

04.04.2025

Southernside West Harmony GHF LLC

4025 Lake Boone Trail, Raleigh, NC 27607

David Williams - David.Williams@greyco.com

Southernside West - Utility Allowance Estimation

Please find below an updated Utility Allowance (UA) for Southern Side West in Greenville, SC.

In order to estimate the electric utility use, we used RESNET standard approved software (Ekotrope). Below is the projected electric utility allowance cost that represents the 'worst case' unit type (highest projected cost). The inputs used in the energy modeling were from the preliminary plans and attached assumptions of units meeting ENERGY STAR MFNC standards. Electric rates are pulled from their [current listed schedules](#). [Water](#) and [wastewater](#) rates are current for the City of Greenville, SC. Water and sewer estimates are also provided by ION: a water leak detection specialist.

Unit Type	Electricity (weighted average)	Water & Sewer (HUD)	Water & Sewer (ION)	Total UA
1Br	\$78.87	\$30	\$10.01	\$88.88
2Br	\$101.79	\$35	\$20.02	\$121.81

These figures are based on a set of assumptions that were needed to complete an initial assessment of development plans, as per *Appendix F – RESNET Rater Certification of Development Plans*, and will be revised accordingly as more detailed plans are developed. Should you have any questions do not hesitate to contact me.

Sincerely,

Jacob Hauser
Energy & Data Analyst
Southern Energy Management
jacob@southern-energy.com

From ION:

Unit Mix	# of Units	G/BR/Day	Gallons/Day	Gallons/Month	Gallons/Year
1BR	39	45	1,755	53,381	640,575
2BR	15	90	1,350	41,063	492,750
3BR		135	-	-	0
4BR		180	-	-	0
5BR		225	-	-	0
Total Units	54	45	3,105	94,444	1,133,325
Bedrooms	69				

Type	Per Unit	per bdrm
Monthly Fixed per unit	\$9.64	\$7.55
Total Monthly Variable Water	\$3.15	\$2.46

Monthly UA Target		
	1 BR	2 BR
Fixed Fees	\$7.55	\$15.09
Variable Water	\$2.46	\$4.93
Total	\$10.01	\$20.02



Fuel Summary

Property

Greenville, SC 29607
Model: 1 Br Ext Ground
Community: Southernside Senior

Organization

Southern Energy Management
Jacob Hauser MES

Inspection Status

Results are projected

Builder

Southernside Senior_1 Br Ext Ground
Initial House Design

Annual Energy Cost

Electric	\$1,036
----------	---------

Annual End-Use Cost

Heating	\$233
Cooling	\$81
Water Heating	\$154
Lights & Appliances	\$424
Onsite Generation	-\$0
Service Charges	\$144
Total	\$1,036

Annual End-Use Consumption

Heating [Electric kWh]	1,713.8
Cooling [Electric kWh]	597.8
Hot Water [Electric kWh]	1,135.1
Lights & Appliances [Electric kWh]	3,121.3
Total [Electric kWh]	6,568.0
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	1.41
Peak Summer kW	1.10

Utility Rates

Electricity	DEC SC 11/24
-------------	--------------

Fuel Summary

Property

Greenville, SC 29607
Model: 1 Br Ext Middle
Community: Southernside Senior

Organization

Southern Energy Management
Jacob Hauser MES

Inspection Status

Results are projected

Builder

Southernside Senior_1 Br Ext Middle
Initial House Design

Annual Energy Cost

Electric	\$987
----------	-------

Annual End-Use Cost

Heating	\$180
Cooling	\$85
Water Heating	\$154
Lights & Appliances	\$424
Onsite Generation	-\$0
Service Charges	\$144
Total	\$987

Annual End-Use Consumption

Heating [Electric kWh]	1,327.0
Cooling [Electric kWh]	625.2
Hot Water [Electric kWh]	1,134.5
Lights & Appliances [Electric kWh]	3,121.3
Total [Electric kWh]	6,208.0
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	1.27
Peak Summer kW	1.10

Utility Rates

Electricity	DEC SC 11/24
-------------	--------------

Fuel Summary

Property

Greenville, SC 29607
Model: 1 Br Ext Top
Community: Southernside Senior

Organization

Southern Energy Management
Jacob Hauser MES

Inspection Status

Results are projected

Builder

Southernside Senior_1 Br Ext Top
Initial House Design

Annual Energy Cost

Electric	\$1,057
----------	---------

Annual End-Use Cost

Heating	\$231
Cooling	\$105
Water Heating	\$154
Lights & Appliances	\$424
Onsite Generation	-\$0
Service Charges	\$144
Total	\$1,057

Annual End-Use Consumption

Heating [Electric kWh]	1,699.2
Cooling [Electric kWh]	769.6
Hot Water [Electric kWh]	1,134.7
Lights & Appliances [Electric kWh]	3,121.3
Total [Electric kWh]	6,724.8
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	1.45
Peak Summer kW	1.16

Utility Rates

Electricity	DEC SC 11/24
-------------	--------------

Fuel Summary

Property

Greenville, SC 29607
Model: 1 Br Int Ground
Community: Southernside Senior

Organization

Southern Energy Management
Jacob Hauser MES

Inspection Status

Results are projected

Builder

Southernside Senior_1 Br Int Ground
Initial House Design

Annual Energy Cost

Electric	\$939
----------	-------

Annual End-Use Cost

Heating	\$161
Cooling	\$64
Water Heating	\$155
Lights & Appliances	\$416
Onsite Generation	-\$0
Service Charges	\$144
Total	\$939

Annual End-Use Consumption

Heating [Electric kWh]	1,187.0
Cooling [Electric kWh]	468.4
Hot Water [Electric kWh]	1,140.0
Lights & Appliances [Electric kWh]	3,060.4
Total [Electric kWh]	5,855.8
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	1.17
Peak Summer kW	1.02

Utility Rates

Electricity	DEC SC 11/24
-------------	--------------

Fuel Summary

Property

Greenville, SC 29607
Model: 1 Br Int Middle
Community: Southernside Senior

Organization

Southern Energy Management
Jacob Hauser MES

Inspection Status

Results are projected

Builder

Southernside Senior_1 Br Int Middle
Initial House Design

Annual Energy Cost

Electric	\$912
----------	-------

Annual End-Use Cost

Heating	\$131
Cooling	\$66
Water Heating	\$155
Lights & Appliances	\$416
Onsite Generation	-\$0
Service Charges	\$144
Total	\$912

Annual End-Use Consumption

Heating [Electric kWh]	966.4
Cooling [Electric kWh]	485.3
Hot Water [Electric kWh]	1,139.4
Lights & Appliances [Electric kWh]	3,060.4
Total [Electric kWh]	5,651.5
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	1.07
Peak Summer kW	1.01

Utility Rates

Electricity	DEC SC 11/24
-------------	--------------

Fuel Summary

Property

Greenville, SC 29607
Model: 1 Br Int Top
Community: Southernside Senior

Organization

Southern Energy Management
Jacob Hauser MES

Inspection Status

Results are projected

Builder

Southernside Senior_1 Br Int Top
Initial House Design

Annual Energy Cost

Electric	\$993
----------	-------

Annual End-Use Cost

Heating	\$198
Cooling	\$80
Water Heating	\$155
Lights & Appliances	\$416
Onsite Generation	-\$0
Service Charges	\$144
Total	\$993

Annual End-Use Consumption

Heating [Electric kWh]	1,459.7
Cooling [Electric kWh]	589.0
Hot Water [Electric kWh]	1,140.0
Lights & Appliances [Electric kWh]	3,060.4
Total [Electric kWh]	6,249.1
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	1.31
Peak Summer kW	1.07

Utility Rates

Electricity	DEC SC 11/24
-------------	--------------

Fuel Summary

Property

Greenville, SC 29607
Model: 2 Br Ground
Community: Southernside Senior

Organization

Southern Energy Management
Jacob Hauser MES

Inspection Status

Results are projected

Builder

Southernside Senior_2 Br Ground
Initial House Design

Annual Energy Cost

Electric	\$1,241
----------	---------

Annual End-Use Cost

Heating	\$279
Cooling	\$103
Water Heating	\$220
Lights & Appliances	\$495
Onsite Generation	-\$0
Service Charges	\$144
Total	\$1,241

Annual End-Use Consumption

Heating [Electric kWh]	2,050.8
Cooling [Electric kWh]	756.6
Hot Water [Electric kWh]	1,621.6
Lights & Appliances [Electric kWh]	3,641.0
Total [Electric kWh]	8,069.9
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	1.77
Peak Summer kW	1.38

Utility Rates

Electricity	DEC SC 11/24
-------------	--------------

Fuel Summary

Property

Greenville, SC 29607
Model: 2 Br Middle
Community: Southernside Senior

Organization

Southern Energy Management
Jacob Hauser MES

Inspection Status

Results are projected

Builder

Southernside Senior_2 Br Middle
Initial House Design

Annual Energy Cost

Electric	\$1,187
----------	---------

Annual End-Use Cost

Heating	\$220
Cooling	\$108
Water Heating	\$220
Lights & Appliances	\$495
Onsite Generation	-\$0
Service Charges	\$144
Total	\$1,187

Annual End-Use Consumption

Heating [Electric kWh]	1,617.5
Cooling [Electric kWh]	797.0
Hot Water [Electric kWh]	1,621.0
Lights & Appliances [Electric kWh]	3,641.0
Total [Electric kWh]	7,676.4
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	1.60
Peak Summer kW	1.38

Utility Rates

Electricity	DEC SC 11/24
-------------	--------------

Fuel Summary

Property Greenville, SC 29607 Model: 2 Br Top Community: Southernside Senior	Organization Southern Energy Management Jacob Hauser MES	Inspection Status Results are projected
Builder Southernside Senior_2 Br Top Initial House Design		

Annual Energy Cost

Electric	\$1,271
----------	---------

Annual End-Use Cost

Heating	\$280
Cooling	\$132
Water Heating	\$220
Lights & Appliances	\$495
Onsite Generation	-\$0
Service Charges	\$144
Total	\$1,271

Annual End-Use Consumption

Heating [Electric kWh]	2,060.2
Cooling [Electric kWh]	971.8
Hot Water [Electric kWh]	1,621.1
Lights & Appliances [Electric kWh]	3,641.0
Total [Electric kWh]	8,294.2
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	1.81
Peak Summer kW	1.45

Utility Rates

Electricity	DEC SC 11/24
-------------	--------------