on its review of the filings, the Commission accepts Staff's recommendation. The Commission finds that, given the circumstances described by Twin Pines, the requested waiver will serve the public interest and will not disrupt the orderly and efficient resolution of matters before the Commission, as required under Puc 201.05.

Accordingly, the Commission grants Twin Pines a waiver of Puc 303.02 and Twin Pines is permitted to maintain the existing master meter for the 18 units to be constructed within the building at 10 Parkhurst Street, such waiver to be effective for as long as 10 Parkhurst Street is operated as multiple unit housing for chronically homeless, low income residents. If, however, at some future time 10 Parkhurst Street is no longer operated in this manner, then the waiver will be rendered null and void and the building owner will be required to install individual electric meters for each separate dwelling unit in the building. Twin Pines is directed to record this letter in the land records of the City of Lebanon, New Hampshire, and to notify the Commission and Liberty Utilities (Granite State Electric) Corp. in the event that 10 Parkhurst Street is no longer operated as multi-unit housing for chronically homeless, low income residents.

Finally, Twin Pines is encouraged to read Commission Order No. 26,113, issued on March 19, 2018, for a potential additional source of funding for the Twin Pines Housing development or similar projects.

Sincerely,



Debra A. Howland
Executive Director

cc: Liberty Utilities