

Docket Number: EL23-009 (The Grove at Ellis Crossing)  
Subject Matter: First Data Request  
Request to: Lloyd Companies  
Request from: South Dakota Public Utilities Commission Staff  
Date of Request: March 30, 2023  
Responses Due: April 6, 2023

- 1) Will the building have gas services?
  - Yes
- 2) If the answer to question 1 above is “yes”, please:
  - a) Identify what mechanical equipment will be operated on gas, and
    - **Furnaces located in each unit and two centrally located water heaters that service all units.**
  - b) Identify if the variance request is intended to apply to gas service as well.
    - **Yes, there will be only one gas service/meter.**
- 3) Please provide an explanation of how each apartment will be heated, cooled, and supplied with hot water including the type of utility service (i.e. electric or natural gas) that will be used for each.
  - **Each unit is conditioned by a gas supplied air handling unit.**
  - **Hot water is provided by 2 centrally located gas water heaters that will service all units.**
- 4) Please confirm that Lloyd Companies has determined the building does not meet the exception to the individual metering rules in ARSD 20:10:26:04(6) based on your understanding of that rule.
  - **The building does operate on two centrally located gas operated hot water heaters. I am unsure if this qualifies for an exception since there are not central heating or cooling systems.**
- 5) In the application letter, Lloyd Companies states “[t]he building is designed as a single meter building because of LIHTC regulations that the community cannot charge residents for utilities or must provide utility allowance subsidies.”
  - a) Does the South Dakota Housing Development Authority (SD Housing) administer the LIHTC program?
    - Yes
  - b) If yes, does SD Housing have any regulations in place that the apartments should be individually metered?
    - **No, they do not have regulations that require apartments be individually metered.**
      - **“If a utility (other than telephone, cable television or internet) is paid directly by the tenant, the gross rent includes a utility allowance. If all utilities are paid by the owner the utility allowance is zero.”**
        - **Housing Tax Credit Compliance Manual July 2019 → Chapter: Rent Utilities → Section: Utilities Allowances (13).**
  - c) If no, who is the administrating agency of the LIHTC and does that agency have any individual metering requirements?
- 6) Please confirm that the residents of The Grove at Ellis Crossing will not receive a bill from Lloyd Companies, Multi-Family Utility Company, or any other company for their utilities.

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- All utilities are paid in full by the community. No gas, water or electric utility expenses are passed along to residents.
- 7) Does Lloyd companies have an estimate of what the cost impact would be to individually meter The Grove at Ellis Crossing? If yes, please provide the estimate.
- Lloyd companies doesn't have that information readily available but can obtain rough quotes if the Commission needs it to complete its analysis.