



South Carolina State Housing Finance and Development Authority

300C Outlet Pointe Blvd., Columbia, South Carolina 29210

Telephone: (803) 896-9001 TTY: (803) 896-8831

www.schousing.com

December 19, 2024

VIA EMAIL : **compliance@lincolnavenue.com**

Rebecca Schultz

Planter's Retreat Exchange LLC

401 Wilshire Blvd, Suite 1100

Santa Monica, CA 90401

RE: Utility Allowance from ECI Energy Consulting, Inc

Project ID: 50401

Project Name: Planter's Retreat/ aka Palms on Ashley River

Dear Ms. Schultz:

This letter serves as written notification that a review of the **November 18, 2024** documentation submitted by your organization supporting the written estimate from the utility provider has been completed. It is acceptable to have the following new utility amounts as follows:

2 Bedroom	\$86
3 Bedroom	\$102

If you should have any questions, please do not hesitate to contact me at 803-896-9328.

Sincerely,

Tonya Holmes

Compliance Monitoring Director

Tonya.holmes@schousing.com

Utility Allowance Change Notification

11/18/24

Dear Resident,

In accordance with IRS Regulation Section 1.42-10(c), **Palms on Ashley River** is required to make available to all residents the utility estimates obtained by our company annually. The estimates were obtained from Matern Professional Engineering on 11/13/2024. The new effective date will be 2/16/2025.

The utility estimates obtained by our company are used when computing the gross rents for the units and do not affect the utilities the residents pay on their units.

The following chart reflects current allowances and updated allowances.

Unit Type	Current Utility Allowance	Updated Utility Allowance
2 Bedroom	\$80	\$86 (\$86 elec.)
3 Bedroom	\$97	\$102 (\$102 elec.)

If you would like additional information, please contact our leasing office for assistance.

Sincerely,

Your Community Management Team



Mechanical • Electrical • Plumbing • Fire Protection
Technology • Commissioning • Energy

*Mechanical • Electrical • Plumbing • Fire Protection
Technology • Energy • Commissioning Engineers*

November 13, 2024

Ron Hautala
The Franklin Johnston Group
300 32nd Street, Suite 310,
Virginia Beach, VA 23451

SC Housing UA Energy Consumption Model Estimate– Palms on Ashley – Ladson, SC. – 2025

MPE#: 2022-112

This letter is in regard to Item #7 of the Certification of Completeness and Accuracy for Utility Allowance Energy Consumption Model Estimate form. The following is a summary of our analysis and findings for utility allowances. All energy consumption models were performed using Trane TRACE 700 v6.3.5 computer program.

1. The following Building Identification Numbers (BIN) are associated with this property:

SC04-12193 through SC04-12201.

2. The unit sizes are as follows.

- a. 2 bedroom: 1,082 SF.
- b. 3 bedroom: 1,322 SF.

3. Building orientation – The top floor worst-case orientation for each unit type was used for this estimate.

4. Design and materials: The exterior walls are brick veneer over wood frame construction, R13 batt insulation, and interior drywall. The roofing system consists of asphalt shingles over wood trusses, R38 batt insulation, and 1/2" gypsum board ceilings. Glazing systems are 1/4", clear, double pane, and are Energy Star rated.

5. Mechanical Systems – All units are served by a DX split, systems with the air handler located in the Mechanical Closet, and the condensing unit on grade. Each air handler is equipped with a 5KW electric heat section. The system sizes/SEER ratings are listed below:

- a. 2 -Bedroom: 5.0 ton/14.00 SEER.
- b. 3 -Bedroom: 5.0 ton/14.00 SEER.

6. Appliances: dishwasher, refrigerator/freezer, oven/ range, and water heater.

7. Lighting - All units contain LED replacement lighting.

8. The following energy data was used for the model: lighting – 0.20 – 0.34 W/SF (varies by space); refrigerator – 0.13 W/SF; misc loads – 0.3 W/SF; laundry – 0.15 W/SF.
9. The current electric rate: Dominion Energy - residential rate (SEP24).
10. Characteristics of the Building Location – The development is in Ladson, SC. Weather data was used for this location from ASHRAE. Summer design conditions are 96F DB / 79 F WB. Winter design condition is 27 F DB.

Please see the attached TRACE simulation reports for all units.

Sincerely,

MATERN PROFESSIONAL ENGINEERING, INC.



Todd Stoltz, CEM, EMP, CxA, BCxP, CBCP
Project Manager

Enclosed:

Monthly Utility Costs – all units.

Monthly Energy Consumption –all units.

Certification of Completeness and Accuracy for Utility Allowance Estimate Per Energy Consumption Model

Development Information		Tenant Paid Utilities	Provider
Development Name	Palms on Ashley	Yes <input type="checkbox"/>	Electric Dominion Energy
Development Address	4370 Ladson Rd, Ladson, SC 29456	No <input type="checkbox"/>	Gas
		No <input type="checkbox"/>	Water
		No <input type="checkbox"/>	Sewer
Key Number		No <input type="checkbox"/>	Trash
Date of Study	11/13/2024	No <input type="checkbox"/>	Other
Effective Date		No <input type="checkbox"/>	

Unit Type	# of Units	Square Feet	Electric	Gas	Water	Sewer	Trash	Other	Total Per Month
2 bedroom	96	1082	86						\$86
3 bedroom	96	1322	102						\$102
									\$0
									\$0
									\$0
									\$0
									\$0
Total Units	192								


The undersigned hereby certifies as follows:

1. Only utility costs paid directly by the resident(s) and not by or through the owner are included in the utility allowance calculation;
2. Cable television, telephone and internet costs are excluded from utility allowance calculation;
3. This estimate is based on the most recent 12-month period;
4. In the case of new buildings with less than 12 months of consumption data, 12 months of data for units of similar size and construction in the properties geographic area was used;
5. Utility rates are based on local rates and utility supplier(s) for the above-named property and data is no older than 60 days at the time of this submission;
6. The owner and Engineer/Qualified Professional are not related, as defined in IRC Section 267(b) or 707(b);
7. The Energy Consumption Model, at a minimum, takes into account specific factors including, but not limited to, unit size, building orientation, design and materials, mechanical systems, appliances, characteristics of the building location.

The following supporting documentation is included:

1. A letter from the Engineer/Qualified Professional explaining their analysis and findings for each Building Identification Number (BIN). The letter must explain how the specific factors in item #7 above were addressed.
2. Copy of the 90-day notice to residents.

Engineer/Qualified Professional:



 Signature 11/13/2024


 Date
 Todd Stoltz, CEM, EMP, BCxP, CxA, CBCP

 Printed Name
 Matern Professional Engineering, Inc.

 Entity Name
 CEM #14429

 License # if applicable

Owner:



 Signature 11/18/24

 Date
 Rebecca Schultz

 Printed Name

 Entity Name

Date

By MATERN PROFESSIONAL ENGINEERING INC.

Project Name: Palms on Ashley
Dataset Name: PalmsOnAshleySC.TRC

MONTHLY UTILITY COSTS

By MATERN PROFESSIONAL ENGINEERING INC.

Utility	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Alternative 1													
Electric													
On-Pk Cons. (\$)	89	81	70	77	89	99	98	105	101	77	73	68	1,027
Monthly Total (\$):	89	81	70	77	89	99	98	105	101	77	73	68	1,027

Building Area = 1,082 ft²
 Utility Cost Per Area = 0.95 \$/ft²

Alternative 2													
Electric													
On-Pk Cons. (\$)	123	109	76	88	104	116	115	123	116	86	80	85	1,220
Monthly Total (\$):	123	109	76	88	104	116	115	123	116	86	80	85	1,220

Building Area = 1,322 ft²
 Utility Cost Per Area = 0.92 \$/ft²