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## IMPROVING QUALITY OF LIFE

March 23, 2023

RE: The Grove at Ellis Crossing  
8600 W 41<sup>st</sup> St  
Sioux Falls, SD 57106

South Dakota Public Utilities Commission  
Capitol Building, 1st Floor  
500 East Capitol Avenue  
Pierre, South Dakota 57501-5070

On behalf of The Grove at Ellis Crossing, we are requesting a variance to the Administrative Rule of South Dakota 20:10:26:03 (1) per 20:10:26:05.

The Grove at Ellis Crossing is a new construction LIHTC Affordable Housing project in NW Sioux Falls. The building is currently under construction and will be a Multi-Family Residential building operated under LIHTC Affordable Housing regulations in accordance with the State of South Dakota.

The 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. The residents in this community will not receive or pay a utility bill from the energy utility provider. The single electrical bill is received and paid by The Grove at Ellis Crossing. We are requesting a variance to bypass the requirement for individual apartment meters and approval to move forward with a single master meter for the building. Xcel Energy is the utility company servicing this community and they are copied on this letter.

The requirement for individual metering would create significantly operational and administrative burdens, would require unnecessary equipment costs and result in project delivery delays. Also, with the project in the final stages of construction and initial rough-in of equipment for a single master meter already in place, it would be impossible to meet current delivery schedules to provide the affordable housing scheduled to deliver in June of this year. It would also be improbable that the project could withstand the financial burden of modifying the building at this stage to accommodate separate metering for all units.

A hearing is not required. Please contact me with any questions or comments you have regarding this, or if any additional information is needed.

Lloyd Companies.

Drew O'Brien  
Development Project Manager

cc:

Tim Moke – Xcel Energy  
Darla Van Rosendale – Lloyd Companies Affordable Housing  
Kellen Erpenbach – Lloyd Companies Affordable Housing  
Cory Garbers – Lloyd Companies Construction