

**STATE OF MISSOURI
PUBLIC SERVICE COMMISSION
JEFFERSON CITY
June 28, 2001**

CASE NO: EE-2001-514

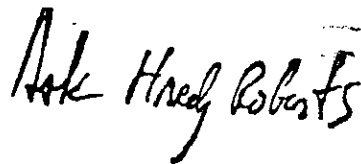
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James J. Cook
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Enclosed find certified copy of an ORDER in the above-numbered case(s).

Sincerely,

A handwritten signature in black ink, appearing to read "Dale Hardy Roberts". The signature is written in a cursive, flowing style.

**Dale Hardy Roberts
Secretary/Chief Regulatory Law Judge**

**STATE OF MISSOURI
PUBLIC SERVICE COMMISSION**

At a Session of the Public Service
Commission held at its office in
Jefferson City on the 28th day of
June, 2001.

In the Matter of the Application of Union Electric)	
Company d/b/a Ameren UE for a Variance from the)	
Commission's Rule Requiring Separate metering)	<u>Case No. EE-2001-514</u>
for The Volunteers of America St. Louis Affordable)	
Housing Corporation Project Located at 14 th Street)	
and Chouteau Avenue in St. Louis, Missouri)	

ORDER GRANTING VARIANCE

On March 28, 2001, Union Electric Company d/b/a AmerenUE (UE) filed a request for variance from Commission rule 4 CSR 240-20.050 which requires a separate electric meter for each residential or commercial unit in a multi-occupancy building, where construction had begun after June 1, 1981. UE supplemented its application on April 6, 2001.

UE stated that The Volunteers of America St. Louis Affordable Housing Corporation (VOA or owner) has requested master metering for its elderly housing project (the "Project"), located at 14th Street and Chouteau Avenue, St. Louis, Missouri. The Project consists of the construction and operation of three new buildings to provide subsidized elderly housing. One new building will provide 30 one-bedroom and 10 two-bedroom apartments for elderly residents at subsidized costs. A second new building will provide 61 one-bedroom apartments and 1 two-bedroom apartment for elderly residents at subsidized costs. The third new building will be a community center consisting of offices,

resident recreation and meeting spaces, a library, a computer lab and space for mailboxes. This building will also serve as a secure entry point for the residents served by all three buildings.

UE stated that the VOA has requested that one master meter be installed for each building for the Project because it will be responsible for the payments of utility electric bills for each apartment and the common facilities. UE stated in its request that separate metering for each apartment would result in additional expenditures of approximately \$280 per apartment (the Commission's Electric Variance Committee calculated a gross additional cost of \$28,560). UE further related that the VOA presented that it would incur additional construction costs of \$76,500 to wire the buildings for individual metering. UE stated that it supports the owner's request for the master metering of the project because of the overall cost benefits.

The Commission's Electric Variance Committee filed its recommendation on June 21, 2001, recommending that the Commission approve UE's Application for Variance. The memorandum of the Individual Electric Metering Variance Committee (Committee) was attached to the Committee's pleading and marked as Appendix A. The Committee's recommendation noted that Commission rule 4 CSR 240-20.050(2) requires the installation of a separate electric meter for each residential or commercial unit in a multiple occupancy building where construction has begun after June 1, 1981. Further, the Committee noted that this Commission rule is aimed at compliance with certain sections of the Public Utility Regulatory Policies Act of 1978. 16 U.S.C. § 2625. Paragraph (d) of 16 U.S.C. § 2625 provides:

Separate metering shall be determined appropriate for any new building for purposes of section 2623(b)(1) of this title if

- (1) there is more than one unit in such building,
- (2) the occupant of each such unit has control over a portion of the electric energy used in such unit, and
- (3) with respect to such portion of electric energy used in such unit, the long-run benefits to the electric consumers in such building exceed the costs of purchasing and installing separate meters in such building.

The Committee stated that it reviewed the application and received information regarding the operation of the Project from UE and the VOA. The Department of Housing and Urban Development will subsidize the electric bills for the Project and the VOA will be responsible for payment.

The Committee stated that it considered the potential benefits to consumers of individual metering and finds that these potential benefits are likely to be of little value to consumers living in this proposed facility. The Committee stated that since the VOA will be paying the electric bills, the individual consumers will not directly receive the financial benefits of individual conservation and efficiency efforts. The Committee noted that receiving, processing, and paying separate bills for each apartment unit for electric service would be unnecessarily burdensome and costly for the VOA.

The Committee recommended the Commission issue an order approving the variance for electric service to the Project, for good cause shown, from the Commission's rule requiring separate metering.

The Commission has reviewed the application and the Variance Committee's recommendation and finds that for good cause shown, the Application for Variance from the requirement for separate metering for the Project located at 14th Street and Chouteau

Avenue, St. Louis, Missouri, should be granted. Commission rules 4 CSR 240-2.060(11) and 4 CSR 240-20.050(5).

IT IS THEREFORE ORDERED:

1. That the Application for Variance filed by Union Electric Company d/b/a AmerenUE on March 28, 2001, is granted.
2. That this order shall become effective on July 8, 2001.
3. That this case may be closed after July 9, 2001.

BY THE COMMISSION



**Dale Hardy Roberts
Secretary/Chief Regulatory Law Judge**

(S E A L)

Lumpe, Ch., Murray, Simmons and Gaw, CC., concur

Thornburg, Regulatory Law Judge

Alt/Secretary: Thornburg, Bryce

Date Circulated 6-22 EE-2001-514
CASE NO.

Lumpke, Chair HL

~~Draher, Vice Chair~~

CM
Murray, Commissioner

KS
Summons, Commissioner

7/11
Gaw, Commissioner

6-28
Agenda Date

Action taken: 4-045

Must Vote Not Later Than _____

STATE OF MISSOURI

OFFICE OF THE PUBLIC SERVICE COMMISSION

I have compared the preceding copy with the original on file in this office and
I do hereby certify the same to be a true copy therefrom and the whole thereof.

WITNESS my hand and seal of the Public Service Commission, at Jefferson City,
Missouri, this 28th day of June 2001.

Dale Hardy Roberts

Dale Hardy Roberts
Secretary/Chief Regulatory Law Judge

