



Public Hearing Item 10:

Consider Application for Variance of Separate Water Meter Requirement for a 19 Unit Senior Affordable Housing Project at 669 Van Buren Street, Monterey (APN: 001-512-020)

Variance Request

- MidPen Housing is requesting a variance from Rule 23
 - 19-unit low-income senior housing project at city-owned 669 Van Buren Street, Monterey
 - Requires separate Cal-Am Water Meters for each User
- Requests permanent installation of in-line water meters in lieu of individual Cal-Am water meters
- Variance requested due to high cost of individual hot water systems in affordable housing

Variance Request

- Project has central water heating plant for domestic hot water including thermal solar water heating and high efficiency condensing water heaters
 - Centralized hot water system=cost savings and increased affordability
 - Reduces space needs in individual units for water heaters
 - Allows the project to keep gas out of the units to increase the safety of the senior residents

Rule 23 – Metering Requirement

- Separate meters encourage accountability
- Facilitate compliance with water rationing and reduce water waste
- Variance is allowed for special circumstances or undue hardship

Special Circumstances Exist

The following special circumstances merit consideration of a variance to Rule 23:

- The requirement to install individual Water Meters in this project would significantly increase project cost, jeopardizing the project
- The project is an affordable senior housing project run by a non-profit organization
- City of Monterey supports this request

Special Circumstances

- Project will have hot and cold water sub-meters in the units and data will be monitored by a central computer
 - Supports leak detection and accountability
 - Supports rationing enforcement
- Consumption information will be available to MPWMD
- MidPen pays utility bills
- There is precedent for granting a variance

Previous Variances for Affordable Housing Master Meters

- A single meter for each building was authorized for the Pacific Meadows senior housing complex in Carmel Valley (1989)
- City of Monterey received a variance from the separate Water Meter requirement for the Osio Plaza low to moderate-income housing units (1997)
- South County Housing Corporation received a variance to allow in-line meters for 49 low-income senior housing units in Pacific Grove (2002)

Recommendation

Staff recommends the Board approve the variance and adopt the Findings of Approval with the following conditions:

1. In-line meters for each unit must be installed and maintained. The in-line meter data must be accessible to the building management to assist with water use tracking during times of rationing. The applicant/owner shall provide this information to the District upon request
2. Outdoor water use at the project site will be separately metered
3. Within one year, the applicant must obtain water and building permits (water permits are currently pending)

Staff reports, ordinances and presentation materials can be found on the District's website at:

www.mpwmd.net

PowerPoint presentations will be posted on the website the day after the meeting