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March 23, 2023

RE: Jefferson Village Apartments II
4113 W Innovation Street
Sioux Falls, SD 57107

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

On behalf of Jefferson Village Apartments II, we are requesting a variance to the Administrative Rule of South Dakota 20:10:26:03 (1) per 20:10:26:05.

Jefferson Village Apartments II 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 Jefferson Village Apartments II. 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