



October 1, 2015

Public Utilities Commission
Capitol Building 1st Floor
500 E. Capitol Ave.
Pierre, SD 57501

Re: Trinity Point, LLC Request for Mastermetering Variance

Pursuant to SDAR 20:10:26:05 we are requesting, on behalf of Trinity Point, LLC, a variance to the separate metering requirement in SDAR 20:10:26:03(4).

The project for which a variance is requested is a 48 unit multi-family housing structure designed to provide affordable housing to the community of Sioux Falls. We have submitted an application for LIHTC/HOME funds and if awarded intend to begin construction early in 2016. Lloyd Companies is providing planning, design, construction, and management services and make this request on behalf of our client. We are requesting to master meter the project for electrical and gas services.

The property, once platted, will be legally described as:

Block 11 Dawley Farm Village Addition to the City of Sioux Falls,
Minnehaha County, South Dakota.

The appropriate utility companies have been copied on this letter, pursuant to SDAR 20:10:26:05. No hearing is requested by Trinity Point, LLC.

(1) Type of Project

We are building a multi-family housing structure to provide affordable housing to our community. It includes 48 units in total.

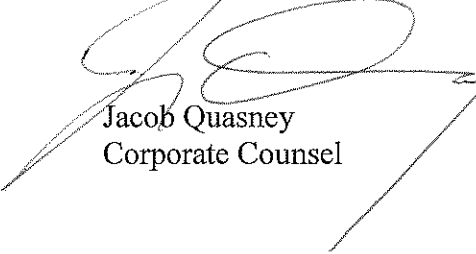
(2) Justification

Under the lease structure on this project, the Landlord is going to pay all utilities. Therefore, separate metering would create an additional up front cost to construction and would create an additional administrative burden. Further, the property is going to be equipped with a central domestic hot water heating system which will service the entire facility.

The central domestic hot water heating system brings the project within the scope of SDAR 20:10:26:04(6), which provides an exception for multi-occupancy buildings providing central systems to the building. The design and character of the project within the scope of an exception to master metering requirements and the additional up front and continued expense of separately metering the project make it most appropriate to master meter this project for all utilities.

If you have any questions, comments, or concerns. Please contact me. Thank you.

Sincerely,



Jacob Quasney
Corporate Counsel

CC: Xcel Energy
MidAmerican Energy