

THE STATE OF NEW HAMPSHIRE



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PUBLIC UTILITIES COMMISSION

21 S. Fruit Street, Suite 10
Concord, N.H. 03301-2429

June 27, 2018

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

Re: DE 18-061 Twin Pines Housing
Request for Waiver of Puc 303.02

Dear Mr. Winter:

On April 12, 2018, Twin Pines Housing Trust d/b/a Twin Pines Housing (Twin Pines), a Section 501(c)(3) entity, filed a request for a waiver of N.H. Code Admin. Rule Puc 303.02, the Commission's master metering rule. The waiver is requested with respect to the construction of a zero net energy multi-family residential building to be constructed at 14 Tracy Street in West Lebanon, New Hampshire, to serve low income households. Commission Staff filed a memorandum on May 18, 2018, in which it described and analyzed the request from Twin Pines and recommended that the Commission grant the waiver, subject to certain conditions. The Commission has accepted Staff's recommendation.

According to the Twin Pines filing, the multi-family residential building to be constructed will include 29 one- and two-bedroom units. The units will be available to eligible households that are at 50 percent and 60 percent of the Area Median Income. The property will be subject to a Land Use Restriction Agreement to enforce the income restrictions, as required by the Low Income Housing Tax Credits granted to Twin Pines by the New Hampshire Housing Finance Authority for the project. The building, as designed, will be New Hampshire's first zero net energy multifamily residential building. To meet that goal, Twin Pines will apply for Zero Energy Building certification by the International Living Future Institute that the building will harness all its energy from renewable resources to exceed net annual demand. Toward that end, the building will be highly insulated, with air-source heat pumps and solar panels integrated into the building to address all energy needs. Construction is expected to begin in early summer 2018.

According to Staff, the new facility at 14 Tracy Street is being constructed to provide energy-efficient, affordable housing to low-income residents through the Zero Energy Building certification, as well as through insulation, heat pumps, and solar panel

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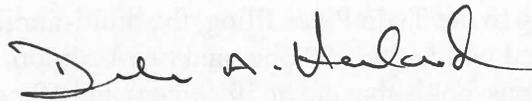
generation. Staff stated that the purpose of Puc 303.02 is to promote energy-efficient building design and the installation of energy efficient mechanical, lighting, and power systems in new construction. Staff concluded that the waiver would serve the public interest by avoiding onerous costs for the additional wiring of separate meters for each unit of the building and that the rule's purpose will be satisfied by the proposed construction of a Zero Energy facility designed for high energy efficiency. As a result, Staff recommended that a waiver of Puc 303.02(a) be granted.

Based on its review of the filings, the Commission has accepted Staff's recommendation. The Commission found that, given the circumstances regarding the 14 Tracy Street facility 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 has granted Twin Pines a waiver of Puc 303.02 for the 14 Tracy Street development, and Twin Pines is permitted to install a master meter for the housing facility at that address. The waiver granted shall be effective for as long as the facility is operated as multi-family housing for low-income residents. If 14 Tracy Street is no longer operated in this manner at some future time, then the waiver will no longer be effective 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 with the Grafton County Registry of Deeds and to notify Liberty Utilities and the Commission in the event that 14 Tracy Street is no longer operated as a multi-family residence for low-income households.

Sincerely,



Debra A. Howland
Executive Director

cc: Liberty Utilities

SERVICE LIST - EMAIL ADDRESSES- DOCKET RELATED

Pursuant to N.H. Admin Rule Puc 203.11 (a) (1): Serve an electronic copy on each person identified on the service list.

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FILING INSTRUCTIONS:

- a) Pursuant to N.H. Admin Rule Puc 203.02 (a), with the exception of Discovery, file 7 copies, as well as an electronic copy, of all documents including cover letter with: DEBRA A HOWLAND
EXEC DIRECTOR
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21 S. FRUIT ST, SUITE 10
CONCORD NH 03301-2429
- b) Serve an electronic copy with each person identified on the Commission's service list and with the Office of Consumer Advocate.
- c) Serve a written copy on each person on the service list not able to receive electronic mail.