



831 Court Street, Keene, NH 03431

Phone & TTD 603.352.6161
Fax 603.352.6845

March 21, 2024

New Hampshire Department of Energy
Attn: Jared S. Chicoine, Commissioner
21 South Fruit Street
Suite 10
Concord, NH 03301

Dear Mr. Chicoine,

Keene Housing (KH) is requesting a waiver of N.H. Code Admin Rules Puc 303.02 (master metering rule) to allow for a consolidated master meter for the Roosevelt School East at 438 Washington Street in Keene. Keene Housing will be responsible for the payment of all electric consumption at this property, including the 30 residential housing units.

In past years, Keene Housing has filed requests for waiver of N.H. Code Admin. Rules Puc 303.02 (master metering rule), and communication between the PUC staff and KH established the standard that master metering would be considered only for new construction and for renovations that exceed 50 percent of the value of the building.

Keene Housing has spent considerable time over the last year planning and organizing the Roosevelt School development. Formerly River Valley Community College, the project master plan calls for a two-phase development; Phase 1, Roosevelt School East, will renovate the existing early 20th Century school building into housing and attach a newly constructed structure that together will offer 30 units. Phase 2, Roosevelt School West, will consist of entirely new construction to add 30 additional units to the property for a total of 60 units. The total cost of Phase 1 well exceeds 50% of the current value of the existing building.

Background

Keene Housing engaged Warrenstreet Architects, Inc. to develop the plans for renovation and new construction for the Roosevelt School development. The existing building and planned attached addition in Phase 1 will house 30 of the units, utilizing 15,750 sq ft of space.

All Roosevelt School East residents' rents will be subsidized with Project Based Vouchers (PBVs) and therefore affordable to extremely and very low-income households, at least 20% of the units will be reserved for households earning 50% of area median income and at least 10%, but not 100% of the units will be reserved for households earning 30% of area median income.



One of the key features of Roosevelt School East is the incorporation of Energy Recovery Ventilators (ERVs) and air source heat pumps. ERVs ensure a constant supply of fresh air while efficiently recovering heat, maintaining optimal indoor air quality, and reducing energy consumption. Air source heat pumps provide an eco-friendly, cost-effective way to heat and cool the living spaces, contributing to lower utility bills and a reduced carbon footprint.

The renovations and new construction are a major undertaking and will significantly alter the original building, as well as add new construction.

PHASE 1 BASE CONSTRUCTION COST

Total Base Construction Cost \$8,500,000

The property was purchased by Monadnock Affordable Housing Corporation, Keene Housing's 501(c)3 real estate holding and development affiliate for \$1,100,000 on March 20, 2024.

An appraisal was not required prior to closing, but as indicated below, even the assessed value well exceeds the construction cost.

The Current Assessed Value of the property was reported to be \$2,187,000 (according to property tax records in 2023).

In this case, the renovations of the building and new construction exceed 100% of the building's value.

Benefits

1. **Cost Savings:** KH would be responsible for at least 30 different accounts at Roosevelt School East, each charging a service fee. Allowing the property to be master metered allows KH to avoid paying monthly service charges for each meter.
2. **Accounting:** KH would be billed for 30 individual unit meters as well as at least 1 common area meter for Roosevelt School East under traditional sub-metering. Internal savings in time and resources would be realized if all 30 individual units were consolidated to two master-meters, one for residential plug load and the other for common electric load. Tenants are not billed for their usage and will never see a bill.

Keene Housing is requesting a waiver for master metering at the Roosevelt School East development. The master metering will be integrated into the work planned for the major renovation to the property, the cost of which exceeds 50 percent of the value of the building.

Based on the May 21, 2014 version of the master metering rule, Puc 303.02(c)(1) and (c)(2), master metering is considered only for new construction and **for renovations that exceed 50 percent of the value of the building**. It was based on this ruling that PUC staff approved our waiver request for Central Square Terrace in 2018. We have thoroughly documented in the preceding paragraphs of this letter that this criterion is met in this case, too.

We respectfully request that the DOE review and grant this request in a timely manner. We expect to begin construction on Roosevelt School East early this summer and wish to give the engineers, architects and Construction Manager working on the school adequate time to plan for meter consolidation.

Please do not hesitate to reach out with any questions or concerns.

Respectfully,

A handwritten signature in blue ink, appearing to read 'JM', followed by a long horizontal line extending to the right.

Joshua Meehan
Executive Director

Encl: City of Keene Assessor's record, 438 Washington Street

438 WASHINGTON ST.

Location 438 WASHINGTON ST.

Map/Lot # 531 / 054/000 000/000

Acct# 531054000000000

Owner COMMUNITY COLLEGE
SYSTEM OF NH

Building Name

Assessment \$2,187,000

Appraisal \$2,187,000

PID 5910

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$1,977,900	\$209,100	\$2,187,000

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$1,977,900	\$209,100	\$2,187,000

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner COMMUNITY COLLEGE SYSTEM OF NH
Co-Owner
Address 28 COLLEGE DR.
 CONCORD, NH 03301-7407

Sale Price \$1,010,000
Book & Page 2607/0029
Sale Date 11/02/2009

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
COMMUNITY COLLEGE SYSTEM OF NH	\$1,010,000	2607/0029	11/02/2009
UNION SCHOOL DISTRICT	\$0	/	01/01/1900

Building Information

Building 1 : Section 1

Year Built: 1926
Living Area: 19,417
Replacement Cost: \$2,908,667
Building Percent Good: 66
Replacement Cost Less Depreciation: \$1,919,700

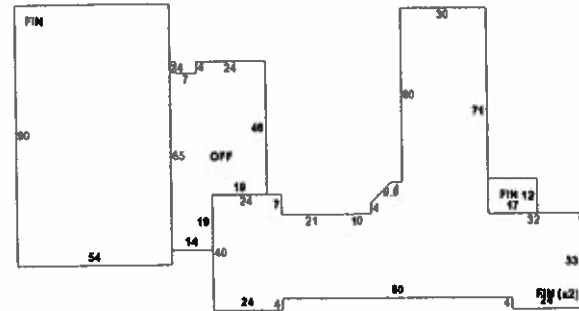
Building Photo



(http://images.vgsi.com/photos2/KeeneNHPhotosA0015\IMG_0039_15314)

Building Attributes	
Field	Description
STYLE	Schools-Public
MODEL	Commercial
Grade	C
Stories:	1
Occupancy	1.00
Exterior Wall 1	Brick Veneer
Exterior Wall 2	
Roof Structure	Hip
Roof Cover	Slate
Interior Wall 1	Plaster
Interior Wall 2	Drywall/Sheetrock
Interior Floor 1	Typical
Interior Floor 2	
Heating Fuel	Typical
Heating Type	Hot Water
Air Conditioning	None
Bldg Use	Comm College
Bedrooms	
Full Baths	
Half Baths	
Frame	Wood Frame/Joist/Beam
Plumbing	Normal
Partitions	Normal
Wall Height	12.00

Building Layout



(ParcelSketch.ashx?pid=5910&bid=5910)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FIN	Finished Area	17,661	17,661
OFF	Office	1,756	1,756
		19,417	19,417

Extra Features

Extra Features				Legend
Code	Description	Size	Assessed Value	Bldg #
PR1	Porch, Open	110.00 S.F.	\$1,200	1
PR1	Porch, Open	70.00 S.F.	\$700	1
EE1	Enclosed Entry	36.00 S.F.	\$500	1

SPR1	SPRINKLERS-WET	1784.00 SF	\$1,300	1
SPR4	SPRINKLERS-WET	4860.00 SF	\$3,500	1
ELV1	ELEV PAS 2-3 STOPS	1.00 UNITS	\$30,200	1

Land

Land Use

Land Line Valuation

Use Code 986
Description Comm College
Zone LD
Category

Size (Acres) 2.4
Depth
Assessed Value \$209,100
Appraised Value \$209,100

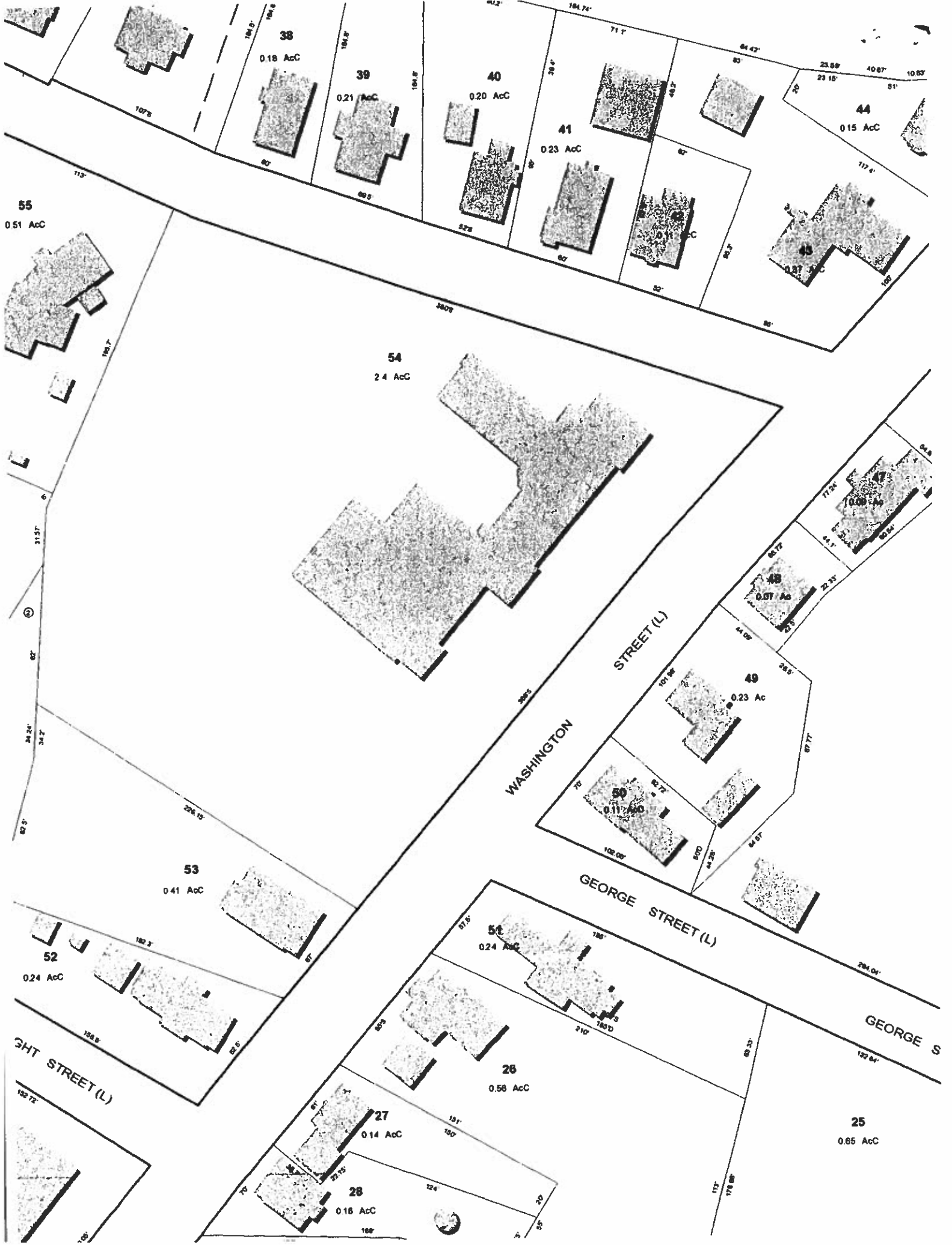
Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Assessed Value	Bldg #
LGT1	POLE & SINGLE LIGHT			1.00 UNITS	\$300	1
SHD1	SHED			56.00 S.F.	\$500	1
PAV1	PAVING- ASPHALT			20000.00 S.F.	\$20,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$1,977,900	\$211,200	\$2,189,100

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$1,977,900	\$211,200	\$2,189,100



38
0.18 AcC

39
0.21 AcC

40
0.20 AcC

41
0.23 AcC

44
0.15 AcC

55
0.51 AcC

54
2.4 AcC

47
0.08 AcC

48
0.07 AcC

49
0.23 AcC

50
0.11 AcC

53
0.41 AcC

52
0.24 AcC

51
0.24 AcC

26
0.58 AcC

27
0.14 AcC

28
0.18 AcC

25
0.65 AcC

WASHINGTON STREET (L)

GEORGE STREET (L)

GHT STREET (L)

GEORGE S

