



January 27, 2021

Mr. Matt Kowalski
Planning Services
301 E. Huron St.
Ann Arbor, Michigan 48226

Re: 2195 East Ellsworth, Ann Arbor: Lockwood of Ann Arbor Project

Mr Kowalski:

Below please find Lockwood Companies' response to a request made by the City Council regarding electrical heat on the Lockwood of Ann Arbor project. The electric heat issue was brought up at the planning meeting and Lockwood at that time committed to all electric stoves and to investigate with MSDHA the steps required to provide all electric heat. Following our investigation Lockwood is committed to doing all electric heat.

MSHDA requires gas heat for its direct lending projects (see attached excerpt from MSDHA design guidelines). Financing for Lockwood of Ann Arbor is through the direct lending program offered by MSHDA. Lockwood has requested permission from MSHDA to build using electric heat.

There is an operating cost difference associated with electric heat. Lockwood is willing to incur this cost. Attached please see the MSDHA Utility Allowance Schedule for Washtenaw County indicating the monthly cost differential between gas and electric.

As indicated in prior communications, while the building heat will be electric, natural gas will be required within the commercial kitchen area of the building.

Please contact me with any questions or additional information you may require. Thank you.



Steve Gabrys
Vice President of Development

15000 Mechanical

15010 Design

Energy load data for heating, cooling and electrical energy loads comprised of summary loads of each type of dwelling shall be included as part of the Commitment Submission.

15010.2 Heating and Cooling

All dwelling units shall have individual mechanically ventilated HVAC units. Through wall or window mounted air conditioning is not acceptable in new construction.

Where unit entries are located at grade for units that have living areas above grade i.e. individual entry stacked units, a supply air duct run shall be provided at the grade level entry foyer. At a minimum, this duct shall be provided in the ceiling of this foyer. Electrical heat maybe used when ductwork is not feasible.

Electrical heating shall not be used except as specifically approved by MSHDA. Allowable in the foyer of multi-unit building.

All common corridors in developments shall be air-conditioned and provide positive air pressure. Corridor make-up air shall maintain corridor temperature at 76 degrees F in the summer and 70 degrees F in the winter.

Common laundries, craft rooms and trash and trash compactor rooms shall all be designed to have negative pressure.

15010.3 Appliances

Garbage disposal units shall be provided in all dwelling unit kitchens and common space kitchens.

Exhaust hoods over ranges/ovens shall include a task light.

15050 Basic Materials and Methods

15050.2 Valves

Hot and cold water shut off valves for each living unit shall be provided. Valves shall be installed at all service connections and in all branch lines and risers.

15050.7 Wall, Floor and Ceiling Plates

In finished spaces and within sink and vanity bases, furnish a chromium plated sectional escutcheon on each pipe or hanger rod penetrating the wall, floor or ceiling. Plates shall fit snugly.

15050.8 Plastic Drainpipe

Cellular foam core PVC shall not be used for wet pipes.

**Michigan State Housing Development Authority
Utility Schedule - Region D**

Effective: January 1, 2021

Counties in Region D:

Livingston, Macomb, Monroe, Oakland, St. Clair, Washtenaw, Wayne

| Structure Type | Standard Utility Allowance | | | | | | | | | | Calculation | | | | | | | | |
|-----------------------------|----------------------------|------|------|------|------|--------------------------------------|-------|-------|-------|-------|---|----------|-------|------|------|--|-------|-------|-------|
| | Apartment | | | | | Attached | | | | | | Detached | | | | | | | |
| Includes: | High-rise, Low-rise | | | | | Townhouse, Duplex, Triplex, Fourplex | | | | | Single Family Detached, Manufactured Home | | | | | Fill in the appropriate amount on the chart for each utility/appliance that you are responsible to pay. Add the total from each category for your total utility allowance. | | | |
| Utility | 0 BR | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR | 0 BR | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR | 0 BR | 1 BR | 2 BR | | 3 BR | 4 BR | 5 BR |
| Heating | Natural Gas | \$16 | \$19 | \$23 | \$26 | \$29 | \$32 | \$29 | \$34 | \$36 | \$39 | \$42 | \$44 | \$23 | \$28 | \$32 | \$37 | \$41 | \$46 |
| | Bottle Gas | \$51 | \$60 | \$70 | \$80 | \$90 | \$101 | \$90 | \$105 | \$113 | \$121 | \$129 | \$138 | \$73 | \$86 | \$100 | \$115 | \$129 | \$144 |
| | Electric | \$27 | \$32 | \$43 | \$55 | \$66 | \$78 | \$39 | \$46 | \$60 | \$74 | \$88 | \$102 | \$64 | \$75 | \$88 | \$101 | \$114 | \$127 |
| | Fuel Oil | \$57 | \$67 | \$79 | \$90 | \$101 | \$112 | \$100 | \$118 | \$127 | \$136 | \$145 | \$154 | \$82 | \$96 | \$112 | \$128 | \$144 | \$161 |
| Cooking | Natural Gas | \$2 | \$2 | \$3 | \$4 | \$5 | \$6 | \$2 | \$2 | \$3 | \$4 | \$5 | \$6 | \$2 | \$2 | \$3 | \$4 | \$5 | \$6 |
| | Bottle Gas | \$6 | \$7 | \$9 | \$12 | \$15 | \$18 | \$6 | \$7 | \$9 | \$12 | \$15 | \$18 | \$6 | \$7 | \$9 | \$12 | \$15 | \$18 |
| | Electric | \$6 | \$7 | \$11 | \$14 | \$17 | \$20 | \$6 | \$7 | \$11 | \$14 | \$17 | \$20 | \$6 | \$7 | \$11 | \$14 | \$17 | \$20 |
| Hot Water | Natural Gas | \$4 | \$5 | \$7 | \$10 | \$12 | \$14 | \$5 | \$6 | \$9 | \$12 | \$15 | \$18 | \$5 | \$6 | \$9 | \$12 | \$15 | \$18 |
| | Bottle Gas | \$14 | \$16 | \$23 | \$30 | \$37 | \$45 | \$17 | \$20 | \$29 | \$38 | \$47 | \$56 | \$17 | \$20 | \$29 | \$38 | \$47 | \$56 |
| | Electric | \$16 | \$19 | \$24 | \$30 | \$35 | \$40 | \$20 | \$24 | \$31 | \$37 | \$44 | \$50 | \$20 | \$24 | \$31 | \$37 | \$44 | \$50 |
| Other Electric | Fuel Oil | \$15 | \$18 | \$26 | \$34 | \$42 | \$50 | \$19 | \$22 | \$32 | \$42 | \$52 | \$62 | \$19 | \$22 | \$32 | \$42 | \$52 | \$62 |
| | Natural Gas | \$23 | \$27 | \$38 | \$49 | \$60 | \$70 | \$28 | \$33 | \$47 | \$60 | \$73 | \$86 | \$34 | \$40 | \$56 | \$72 | \$88 | \$103 |
| | Water | \$18 | \$20 | \$34 | \$54 | \$74 | \$94 | \$18 | \$20 | \$34 | \$54 | \$74 | \$94 | \$18 | \$20 | \$34 | \$54 | \$74 | \$94 |
| Sewer | | \$29 | \$32 | \$53 | \$85 | \$117 | \$149 | \$29 | \$32 | \$53 | \$85 | \$117 | \$149 | \$29 | \$32 | \$53 | \$85 | \$117 | \$149 |
| | Trash | \$16 | \$16 | \$16 | \$16 | \$16 | \$16 | \$16 | \$16 | \$16 | \$16 | \$16 | \$16 | \$16 | \$16 | \$16 | \$16 | \$16 | \$16 |
| Natural Gas Service Charge* | | \$13 | \$13 | \$13 | \$13 | \$13 | \$13 | \$13 | \$13 | \$13 | \$13 | \$13 | \$13 | \$13 | \$13 | \$13 | \$13 | \$13 | \$13 |
| | Electric Service Charge | \$9 | \$9 | \$9 | \$9 | \$9 | \$9 | \$9 | \$9 | \$9 | \$9 | \$9 | \$9 | \$9 | \$9 | \$9 | \$9 | \$9 | \$9 |
| Range** | | \$3 | \$3 | \$3 | \$3 | \$3 | \$3 | \$3 | \$3 | \$3 | \$3 | \$3 | \$3 | \$3 | \$3 | \$3 | \$3 | \$3 | \$3 |
| | Refrigerator** | \$5 | \$5 | \$5 | \$5 | \$5 | \$5 | \$5 | \$5 | \$5 | \$5 | \$5 | \$5 | \$5 | \$5 | \$5 | \$5 | \$5 | \$5 |
| Air Conditioning*** | | \$4 | \$5 | \$7 | \$9 | \$11 | \$13 | \$5 | \$6 | \$8 | \$10 | \$13 | \$15 | \$3 | \$4 | \$9 | \$14 | \$19 | \$24 |
| | A/C**** | | | | | | | | | | | | | | | | | | |
| Total | | | | | | | | | | | | | | | | | | \$ | |

* Natural Gas Service Charge: Natural Gas service charge only allowed for Natural Gas utilities.

** Tenant Furnished Appliance Allowance: Only allowed if the tenant is responsible for supplying the range and/or refrigerator.

*** Air Conditioning Allowance: Only allowed if windows are not operable.