



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

November 13, 2024

SENT VIA EMAIL: jrichter@lincolanvenue.com

Appian Way Fee Owner LLC

Jordan Richter

401 Wilshire Blvd, Suite 1100

Santa Monica, CA 90401-1428

RE: Utility Allowance from Energy Consumption Model

Project ID: SC-50504

Project Name: Appian Way Apt

Dear Owner:

This letter serves a written notification that a review of the November 5, 2024 documentation submitted by your organization supporting the written estimate from the utility provider has been completed. Therefore, it is acceptable to have the following new utility allowance amount as follows:

1 Bedroom	\$73
2 Bedroom	\$84
3 Bedroom	\$94

Should you have any questions concerning this matter, please don't hesitate to contact me at (803) 896-9328.

With Regards,

Tonya Holmes

Tonya Holmes

Compliance Monitoring Director

Tonya.Holmes@schousing.com

Utility Allowance Change Notification

11/05/24

Dear Resident,

In accordance with IRS Regulation Section 1.42-10(c), **Appian Way** 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 10/14/2024. The new effective date will be 2/3/2025.

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
1 Bedroom	\$76	\$73 (\$73 elec.)
2 Bedroom	\$103	\$84 (\$84 elec.)
3 Bedroom	\$130	\$94 (\$94 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*

October 14, 2024

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

SC Housing UA Energy Consumption Model Estimate– Appian Way – Charleston, SC. – 2025

MPE#: 2024-149

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 software.

1. The unit sizes are as follows.
 - a. 1 bedroom: 741 SF.
 - b. 2 bedroom: 926 SF.
 - c. 3 bedroom: 1,097 SF.
2. Building orientation – The top floor worst-case orientation for each unit type was used for this estimate.
3. 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.
4. 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. 1-Bedroom: 2.0 ton/14.00 SEER.
 - b. 2-Bedroom: 2.5 ton/14.00 SEER.
 - c. 3-Bedroom: 3.0 ton/14.00 SEER.
5. Appliances: dishwasher, refrigerator/freezer, oven/ range, and water heater.
6. Lighting - All units contain LED lighting.
7. 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.

8. The current electric rate: Dominion Energy - residential rate (SEP24).
9. Characteristics of the Building Location – The development is in Charleston, 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.

A handwritten signature in black ink, appearing to read 'TS', with a horizontal line extending to the right.

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	Appian Way	Yes <input type="checkbox"/>	Electric
Development Address	8465 Patriot Blvd. Nort Charleston, SC	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	10/14/2024	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
1 bedroom	24	741	73						\$73
2 bedroom	84	926	84						\$84
3 bedroom	96	1097	94						\$94
									\$0
									\$0
									\$0
									\$0
Total Units		204							

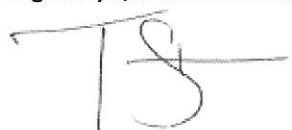
The undersigned hereby certifies as follows:

- Only utility costs paid directly by the resident(s) and not by or through the owner are included in the utility allowance calculation;
- Cable television, telephone and internet costs are excluded from utility allowance calculation;
- This estimate is based on the most recent 12-month period;
- 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;
- 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;
- The owner and Engineer/Qualified Professional are not related, as defined in IRC Section 267(b) or 707(b);
- 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:

- 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.
- Copy of the 90-day notice to residents.

Engineer/Qualified Professional:



 Signature 10/14/2024

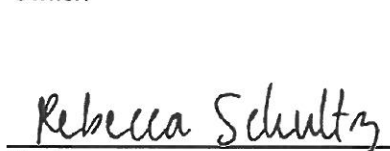
 Date
 Todd Stoltz, CEM, EMP, BCxP, CxA, CBCP

 Printed Name
 Matern Professional Engineering, Inc.

 Entity Name
 CEM #14429

 License # if applicable

Owner:



 Signature 10/29/24

 Date
 Rebecca Schultz

 Printed Name
 Appian Way Owner LLC

 Entity Name

Date

MONTHLY ENERGY CONSUMPTION

By MATERN PROFESSIONAL ENGINEERING INC.

Monthly Energy Consumption													
Utility	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Alternative: 1 1-Bedroom													
Electric													
On-Pk Cons. (kWh)	376	340	394	418	480	534	532	577	561	443	413	371	5,438
On-Pk Demand (kW)	1	1	1	1	1	1	1	1	1	1	1	1	1
Energy Consumption													
Building Source	25,049 Btu/(ft2-year) 75,154 Btu/(ft2-year)												
Floor Area	741 ft2												
Alternative: 2 2-Bedroom													
Electric													
On-Pk Cons. (kWh)	429	388	472	495	564	625	620	675	660	528	496	440	6,392
On-Pk Demand (kW)	1	2	2	2	2	2	2	2	2	2	2	1	2
Energy Consumption													
Building Source	23,561 Btu/(ft2-year) 70,689 Btu/(ft2-year)												
Floor Area	926 ft2												

MONTHLY ENERGY CONSUMPTION

By MATERN PROFESSIONAL ENGINEERING INC.

Utility	----- Monthly Energy Consumption -----											
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec

Alternative: 3 3-Bedroom

Electric	On-Pk Cons. (kWh)	479	432	507	560	659	743	732	794	765	584	541	471	7,267
	On-Pk Demand (kW)	2	2	2	2	2	2	2	2	2	2	2	2	2

Energy Consumption

Building Source	22,609 Btu/(ft2-year)
	67,834 Btu/(ft2-year)

Floor Area 1,097 ft2

Environmental Impact Analysis

CO2	6,594 lbm/year
SO2	25 gm/year
NOX	7 gm/year

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. (\$)	61	56	64	67	76	83	83	89	87	71	67	61	867
Monthly Total (\$):	61	56	64	67	76	83	83	89	87	71	67	61	867
Building Area =	741 ft²												
Utility Cost Per Area =	1.17 \$/ft²												
Alternative 2													
Electric													
On-Pk Cons. (\$)	69	63	75	78	88	96	95	103	101	83	78	70	999
Monthly Total (\$):	69	63	75	78	88	96	95	103	101	83	78	70	999
Building Area =	926 ft²												
Utility Cost Per Area =	1.08 \$/ft²												
Alternative 3													
Electric													
On-Pk Cons. (\$)	76	69	80	87	101	112	111	119	115	90	84	75	1,120
Monthly Total (\$):	76	69	80	87	101	112	111	119	115	90	84	75	1,120
Building Area =	1,097 ft²												
Utility Cost Per Area =	1.02 \$/ft²												