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# 2022 MTW Report

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Annual Moving to Work Report  
Based on Form HUD 50900



Submitted on March 30, 2023

# Housing Authority City of Pittsburgh

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## Table of Contents

<b>I. INTRODUCTION .....</b>	<b>5</b>
A. OVERVIEW OF HACP’S MOVING TO WORK GOALS AND OBJECTIVES.....	6
B. LONG TERM GOALS AND OBJECTIVES.....	6
C. SHORT TERM GOALS AND OBJECTIVES .....	23
<b>II. GENERAL HOUSING AUTHORITY OPERATING INFORMATION.....</b>	<b>24</b>
A. HOUSING STOCK INFORMATION.....	24
B. LEASING INFORMATION.....	29
C. WAITING LIST INFORMATION.....	31
D. INFORMATION ON STATUTORY OBJECTIVES AND REQUIREMENTS .....	32
<b>III. PROPOSED MTW ACTIVITIES: HUD APPROVAL REQUESTED .....</b>	<b>35</b>
<b>IV. APPROVED MTW ACTIVITIES: HUD APPROVAL PREVIOUSLY GRANTED.....</b>	<b>36</b>
A. IMPLEMENTED ACTIVITIES .....	38
1. PRE-APPROVAL INSPECTION CERTIFICATION.....	38
2. PREFERRED OWNERS PROGRAM .....	41
3. HCV MODIFIED RENT POLICY WITH WORK/FSS REQUIREMENT.....	47
4. PUBLIC HOUSING MODIFIED RENT POLICY WITH WORK/FSS REQUIREMENT.....	53
5. REVISED RECERTIFICATION REQUIREMENTS POLICY .....	59
6. MTW HOMEOWNERSHIP PROGRAM.....	62
A) OPERATION OF A COMBINED PUBLIC HOUSING AND HOUSING CHOICE VOUCHER HOMEOWNERSHIP PROGRAM	
B) HOMEOWNERSHIP ASSISTANCE TO INCLUDE SOFT-SECOND MORTGAGE ASSISTANCE, CLOSING COST ASSISTANCE, HOMEOWNERSHIP AND CREDIT COUNSELING, FORECLOSURE PREVENTION ONLY; EXPAND ELIGIBILITY TO PERSONS ON THE LIPIH AND HCV PROGRAM WAITING LIST AND PERSONS ELIGIBLE; AND ESTABLISH A HOMEOWNERSHIP SOFT-SECOND MORTGAGE WAITING LIST	
7. MODIFIED HOUSING CHOICE VOUCHER PROGRAM POLICY ON MAXIMUM PERCENT OF ADJUSTED MONTHLY INCOME PERMITTED.....	70
8. MODIFIED PAYMENT STANDARD APPROVAL .....	72
9. STEP UP TO MARKET FINANCING PROGRAM – USE OF BLOCK GRANT FUNDING AUTHORITY FOR DEVELOPMENT, REDEVELOPMENT, AND MODERNIZATION .....	76
10. LOCAL PAYMENT STANDARD – HOUSING CHOICE VOUCHER PROGRAM .....	82

B. NOT YET IMPLEMENTED ACTIVITIES .....	89
C. ACTIVITIES ON HOLD .....	89
D. CLOSED OUT ACTIVITIES.....	89
E. OTHER ACTIVITIES .....	91
<b>V. PLANNED APPLICATION OF MTW FUNDS .....</b>	<b>93</b>
A. FINANCIAL REPORTING.....	93
B. LOCAL ASSET MANAGEMENT PLAN .....	93
<b>VI. ADMINISTRATIVE.....</b>	<b>94</b>
A. REVIEWS, AUDITS, AND INSPECTIONS.....	94
B. EVALUATION RESULTS.....	94
C. MTW STATUTORY REQUIREMENT CERTIFICATION .....	95
D. MTW ENERGY PERFORMANCE CONTRACT (EPC) FLEXIBILITY DATA.....	97
<b>VII. APPENDICES .....</b>	<b>98</b>
A. APPENDIX I: LOCAL ASSET MANAGEMENT PLAN AND FINANCIAL INFORMATION.....	98
B. APPENDIX II: ENERGY PERFORMANCE CONTRACT – HONEYWELL REPORT.....	103

## I. INTRODUCTION

The Housing Authority of the City of Pittsburgh (HACP) is committed to building better communities and improving the lives of the families who reside at the HACP owned and/or managed housing communities, or receive Housing Assistance Payments (HAP). Throughout FY 2021 (January through December), the HACP strove to provide its 20,000+ customers with high quality and safe housing, while working to provide additional housing opportunities to the thousands of Pittsburgh families currently waiting to find suitable, affordable, housing accommodations.

The HACP has demonstrated a continued, firm commitment to expanding our affordable housing portfolio to help meet the City of Pittsburgh's growing demand. In FY 2022, this effort included continuing to develop new units in locations throughout the city – including mixed-income developments in the East End, the Hill District, and the North Side, as well as Scattered Site housing located throughout the city limits.

As Pittsburgh's renaissance continues, the HACP is taking measures to ensure that Pittsburgh's most vulnerable residents to include our senior citizens, our disabled individuals and our low-income working families also are able to enjoy the benefits of our city's renaissance. The referenced population groups are just a few of the factors as to why it is essential to rebuild an adequate supply of affordable housing and continue to improve our existing housing stock.

In addition to our efforts to develop safe, affordable housing, the HACP is also poised to move forward with efforts to assist the Pittsburgh residents who currently reside in Low-Income Public Housing (LIPH), or receive support through the Housing Choice Voucher (HCV) program. The resident initiatives, offered through the HACP include the Family Self-Sufficiency (FSS) and the Resident Self-Sufficiency (RSS) Programs, and are not limited to the following; case management, linkages to services, employment, education, and training. Our innovative programs and services provide residents with the skills and support they need to attain self-sufficiency, become upwardly mobile and increase livability within the City of Pittsburgh. The HACP provides training and employment opportunities to any HACP resident who is committed to achieving increased self-sufficiency.

Residents continue to enroll in resident opportunity initiatives to provide a better life for their families. Participation in the HACP training programs is designed to produce quality, sustainable, employment opportunities. The HACP is committed to do more than merely offering secure, affordable housing. Our commitment to our residents is embedded in our mission and vision statements. The HACP strives to find effective and innovative ways to improve their quality of life and housing communities. The HACP MTW Homeownership Program is one (1) example of an initiative that provides the opportunity for people to progress towards homeownership in an affordable manner, while building wealth for their family and supporting economic mobility.

Through comprehensive efforts such as the Rental Assistance Demonstration (RAD) Program, the HACP preserves and improves existing, affordable housing properties, while protecting the existing, affordable housing stock and ensuring that it remains high-quality. Through the Gap Financing Program and other development initiatives, the HACP is expanding our real estate portfolio, increasing the supply of affordable housing in the city of Pittsburgh, and providing more people with stable and affordable housing.

The HACP is changing the face of affordable housing in communities like Sandstone Quarry (previously known as Allegheny Dwellings Phase I), Skyline Terrace and Larimer/East Liberty Choice Neighborhoods. More specifically, through the Larimer/East Liberty Choice Neighborhood Implementation (CNI) Program, we are working with community stakeholders to build vibrant, inclusive, and affordable neighborhoods that will allow residents to take advantage of East Liberty's recent community and economic developments. More important, the HACP is helping to change the lives of the residents who call these communities their home.

It is the HACP's duty to ensure that everyone can afford to live, work, and thrive in the City of Pittsburgh as its renaissance continues. We are taking concrete and innovative measures to guarantee that all of Pittsburgh's residents, including the most vulnerable, can share in that prosperity. The HACP efforts are changing what affordable and public housing "looks like" in the City of Pittsburgh, but more important, our efforts are changing the lives of the residents, who call our communities, "home."

## **A. Overview of HACP's Moving to Work Goals and Objectives**

The HACP's overarching Moving To Work (MTW) Goals are as follows:

1. To reposition the HACP's housing stock to preserve and expand affordable, housing options and stabilize neighborhoods. These efforts are designed to result in housing that is competitive in the local housing market, is cost-effective to operate, provides a positive environment for residents, and provides broader options of high-quality housing for low-income families.
2. To promote independence for residents via programs and policies that promote work and options for self-sufficiency, for those able and promote independent living for the elderly and disabled.
3. To increase housing choices for low-income families through initiatives designed to increase the quality and quantity of housing available to households utilizing Tenant-Based Rental Assistance (TBRA) and other available resources.

## **B. Long Term Goals and Objectives**

The HACP's vision for its MTW Program is built around three (3) major themes that are included in the goals and together are designed to achieve the statutory objectives of the MTW Demonstration Program.

- **Theme one** is to reposition the HACP's housing stock to compete in the local market, stabilize neighborhoods, improve operational efficiencies, and expand housing choices for low-income families.
- **Theme two** is to promote self-sufficiency and independent living through a variety of enhanced services and policy adjustments. These programs and policies are designed to provide incentives to work, for adult, able-bodied, non-elderly heads of households and family members, and to promote social and academic achievement for children and youth. In addition to increasing economic self-sufficiency among assisted families, these programs and policies are expected to result in increased revenue for the HACP (increasing the cost effectiveness of federal expenditures), while increasing housing choices for families (with increased work and income they will have additional housing choices both within the HACP portfolio and within the larger housing market).
- **Theme three** is to increase housing choices for low-income families through initiatives designed to increase the quality and quantity of housing available to households utilizing rental assistance and other available resources.

### 1. **Theme One: Repositioning of HACP's Housing Stock**

Since the initial HACP MTW Annual Plan was submitted in 2001, a major component of the HACP's MTW strategy has been to reposition the HACP's housing stock through a preservation of successful developments and b) revitalization of distressed developments through strategic investments, that integrate public housing properties with their surrounding neighborhoods and serve as a catalyst for the expansion of public and private investments in revitalizing neighborhoods. The HACP has also introduced market rate units into certain communities, such as Oak Hill, Garfield, and Allegheny Dwellings, to enhance their competitiveness and better integrate them into nearby neighborhoods. Initiated prior to MTW, through three (3) HOPE VI Redevelopment Projects and continued through the MTW Program, the HACP has achieved remarkable success.

A by-product of these redevelopment efforts is a reduced number of traditional, public housing units. This has been balanced by the addition of new affordable units supported by tax credits, Project-Based Rental Assistance, (PBRA) and new units rented at market rates. In some of the HACP's mixed finance/mixed-income developments, a portion of the market rate units are rented at levels affordable to some low-income (80% of AMI) households. The traditional HCV Program also supports low-income families and occupancy of units available in the private market. It should be noted that our efforts have also reduced housing density in communities, providing mixed-income housing and housing with modern conveniences.

The City of Pittsburgh experienced rapid growth in the technology and healthcare industries in recent years. This increase in the growth index has resulted in high-end developers meeting the supply and demand of higher-income residents moving into the region. Neighborhoods once abundant with affordable market-rate rents experienced a surge in pricing for both new and existing units. Low-income families, including those utilizing HCVs, have increasing difficulty in locating affordable homes in neighborhoods of opportunity and are increasingly priced-out of additional neighborhoods as the market continues to shift. There is a lack of affordable units in the City of Pittsburgh that disproportionately affects families at and below 30 percent (30%) of Area Median Income (AMI). The HACP recognizes the affordable housing need and is working to address these concerns through a variety of strategies, including increasing landlord outreach and the development of a payment standard reflective of the increasing cost of housing. One (1) of the core strategies utilized by the HACP continues to be the creation of new, affordable units supported by tax credits and Project-Based Vouchers (PBVs) This approach has enabled the HACP to continue serving the same number of families as would have been served, absent the MTW demonstration designation.

The “Step Up to Market Financing Program” initiative was created in 2012. This HUD-approved MTW activity has evolved to include several, innovative strategies for re-positioning of the HACP housing stock. Additional by-products and derivatives of this concept were HUD-approved in the FY 2017 MTW Annual Plan and included, the PBV/Gap Financing strategy that garnered the HACP the FY 2019 National Association of Housing and Redevelopment Officials (NAHRO) Award of Merit.

In FY 2022, the HACP administered six (6) grants within the Resident Self-Sufficiency (RSS) Program as listed in the chart below:

<b>Grant Name</b>	<b>Dollar Amount Awarded</b>
Family Self-Sufficiency (FSS)	\$377,268
Resident Opportunity & Self-Sufficiency (ROSS)	\$461,568
HUD Emergency Housing Vouchers (EHV)	\$1,400,000
HUD CNI Planning Grant (Allegheny Dwellings / Fineview Citizens Council)	\$450,000
RK Mellon Foundation RSS WOW Mobile RV	\$150,000
Heinz Endowments Mobile Digital Literacy (Mobile Computer Lab 2.0)	\$39,600

Clean Slate E3, the nonprofit affiliate of the HACP, is pleased to have the opportunity to contribute toward the higher education of the HACP residents. Since 2009, Clean Slate E3 has provided more than \$500,000 in scholarship funds for HACP residents through an ongoing collaboration with the Pittsburgh-based nonprofit NEED. In FY 2022, the HACP provided scholarships to thirty-two (32) HACP residents, with each referenced resident approved to receive \$5,000 in scholarship funds annually for four (4) years of full-time college education.

The HACP also continues its work with 412 Food Rescue to eliminate food insecurity for the HACP households. The HACP’s contract with 412 Food Rescue offers the nonprofit the ability to expand its food delivery model to ensure coverage for all LIPH communities, while expanding programming to include HCV households. This collaboration has successfully reduced instances of food insecurity.

The HACP also greatly expanded programming related to digital literacy and equity to include a series of the American Association of Retired Persons (AARP) classes offered in the HACP LIPH communities. The HACP’s Mobile Computer Lab Program continues to promote free internet services, provided through an ongoing collaboration with Comcast, to bridge the digital divide. The HACP also has a mobile computer lab known as the WOW Cyberbus that operates on a rotational basis in communities without stationary computer labs. The WOW Cyberbus also operates in the afternoons during after-school program hours to assist the STEM Coding Lab in providing youth training. The Cyberbus also travels to senior locations to provide training and access to residents. The HACP staff provides technical support to the Resident Councils as needed.

The HACP has continued to invest in its housing stock. These activities are summarized in “Status of Projects Summary Relating to Repositioning of the HACP’s Housing Stock,” beginning on Page 10 of this Annual Report.

The HACP has implemented an Energy Performance Contract (EPC) for improvements that included but was not limited to the installation of energy efficient and cost-saving geothermal heating (and cooling) systems at several developments. The HACP is committed to continuing these preservation and revitalization efforts to the greatest extent feasible, with the funding available throughout the MTW demonstration. The HACP will track its energy, water, and electricity usage through the EPA’s Energy Star Portfolio Manager for benchmarking purposes. The data will be used to augment the pre-existing tools used to create future projections and pathways to accomplish the energy and water reduction goals of the City of Pittsburgh’s Climate Action Plan by 2030. The HACP has also successfully implemented a MTW local, non-traditional, development program, the PBV/Gap Financing program, to support various private developers and or owners in developing and preserving low-income, affordable housing in various mixed-finance projects throughout the city since FY 2016.

The Financial Charts included in this report show projected sources of funds that can be used for capital projects and projected uses of those funds over the next five (5) years. All of these numbers reflect projected obligations (not expenditure) of funds and are projections only and are subject to change based upon funding levels and opportunities, financial and real estate market conditions, new or changing regulations or requirements, or other unforeseen developments.

The status of projects relating to Repositioning of the HACP’s Housing Stock are as follows:

Development	FY 2022
<b>Larimer/East Liberty Phase III</b>	Phase III is part of the Larimer/East Liberty Choice Neighborhood Implementation Grant (CNIG) Program. 42 mixed-income rental units are currently under construction with the 9% Low-Income Housing Tax Credit (LIHTC). Construction started in August 2021 and is anticipated to be completed in Q2 2023. The mixed-used building of Phase III includes 4,800-square feet of commercial/retail space on the Larimer Avenue corridor. Construction completion is delayed due to a nation-wide supply chain issue for electrical components (switch gear, meter centers, etc.).
<b>Larimer/East Liberty Phase IV</b>	Phase IV of the Larimer/East Liberty CNIG housing development consists of adaptive reuse and mixed-use of the historic Larimer School (35 units) and new construction of townhomes (7 units). This Phase consists of 42 mixed-income rental units financed with a 9% LIHTC which was awarded in July 2019. Construction was completed in December 2022. The development is in its initial lease-up period.

<p><b>Larimer/East Liberty Phase V</b></p>	<p>Phase V of the Larimer/East Liberty CNIG housing development includes large-family scattered site replacement units, two 3-bedroom units and one 5-bedroom under the CNIG program. The HUD Field Office approved the development proposal in December 2021. Urban Redevelopment Authority (URA), the HACP’s intergovernmental cooperation partner for this project, and its general contractor started construction in October 2022. The anticipated date of completion is June 2023. The delayed start was due to slow local government approval processes.</p>
<p><b>Bedford Dwellings Redevelopment</b></p>	<p>The HACP and the ARMDC in partnership with residents, community stakeholders, and public/private partners completed and submitted a new CNIG application for Bedford Dwellings public housing and its surrounding neighborhood, the Hill District. On January 10, 2023, ARMDC procured a master co-developer, Trek Development Group (Trek) and its subconsultant, WRT, to prepare and submit the CNIG application. The ARMDC and Trek also secured all financial commitments for Phase 1 of Bedford Dwellings replacement units off-site in the Hill District at Reed Roberts (Phase 1). The ARMDC with its Co-Developer, obtained 9% and 4% LIHTC awards in December 2022. Additionally, the HACP also applied in December 2022 to utilize Rental Assistance Demonstration (RAD) for a portion of the units at Bedford Dwellings.</p>
<p><b>Northview Heights Midrise</b></p>	<p>The HACP and the ARMDC have submitted a HUD Mixed-Finance Development Proposal and Evidentiary Package for the 43 units public housing-based mixed-finance project. This project provides replacement units for parts of Northview High-rise apartments on 3.96 acres of vacant land within the Northview Heights community. Pennsylvania Housing Finance Agency (PHFA) is currently underwriting a 4% Low Housing Income Tax Credit (LIHTC) application. Financial closing, land disposition and construction is delayed due to the Pittsburgh Bureau of Fire’s delay of fire permit issuance, which in turn delays the building permit issuance. Financial closing is now expected in Q2 of 2023.</p> <p>The HACP obtained HUD’s Section 18 demolition approval on January 13, 2023. The high-rise (87 public housing units) along with the annexed building (i.e., management, gym, and commercial spaces).</p>
<p><b>Scattered Site Improvement Planning and Implementation</b></p>	<p>In 2022, the HACP utilized non-federal funds to acquire a total of twelve (12) scattered site rental dwelling units to improve the quality of housing stock and preserve long-term affordability of scattered site units. The HACP plans to convert these newly acquired units into either public housing or project-based voucher subsidy platform in 2023.</p>

<p><b>Manchester</b></p>	<p>Manchester is an early HOPE VI mixed-finance redevelopment with 86 units. The LIHTC compliance period ended in 2016. The HACP and its partners acquired the property in 2017. The HACP and ARMDC will convert the 86 public housing units into HUD’s Rental Assistance Demonstration (RAD) and Project-Based Voucher (PBV) platform. The HACP received HUD’s approval of the RAD application (Commitment for Housing Assistance Payment or CHAP) in May 2020. PHFA is currently underwriting a 4% LIHTC application and expects to approve it by Q2 of 2023. PHFA’s technical division has significantly delayed the design review (for at least 9 months), which delays PHFA’s approval of the 4% tax exempt bond allocation. Financial closing is anticipated in Q3 of 2023.</p>
<p><b>Turnkey Development of Scattered Sites</b></p>	<p>Two (2) community-based development corporations were selected in 2016 to develop turnkey units. Turnkey development of twenty (20) scattered sites in the East Liberty Neighborhood was completed in 2020. In Q4 of 2022, the HACP terminated the second turnkey development project awarded to Amani Christian Community Development Corporation (ACCDC) in the Middle Hill District. This project was terminated due to various reasons including the developer’s lack of financial resources and significant project delays.</p>
<p><b>St. Clair and Vacant Lots</b></p>	<p>The URA in coordination with Hilltop Alliance and Allegheny Land Trust (ALT) wanted to redevelop the property in part with options that include an urban farm with farm facilities and conservation of the steep hillside slope. However, the disposition application for the proposed negotiated sale has been suspended largely due to URA/ALT’s lack of funding commitment.</p>
<p><b>Disposition, Acquisition and Redevelopment of Properties</b></p>	<p>In March 2022, the HACP acquired vacant land parcels for scattered site replacement housing development for Larimer/East Liberty Choice Neighborhoods Implementation Grant program. Since 2021, the HACP has been negotiating acquisition of public and private-owned vacant properties for the various phases of Bedford Dwellings/Hill District Choice Neighborhoods Implementation Grant (Bedford CNIG) Application (submitted to HUD on 1/10/2023). As a result, the HACP and the URA entered an option to purchase agreement for Bedford CNIG in December 2022. The HACP Board of Commissioners approved a streamlined side-year disposition program, also known as, Surplus Property Sale (SPS) program in December 2022. The HACP has started to implement the SPS program immediately.</p>

<p><b>City's Edge</b></p>	<p>The development is a new construction, mixed-use, mixed-income, nine-story condominium elevator building. It is proposed to have approximately 110 units; 92 supported by Project-Based Vouchers (PBV) and 18 market-rate units. There is a commercial component of the property that includes a parking garage and proposed space for a MBE/WBE incubation space, medical care facility, and a business lounge. The project developer (ARMDC and MidPoint) and owner entity received 9% and 4% LIHTC awards in November and December 2022, respectfully. Construction financial closing is expected in March 2023. This development project is part of Bedford CNIG application.</p>
<p><b>Acquisition and Build-Out of New Administrative Space and Disposition of HACP Office</b></p>	<p>The HACP purchased office space located at 412 Boulevard of the Allies (f.k.a. 420 Boulevard of the Allies) on September 20, 2018. The new space was renovated to suit the needs of the HACP with COVID conscious public reception/interaction space and modern office space for staff. In FY 2020, the HACP finalized the design of its space and in FY 2022, the HACP submitted a disposition application for its current administrative space located in the John P. Robin Civic Building (200 Ross Street).</p>
<p><b>Oak Hill RAD</b></p>	<p>A 9% tax credit application will be submitted to the PHFA in FY 2023 for the Oak Hill Major Reconstruction of Obsolete Properties (MROP) units. The developer was unable to submit it in FY 2022 due to lack of committed development funds. A Converted Awaiting Transfer request has been approved by HUD for early demolition of the units in the meantime. In 2021, the HACP and the owner worked with HUD Office of Public Housing Investment to amend the existing ground lease to transfer the MROP portion of the land to a new ownership entity in anticipation of the demolition and redevelopment of the MROP property.</p>
<p><b>2018 PBV/GAP Financing RFP (MTW Local Non-Traditional Activity)</b></p>	<ol style="list-style-type: none"> <li>1. <u>North Negley Residences (Beacon Communities)</u>: Financial closing occurred in April 2021 and construction activities are almost complete with an estimated completion in March 2023. This project is for 13 PBV Units, 45 Total Units. Gap financing amount: \$1,095,000.</li> <li>2. <u>New Granada Square Apartment (CHN Housing Partners)</u>: Financial closing occurred in June 2021 and the construction was completed in January 2023. This project consists of 10 PBV Units and a total of 40 Total Units. Gap financing amount: \$1,000,000.</li> </ol>

<p><b>2019 PBV/GAP Financing RFP</b></p> <p><b>(MTW Local Non-Traditional Activity)</b></p>	<ol style="list-style-type: none"> <li>1. <u>Gladstone Residences (The Community Builders, Inc.):</u> 20 PBV units, 31 non-PBV units. Gap financing amount: \$1,000,000. Financial closing occurred in June 2022 and the project is currently under construction. Construction completion is anticipated for November 2023.</li> <li>2. <u>Harvard Beatty Street Housing (TREK Development Group, Inc.):</u> consists of 8 PBV and 14 non-PBV affordable housing units. The construction is complete and PBV HAP Contract has been fully executed in February 2023.</li> <li>3. <u>Hazelwood Phase I (Hazelwood Initiative, Inc.):</u> 8 PBV units and 34 non-PBV units. Gap financing amount: \$481,000. The owner of this project withdrew their proposal in 2020 due to changes to their development plan.</li> <li>4. <u>Fifth and Dinwiddie Redevelopment (Bridging the Gap Development, Inc.):</u> Developer has encountered significant amount of financial gap since 2021. Their original plan consisted of 23 PBV units and 144 non-PBV units. ARMDC’s Gap financing amount: \$2,000,000. This project is currently working to find additional gap financing sources to close the financial gap due to construction cost increase. HACP/ARMDC is closely monitoring the progress of this project.</li> <li>5. <u>Highland-Stanton Apartments (Action Housing Inc.):</u> 23 PBV units. Financial closing was achieved in December 2022. Gap financing amount: \$2,457,755.</li> </ol>
<p><b>2020/2021 PBV/GAP Financing RFP</b></p> <p><b>(MTW Local Non-Traditional Activity)</b></p>	<p>Cedarwood Homes (Tryko Partners) consisted of 24 PBV Units and 22 Non-PBV units with a Gap Financing Amount of \$2,160,000. This project received a 9% tax credit reservation in 2021. Anticipated to close in Q2 2023.</p>
<p><b>Choice Neighborhood Planning Grant</b></p>	<p>Allegheny Dwellings public housing is part of a potential Choice Neighborhoods Planning Grant (CNPNG) application that is coordinated by Fineview Citizens Council (FCC), Allegheny Dwellings Tenant Council and TREK Development Group in partnership with the HACP. FCC (lead applicant) and the HACP (co-applicant) were awarded the CNI Planning Grant on December 16, 2020. The FCC and the HACP submitted the final Transformation Plan on December 16, 2022, in accordance with the HUD CNI grant agreement. HUD has extended the completion due of the early action activities to June 30, 2023.</p>

### ***Pursuit of Rental Assistance Demonstration Conversions***

To secure the long-term viability of its existing housing stock, the HACP is pursuing conversion of some public housing units to HUD contracts for multi-family housing rental assistance through the Rental Assistance Demonstration (RAD) Program. The HACP has received approval for the following properties:

- New Pennley Place (CHAP award in March 2022)
- Manchester Redevelopment (CHAP award in March 2020)
- Glen Hazel Family Community and Glen Hazel High Rise (Conversion completed in 2018)
- Oak Hill (Conversion completed in 2017)

### **Active RAD Developments**

1. The RAD financial closing occurred for Glen Hazel Family Community and Glen Hazel High Rise in 2018. Rehabilitation and relocation activities of Glen Hazel RAD were completed in FY 2020.
2. Oak Hill Phase I and Phase II Wadsworth sub-phase were converted to HUD Project-Based Rental Assistance (PBRA) through the RAD Program in FY 2017. Major Reconstruction of Obsolete Public Housing Projects (MROP) public housing buildings (originally built in 1941) in Oak Hill Phase I have been approved for demolition and replacement of the 80 MROP public housing units. Oak Hill's master developer plans to apply for 2023 LIHTC to finance the replacement of the MROP units.
3. Manchester Redevelopment has been approved by HUD for RAD conversion in order to convert a 86-unit public housing portfolio into PBV platform with housing rehabilitation.
4. The HACP has recently received a Commitment to Enter into a Housing Assistance Payment (CHAP) to convert 38 public housing units into PBV units at New Pennley Place (a 20-year-old mixed-finance development project in East Liberty neighborhood). The proposed RAD conversion is part of a larger resyndication that will include the existing, contiguous 34-unit New Pennley Phase II, which does not include any LIPH units. New Pennley Phases I & II will be combined under one (1) ownership entity. All units will receive minor upgrades after closing and construction is expected to take 14 to 16 months.
5. A RAD application for Bedford Dwellings redevelopment was submitted to HUD in December 2022, which was also described in a 2022 CNIG Application for Bedford Dwellings/Hill District.

## ***Long Term Development and Redevelopment Funding Projections***

Below are charts showing projected funding obligations over the next five (5) years. Not included in the charts are funding and financing strategies, including those that use MTW funding flexibility, support, and leverage MTW funds to support redevelopment of these properties. As funding opportunities and financing mechanisms change, and creative approaches are devised, the HACP will adapt and adopt the approaches that are most advantageous to the agency. These approaches include but are not limited to the following:

- American Rescue Program Act Fund: *Gladstone Residences (PBV/Gap Financing) received this fund.*
- LIHTC, Historic Tax Credits, and/or New-Market Tax Credits.
- Federal, State, and Local Housing Trust Funds dollars as available: *Most of mixed finance development projects utilize these funds.*
- Other Federal, State, and Local funds such as CDBG, HOME, PA Department of Community and Economic Development Programs, and others can be secured: *Most mixed finance development projects utilize and apply for these funds.*
- PBV: Project -Basing HCVs: *Current mixed-finance deals, PBV/gap financing program, and RAD conversion projects utilize this fund.*
- PBRA (HUD Multifamily): *Two (2) RAD conversion projects utilized this fund. Another RAD PBRA application was submitted for Bedford Dwellings redevelopment in December 2022.*
- The HACP's MTW Step Up To Market Financing Program:
- Gap Financing program, an MTW local non-traditional development sources approved by HUD: *The HACP utilizes this program.*
- CNIG Funds. *Most of the HACP's mixed finance development projects utilize these funds.*
- Local Blended Subsidy with MTW block grant operating subsidy: *Northview Midrise project will utilize this subsidy method.*
- Public Housing Authority Mortgaged Transactions (PMT) under section 30 of the United States Housing Act of 1937: *Northview Midrise project will utilize this funding method.*
- All other opportunities and mechanisms that are available or can be identified that will assist the HACP in furthering its goals under MTW and under the LIPH and HCV programs: *The HACP will continue to pursue various existing and new opportunities and funding tools.*

The other sections of the FY 2022 MTW Annual Report include specifics on the funding strategies utilized in specific development phases that closed in FY 2022. The referenced chart was included in its entirety in the HUD-Approved FY 2022 MTW Annual Plan. Future Plans and Reports will include additional details for upcoming or future phases and initiatives. The charts below show updated project funding obligations for the reporting year and years following for a total of five (5) years.

Sources	Projected Sources	2022	2023	2024	2025	2026	5-Year SubTotals
	MtW Funding (HCV)	1,901,129	9,770,191	1,901,129	1,901,129	1,901,129	17,374,707
	CFP Projected Future Funding	9,733,064	7,317,064	10,000,000	10,000,000	10,000,000	47,050,128
	MtW Reserves	23,447,636	13,294,858	16,459,025	24,433,613	13,984,712	91,619,844
	<b>Total All Projected Sources</b>	<b>35,081,829</b>	<b>30,382,113</b>	<b>28,360,154</b>	<b>36,334,742</b>	<b>25,885,841</b>	<b>156,044,679</b>

Uses	Proposed Uses	2022	2023	2024	2025	2026	5-Year Subtotals
	Subtotal Development	26,500,000	15,000,000	18,000,000	29,000,000	17,000,000	105,500,000
	Subtotal Modernization	8,581,829	15,382,113	10,360,154	7,334,742	8,885,841	50,544,679
	<b>Total All Proposed Uses</b>	<b>35,081,829</b>	<b>30,382,113</b>	<b>28,360,154</b>	<b>36,334,742</b>	<b>25,885,841</b>	<b>156,044,679</b>

Development Project	2022	2023	2024	2025	2026	5 Year Total
Larimer CN Phase 5 (SS)	300,000	0	0	0	0	300,000
Manchester Rehab + New Construction	1,000,000	0	0	0	0	1,000,000
Bedford Dwellings Redevelopment Phase I	4,000,000	3,000,000	0	0	0	7,000,000
Bedford Dwellings Redevelopment Phase II	0	2,000,000	8,000,000	0	0	10,000,000
Bedford Dwellings Redevelopment Phase III	0	0	2,000,000	8,000,000	0	10,000,000
Bedford Dwellings Redevelopment Phase IV	0	0	0	2,000,000	8,000,000	10,000,000
Bedford Dwellings Redevelopment Phase V	0	0	0	0	2,000,000	2,000,000
Bedford Dwellings Redevelopment Phase VI	0	0	0	0	0	0
Bedford Centre Avenue Set-Aside	0	2,000,000	0	0	0	2,000,000
Northview Heights Replacement Housing	200,000	0	0	0	0	200,000
City's Edge	3,000,000	0	0	0	0	3,000,000
Acquisition/Demo/Rehab	3,000,000	0	0	0	0	3,000,000
Hill District Acquisition/New Construction/Rehab	3,000,000	0	0	0	0	3,000,000
Acquisition Rehab & Construction	5,000,000	0	0	0	0	5,000,000
PBV/Gap Financing Program	7,000,000	7,000,000	7,000,000	7,000,000	7,000,000	35,000,000
Allegheny Dwellings Redevelopment	0	1,000,000	0	10,000,000	0	11,000,000
Arlington Heights Redevelopment	0	0	0	2,000,000	0	2,000,000
Homewood North	0	0	0	0	0	0
In fill For-Sale Rehab	0	0	1,000,000	0	0	1,000,000
<b>Total</b>	<b>26,500,000</b>	<b>15,000,000</b>	<b>18,000,000</b>	<b>29,000,000</b>	<b>17,000,000</b>	<b>105,500,000</b>

## Modernization

AMP: 1 Addison Terrace / Additions (201 Kirkpatrick St Central Maintenance)	2022 Projected Obligations	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	5-Year Budget Total
Totals	0	222,525	98,518	85,771	15,706	422,520

AMP: 2 Bedford Dwellings	2022 Projected Obligations	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	5-Year Budget Total
Totals	500,000	6,274,193	2,906,270	4,397,973	3,476,333	17,554,769

AMP: 4 Arlington Heights	2022 Projected Obligations	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	5-Year Budget Total
Totals	2,609,438	2,592,530	4,892,625	1,128,533	1,313,093	12,536,219

AMP: 5 Allegheny Dwellings	2022 Projected Obligations	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	5-Year Budget Total
Totals	0	1,966,187	2,032,822	1,424,667	913,077	6,336,753

AMP: 9 Northview Heights (Family / Elderly)	2022 Projected Obligations	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	5-Year Budget Total
Totals	500,000	4,035,260	3,644,700	3,190,923	7,215,853	18,586,736

AMP: 15 Pennsylvania Bidwell	2022 Projected Obligations	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	5-Year Budget Total
Totals	654,867	1,424,009	745,515	1,622,070	285,111	4,731,572

AMP: 17 Pressley High Rise	2022 Projected Obligations	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	5-Year Budget Total
Totals	577,524	1,377,600	577,524	482,536	4,213,072	7,228,256

AMP: 20 Homewood North	2022 Projected Obligations	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	5-Year Budget Total
Totals	0	2,336,150	874,426	815,106	896,412	4,922,094

AMP: 22/39 Scattered Sites South/North (Includes D.O.C. 1205 Liverpool St. - Direct Opportunities Center) & former AMP-11 Hamilton Larimer	2022 Projected Obligations	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	5-Year Budget Total
Totals	0	2,787,061	2,143,047	1,575,011	1,970,432	8,475,551

AMP: 31 Murray Towers	2022 Projected Obligations	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	5-Year Budget Total
Totals	0	404,773	117,456	601,611	777,881	1,901,721
AMP: 40 Mazza Pavilion	2022 Projected Obligations	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	5-Year Budget Total
Totals	0	218,302	77,396	17,438	130,472	443,608
AMP: 41 Caliguiri Plaza	2022 Projected Obligations	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	5-Year Budget Total
Totals	0	48,748	329,315	1,047,680	16,468	1,442,211
AMP: 44 Finello Pavilion	2022 Projected Obligations	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	5-Year Budget Total
Totals	0	557,909	469,912	453,576	461,253	1,942,650
AMP: 45 Morse Gardens	2022 Projected Obligations	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	5-Year Budget Total
Totals	0	448,768	1,117,967	424,033	546,345	2,537,113
AMP: 46 Carrick Regency	2022 Projected Obligations	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	5-Year Budget Total
Totals	0	510,316	473,302	966,736	174,464	2,124,818
AMP: 47 Gualtieri Manor	2022 Projected Obligations	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	5-Year Budget Total
Totals	0	319,682	189,546	323,063	330,092	1,162,383
AMP: 999 Authority Wide	2022 Projected Obligations	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	5-Year Budget Total
Totals	3,740,000	3,850,000	2,290,000	2,498,100	2,310,000	14,688,100
Grand Total All AMPs	8,581,829	29,374,013	22,980,341	21,054,827	25,046,064	107,037,074

## 2. **Theme Two: Promoting Self-Sufficiency and Independent Living Through a Variety of Enhanced Services and Policy Adjustments**

The HACP is committed to continuing the pursuit of programs and policies that promote actual self-sufficiency and independent living. This is pursued and implemented through programs and policy modifications.

The HACP has several supportive service programs that support residents in attaining self-sufficiency, included, but not limited to the: Family Self-Sufficiency Program (FSS), Resident Employment Program (REP), Resident Opportunity for Self-Sufficiency (ROSS), and Computer Programs. These programs and referrals for residents of the LIPH and the HCV programs are designed to assist them in preparing for, seeking, finding, and retaining employment as well as financial literacy and reentry. The program components and the HACP FSS and RSS Staff also work constantly to link residents with other programs, leverage additional services, and create positive environments for families, adults, seniors, and children. The FSS, ROSS, REP and the Computer Programs are complemented by the other resident initiatives provided by the HACP and its partners that focus on youth and adults of varying ages. These other initiatives include the summer programming, programs addressing food insecurity, literacy and training programs, the Clean Slate Drug Free Lifestyles, and the Creative Arts Corner which is a state-of-the-art audio/video studio at Northview Heights and the Bedford Hope Center. The HACP's investments in resident services have leveraged over \$4,000,000 per year in additional programs and services in recent years.

The Service Coordinators (SCs) are retained through the HUD-funded FSS and ROSS Program Grants. There are also many other ancillary service providers that offer in-kind services to the HACP residents. Some of these providers include but are not limited to: the Pittsburgh Public School District, Comcast Internet Essentials, the Community College of Allegheny County, the Health Professionals Opportunity Grant, the Department of Human Services (Mental Health, Drug and Alcohol, Victims Services, Homeownership and Eviction Prevention), the 412 Food Rescue, City Parks, the Ananias Mission, Grow Pittsburgh, Duquesne University, and 24-hour Early Education Child Care Program, STEM Computer HACP WOW Mobile Program, and the Financial Literacy programming partners.

The HACP policy modifications are also designed to promote self-sufficiency, and the modified rent policy (as described in Section IV), is designed to encourage families to participate in the FSS program. The broad intent of these initiatives is to create an environment where work is the norm and personal responsibility is expected.

### 3. **Theme 3: Increasing Housing Choice for Low-Income Families Through Initiatives Designed to Increase the Quality and Quantity of Housing Available to Households Utilizing Rental Assistance and Other Available Resources**

As the City of Pittsburgh's housing market has changed in recent years, the availability of affordable housing has declined. These market changes have affected both naturally occurring affordable units and those available to households utilizing HCVs. In response, the HACP initiated its initial landlord initiatives to increase the number of landlords participating in the HCV program, and to increase the number and quality of units available.

The HACP received approval in the FY 2019 MTW Annual Plan for an alternative, payment standard to address the limited housing stock and increased rental costs.

During the on-going implementation of this initiative, the HACP continued to seek to increase housing choice and encourage voucher participants to expand their housing search, particularly in neighborhoods with low levels of poverty. Recognizing that using a single city-wide Voucher Payment Standard (VPS) stimulated voucher holders to reside in low-cost, high-poverty neighborhoods, the HACP devised a robust and comprehensive method for establishing Payment Standards and rent reasonableness determinations. The goals of this activity are to:

1. Expand housing choices by providing access to more neighborhoods.
2. Create additional units from previously sub-standard properties and improve the quality of existing units.
3. Decrease concentration of voucher usage in prevalent poverty areas.
4. The HACP plans to continue further analysis of these market changes and will pursue additional initiatives targeted to increasing the number and quality of housing options for households utilizing tenant-based rental assistance.

## C. Short-Term Goals and Objectives

### The HACP's Short-Term Goals in FY 2022 were to:

- Process all applications within thirty (30) days of receipt.
- Effectively improve the Voucher Utilization Rate and lease-up rates in LIPH.
- Ensure that inspections are completed on a timely basis.
- Improve the PIC submission rate.
- Continue to enforce effective policies to minimize any risk for discriminatory practices.
- Seek to continue to remove all barriers to housing for the disabled community.
- Have no fiscal year audit findings.
- Request a waiver for the HUD HCV Mobility Demonstration for HUD-approval of a select number of MTW implemented activities to include pre-inspections, the Preferred Owners Program, Modified Rent Policy on Percentage of Allowable Adjusted Annual Income (rent burden), Biennial Reexaminations, Modified Payment Standard (for reasonable accommodations), and the SAMFR Alternative Payment Standard (rehabilitation).
- Effectively monitor the surveillance equipment to ensure maximum operational efficiency throughout the housing sites.
- Monitor the security resources to include constable, guards and above-baseline services provided by the Pittsburgh Police Department.
- Develop strategic financial plans and revenue forecasts to better accommodate residents.
- Earn positive cash flow.
- Enhance the service provisions for Project-Based Voucher (PBV) recipients.
- Apply for new Resident Opportunity for Supportive Services (ROSS) Grants through the available funding source.
- Maximize the use of virtual resources and improve virtual support for residents.
- Ensure all eligible residents have been offered the opportunity for Family Self Sufficiency (FSS).
- Enhance the Eviction Prevention ongoing Partnership Agreement with the provider to include monitoring statistical reports and ensuring residents are receiving services offered.
- Offer Employment Fairs/ Resource Fairs and Workforce Development Meetings.
- Participate in at least five (5) job and career fairs per year.
- Increase the enrollment for Training Programs to include Drivers Ed, Constructions Trade, CNA, CDL, UPMC, and CVS.
- Implement new WOW mobile lab initiatives such as WOW minivan and WOW RV mobile unit.
- Update/upgrade mobile lab program by adding new initiatives.
- Align and improve the HACP Gap Financing program based on local needs and resources.
- Increase professional capacity and expertise of all HACP Staff.
- Review the Opportunity for a “For-Sale Single Family Pilot Program.”
- Increase the number of homebuyers through the HACP Homeownership Program.

The HACP accomplished the majority of the FY 2022 short-term goals and will continue in FY 2023 toward the completion of the others.

## II. GENERAL HOUSING AUTHORITY OPERATING INFORMATION

<b>(I) GENERAL OPERATING INFORMATION</b>
<b>ANNUAL MTW REPORT</b>

### A. HOUSING STOCK INFORMATION

#### i. Actual New Project Based Vouchers

Tenant-based vouchers that the MTW PHA project-based for the first time during the Plan Year. These include only those in which at least an Agreement to enter into a Housing Assistance Payment (AHAP) was in place by the end of the Plan Year. Indicate whether the unit is included in the Rental Assistance Demonstration (RAD).

PROPERTY NAME	NUMBER OF VOUCHERS NEWLY PROJECT-BASED (Planned*)	NUMBER OF VOUCHERS NEWLY PROJECT-BASED (Actual)	STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
Larimer/East Liberty Phase III	19	0	Committed	No	Co-Development
Bedford Redevelopment Phase I	90	0	Planning	No	PBV in non-traditional mixed finance development
City's Edge	92	0	Planning	No	PBV in non-traditional mixed finance development
North Negley	13	0	Committed	No	PBV + Gap Financing
Manchester Redevelopment	86	0	CHAP Committed	Yes	RAD/PBV
Harvard Beatty Street Housing	8	0	Committed	No	PBV + Gap Financing
Stanton-Highland Apartments	23	0	Committed	No	PBV + Gap Financing
Gladstone Residences	20	0	Committed	No	PBV + Gap Financing
Fifth Dinwiddie	23	0	Committed	No	PBV + Gap Financing
Cedarwood Homes	24	0	Committed	No	PBV + Gap Financing
New Pennley Place	45	0	CHAP Committed	Yes	RAD/PBV
<b>Total:</b> Planned or Actual Newly Project-Based	<b>443***</b>	<b>0</b>			

\* Figures in the "Planned" column should match the corresponding Annual MTW Plan.

\*\* Select "Status at the End of Plan Year" from: Committed, Leased/Issued

**Please describe differences between the Planned and Actual Number of Vouchers Newly Project-Based:**

The differences between the Planned and Actual number of vouchers newly projected based can be mainly attributed to financial closing issues as follows:

- **Larimer/East Liberty Phase III:** Under construction. Delayed due to electrical supply chain issues.
- **Bedford Redevelopment Phase I:** Planned for financial closing in 2023.
- **City's Edge:** Planned for financial closing in 2023.
- **North Negley:** Construction is anticipated to be completed by March 2023. Delayed due to disrupted construction market.
- **Manchester Redevelopment:** PHFA has been significantly delaying its technical review.
- **Harvard Beatty Street Housing:** Construction was completed in January 2023. Delayed due to disrupted construction market.
- **Stanton-Highland Apartments:** Financial closing was done in December 2022. Delayed due to financial gap.
- **Gladstone Residences:** Financial closing was done in June 2022. Delayed due to financial gap.
- **Dinwiddie:** Financial closing has not been achieved due to financial gap.
- **Cedarwood Homes:** Financial closing has not been achieved due to financial gap.
- **New Pennley Place:** Under PHFA 4% bond underwriting and RAD financial plan process.

\*\*\*New Granada Square, Larimer/East Liberty Phase IV, and Lemington Senior Housing were incorrectly listed in the FY 2022 MTW Annual Plan as new project-based vouchers. These developments were leased during this the Plan Year and committed in FY 2021 or prior. Therefore, these developments have been moved to the Actual Existing Project Based Vouchers section, which immediately follows this section.

ii. **Actual Existing Project Based Vouchers**

Tenant-based vouchers that the MTW PHA is currently project-basing in the Plan Year. These include only those in which at least an AHAP was in place by the beginning of the Plan Year. Indicate whether the unit is included in RAD.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS (Planned*)	NUMBER OF PROJECT-BASED VOUCHERS (Actual)	STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
Skyline Terrace (Addison Phase I)	168	135	Leased/Issued	No	Co-development; HAP Contract in place.
Lofts at Bentley (Addison Phase II)	64	59	Leased/Issued	No	Co-development; HAP Contract in place.
Addison Phase III (Middle Hill)	37	32	Leased/Issued	No	Co-development; HAP Contract in place.
Addison Phase IV (Kelly Hamilton Homes)	42	38	Leased/Issue	No	Co-development; HAP Contract in place.
Allegheny Dwellings I (Sandstone Quarry)	47	45	Leased/Issued	No	Co-development; HAP Contract in place.
Allegheny Union Baptist Association (Senior)	36	23	Leased/Issued	No	PBV only; Senior Building HAP Contract in place.
Crawford Square	60	57	Leased/Issued	No	PBV + Gap Financing; HAP Contract in place.
Dinwiddie III and IV	24	19	Leased/Issued	No	PBV only; HAP Contract in place.
Doughboy	9	8	Leased/Issued	No	PBV only; HAP Contract in place.
East Liberty Place South	6	6	Leased/Issued	No	PBV only; HAP Contract in place.
Elmer Williams Square	37	34	Leased/Issued	No	PBV + Gap Financing; HAP Contract in place.
Hillcrest Apartments (Senior)	16	15	Leased/Issued	No	PBV only; Senior Building HAP Contract in place.
Larimer Pointe	40	37	Leased/Issued	No	PBV only; HAP Contract in place.
Larimer/East Liberty Phase I	28	27	Leased/Issued	No	Co-development; HAP Contract in place.
Larimer/East Liberty Phase IV	18	0	Committed	No	CNIG replacement units; HAP Contract in place.
Legacy Apartments (Senior)	18	16	Leased/Issued	No	PBV only; Senior building HAP Contract in place.
Lemington Senior Housing	54	52	Leased/Issued	No	PBV + Gap Financing; HAP Contract in place.

Mackey Lofts	11	7	Leased/Issued	No	PBV only; HAP Contract in place. Building for hearing-impaired households.
Mellon's Orchard South	8	8	Leased/Issued	No	PBV only; HAP Contract in place.
Miller Street Apartments	9	8	Leased/Issued	No	PBV + Gap Financing; HAP Contract in place.
Milliones Manor (Senior)	39	24	Leased/Issued	No	PBV only; Senior building HAP Contract in place.
New Granada Square Apartments	10	0	Committed	No	PBV/Gap Financing; 2022 Construction Completion.
Sycamore Street Apartments	15	13	Leased/Issued	No	PBV only; HAP Contract in place.
Wood Street Commons	65	49	Leased/Issued	No	PBV only; HAP Contract in place. Single room occupancy (SRO) units located downtown.
<b>Total:</b> Planned and Actual Existing Project-Based	<b>861</b>	<b>712</b>			

\* Figures and text in the "Planned" column should match the corresponding Annual MTW Plan.

\*\* Select "Status at the End of Plan Year" from: Committed, Leased/Issued

**Please describe differences between the Planned and Actual Existing Number of Vouchers Project-Based:**

Developments with lower actual numbers have experienced unit turnover and some developments are still under construction During the Plan Year, Larimer/East Liberty Phase IV had four (4) searching vouchers issued, however, none of them leased up until FY 2023. The HACP started processing New Granada Square PBVs in January 2023 with ten (10) searching vouchers issued as of February 27, 2023 (no lease ups yet). Those experiencing turnover have open waiting lists that the HACP continues to process to fill the vacancies.

**iii. Actual Other Changes to MTW Housing Stock in the Plan Year**

Examples of the types of other changes can include (but are not limited to): units held off-line due to relocation or substantial rehabilitation, local, non-traditional units to be acquired/developed, etc.

ACTUAL OTHER CHANGES TO MTW HOUSING STOCK IN THE PLAN YEAR
<ul style="list-style-type: none"> <li>• Possible addition of scattered site units through acquisition and rehabilitation.</li> <li>• Potential disposition of vacant lots and select deteriorating scattered sites properties.</li> <li>• Potential disposition through a newly established side yard program, Surplus Property Sale (SPS) program.</li> <li>• Potential demolition of vacant, obsolete 80 MROP public housing units in Oak Hill pursuant to HUD RAD demolition approval.</li> <li>• PBV units funded by HACP/ARMDC's gap financing projects will continue to add local non-traditional units</li> <li>• Allegheny Dwellings redevelopment plan is based on a 2022 Choice Neighborhoods Transformation Plan.</li> <li>• The HACP plans to acquire real estate properties to develop dwelling units to provide additional safe places for low-income residents to stay considering the COVID-19 pandemic with CARES Act funds and operating subsidies.</li> <li>• Potential LIPH/PBV development projects through new pilot programs such as Faircloth-to-RAD.</li> </ul>

iv. **General Description of All Actual Capital Expenditures During the Plan Year**

Narrative general description of all actual capital expenditures of MTW funds during the Plan Year.

GENERAL DESCRIPTION OF ALL ACTUAL CAPITAL EXPENDITURES DURING THE PLAN YEAR
<p>The following activities are those that include capital expenditures during 2022:</p> <p><b><u>Completed</u></b></p> <p><b>Northview Heights</b> – Building #74: Door, Windows and Fire Alarm Control Panel Replacement, Partial Roof Replacement (exigency), Exterior Site Work Improvements; Building #75: Public Safety Center HVAC Improvements, 4 Buildings Roof Replacement</p> <p><b>Homewood North</b> – Exterior Site Work Improvements, Sprinkler System Modification/Piping Relocation</p> <p><b>Arlington Heights</b> – Exterior Doorway Brick Repair, Exterior Site Work Improvements</p> <p><b>Finello Pavilion</b> – Trash Compactor Replacement</p> <p><b>Gualtieri Manor</b> – First Floor HVAC Piping Replacement</p> <p><b>Pressley Street High Rise</b> – Community Room &amp; Corridor Improvements</p> <p><b>Office Building(s)</b> – 412 Boulevard of the Allies Demountable Wall Systems</p> <p><b>Frank H. Mazza Pavilion</b> – Fire Disaster Recovery (exigency)</p> <p><b><u>In Progress</u></b></p> <p><b>Authority Wide</b> – Architectural and Engineering Services, Environmental Services, Construction Management Services, Hazardous Materials Work, Exterior Site Work Improvements</p> <p><b>Office Building(s)</b> – Central Office Facility Related Services and Build Out</p> <p><b>Pennsylvania Bidwell High Rise</b> – Balcony Repairs (exigency)</p>

Several activities and projects were slated for FY 2022 implementation, however, have been deferred to FY 2023.

## B. LEASING INFORMATION

### i. Actual Number of Households Served

Snapshot and unit month information on the number of households the MTW PHA actually served at the end of the Plan Year.

NUMBER OF HOUSEHOLDS SERVED THROUGH:	NUMBER OF UNIT MONTHS OCCUPIED or LEASED* Planned^^	NUMBER OF UNIT MONTHS OCCUPIED or LEASED* Actual	NUMBER OF HOUSEHOLDS SERVED** Planned^^	NUMBER OF HOUSEHOLDS SERVED** Actual
MTW Public Housing Units Leased	34,068	33,612	2,839	2,801
MTW Housing Choice Vouchers (HCV) Utilized	66,408	62,688	5,534	5,224
Local, Non-Traditional: Tenant-Based	N/A	N/A	N/A	N/A
Local, Non-Traditional: Property-Based	2,400	1,776	200	148
Local, Non-Traditional: Homeownership	600	36	50	3
<b>Planned and Actual Totals:</b>	<b>103,476</b>	<b>98,112</b>	<b>8,623</b>	<b>8,176</b>

\* “Planned Number of Unit Months Occupied/Leased” is the total number of months the MTW PHA planned to have leased/occupied in each category throughout the full Plan Year (as shown in the Annual MTW Plan).

\*\* “Planned Number of Households to be Served” is calculated by dividing the “Planned Number of Unit Months Occupied/Leased” by the number of months in the Plan Year (as shown in the Annual MTW Plan).

^^ Figures and text in the “Planned” column should match the corresponding Annual MTW Plan.

#### Please describe any differences between the planned and actual households served:

The difference between the planned and actual activity for the public housing (LIPH) units is a combination of units held for redevelopment, temporary relocation, and vacant units. The HACP has adopted a turnkey vacant turnover protocol and will continue aggressive lease-up in 2022 and will continue these efforts into 2023. The HCV number of vouchers utilized differs due to voucher holders having a harder time finding a unit and terminations from previous pandemic years that were delayed due to the adopted COVID waivers. The local, non-traditional property-based actual numbers differs from the planned numbers because planned developments for 2022 were not actually completed and leased in 2022 due to various construction and financing delays still resulting from the pandemic. The homeownership actual numbers were well below the planned during the Plan Year due to the competitive local rental market, increasing interest rates and home purchase prices.

LOCAL, NON-TRADITIONAL CATEGORY	MTW ACTIVITY (NAME and NUMBER)	NUMBER OF UNIT MONTHS OCCUPIED or LEASED Planned^^	NUMBER OF UNIT MONTHS OCCUPIED or LEASED Actual	NUMBER OF HOUSEHOLDS SERVED Planned^^	NUMBER OF HOUSEHOLDS SERVED Actual
Tenant-Based	N/A	N/A	N/A	N/A	N/A
Property-Based	Step Up to Market / #9	2,400	1,776	200	148
Homeownership	Homeownership Program / #6	600	36	50	3
<b>Planned and Actual Totals</b>		<b>3,000</b>	<b>1,812</b>	<b>250</b>	<b>151</b>

\* The sum of the figures provided should match the totals provided for each Local, Non-Traditional category in the previous table. Figures should be given by individual activity. Multiple entries may be made for each category if applicable.

^^ Figures and text in the "Planned" column should match the corresponding Annual MTW Plan

HOUSEHOLDS RECEIVING LOCAL, NON-TRADITIONAL SERVICES ONLY	AVERAGE NUMBER OF HOUSEHOLDS PER MONTH	TOTAL NUMBER OF HOUSEHOLDS IN THE PLAN YEAR
The HACP does not have any households in this category that are receiving local, non-traditional services only	0	0

ii. **Discussion of Any Actual Issues/Solutions Related to Leasing**

Discussion of any actual issues and solutions utilized in the MTW housing programs listed.

HOUSING PROGRAM	DESCRIPTION OF ACTUAL LEASING ISSUES AND SOLUTIONS
MTW Public Housing	The occupancy rate for the HACP continues to experience challenges relating to Covid-19. These challenges range from staffing issues to significant delays in material delivery. Additionally, HACP has halted lease up efforts in the following communities in anticipation of demolition/RAD conversion: Northview High Rise and Manchester. Due to an exigent situation, the HACP had to vacate approximately half of the Pennsylvania Bidwell community in 2022. This situation caused the team to shift priority to ensure that adequate units were available for the temporary relocation. The HACP continues to create ready units for occupancy.
MTW Housing Choice Voucher	Challenges are expected as rents continue to rise particularly in emerging neighborhoods once affordable under current FMR. Older housing in Pittsburgh continues to fail HQS inspections and there is a scarcity of landlords. The HACP plans to increase lease up through new landlord incentives and the participation in the HUD Community Choice Demonstration.

Local, Non-Traditional	<p>Small community-based developers are not familiar with HUD and the HACP rules and regulations for the PBV/Gap Financing program. The HACP has created PBV/Gap Financing Program &amp; Underwriting Guidelines and will continue to update the Guidelines as needed. The HACP will continue to share these guidelines with developers so that they are in a position to submit appropriate proposals.</p> <p>2022 was a difficult year for home ownership. High asking price and multiple interest rate increases made it difficult for homebuyers to purchase homes. Despite the difficulties, the HACP continued to work closely with potential homebuyers to help them prepare for homeownership as the market starts to stabilize in 2023.</p>
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### C. WAITING LIST INFORMATION

**i. Actual Waiting List Information**

Snapshot information on the actual status of MTW waiting lists at the end of the Plan Year. The “Description” column should detail the structure of the waiting list and the population(s) served.

WAITING LIST NAME	DESCRIPTION	NUMBER OF HOUSEHOLDS ON WAITING LIST	WAITING LIST STATUS (OPEN, PARTIALLY OPEN OR CLOSED)	WAS THE WAITING LIST OPENED DURING THE PLAN YEAR
Low Income Public Housing	Site Based	3,017	Partially Open	Yes
Housing Choice Voucher	Community Wide	3,981	Closed	No
Homeownership	N/A	N/A	N/A	N/A
Project Based Vouchers	Site Based	13,080 – distinct count; 27,878 total lists count	Partially Open	Yes
Emergency Housing Vouchers	Community Wide	7	Open	Yes

**Please describe any duplication of applicants across waiting lists:**

There may be duplications between the LIPH and HCV program lists. The PBV waiting list may also have duplication across lists. Properties are also privately managed and waiting lists open and close based upon demand. Homeownership - No waiting list has been established for this program. Program participation is open to otherwise eligible families. If demand for soft second mortgage assistance approaches budget limit, a waiting list of participants with mortgage pre-approval letters will be established.

ii. **Actual Changes to Waiting List in the Plan Year**

Please describe any actual changes to the organizational structure or policies of the waiting list(s), including any opening or closing of a waiting list, during the Plan Year.

WAITING LIST NAME	DESCRIPTION OF ACTUAL CHANGES TO WAITING LIST
Low Income Public Housing	The LIPH one-bedroom family community waiting lists opened on August 9, 2022. All other units in the family and disabled/elderly communities remained closed during the Plan Year.
Housing Choice Voucher	The HCV waiting list remained closed during the FY 2022 Plan Year.
Homeownership	N/A
Project-Based Vouchers	AUBA (Allegheny Union Baptist Association), Lemington Senior Housing, Milliones Manor, The Legacy, Wood Street Commons and Wood Street Commons – MOD waiting lists were open the entire Plan Year.  Cornerstone Village Phase 4, Hillcrest Senior Residences, New Granada Square, Harvard Beatty Housing, The Carina, and Skyline Terrace waiting lists were partially open during the Plan Year.  Cornerstone Village, Crawford Square Apartments, Dinwiddie Street Housing, Doughboy Square Apartments, East Liberty Place South, Elmer Williams Square, Kelly Hamilton Homes, Larimer Pointe, Mackey Lofts, Mellon's Orchard, Middle Hill Homes, Miller Street Apartments, Sandstone Quarry Apartments, Sycamore Street Apartments and The Lofts at Bentley waiting lists were closed during the Plan Year.
Emergency Housing Vouchers	Waiting list was established in August 2021 and remained open for the rest of the Plan Year.

**D. INFORMATION ON STATUTORY OBJECTIVES AND REQUIREMENTS**

i. **75 percent of Families Assisted Are Very Low Income**

HUD will verify compliance with the statutory requirement that at least 75 percent of the households assisted by the MTW PHA are very low income for MTW public housing units and MTW HCVs through HUD systems. The MTW PHA should provide data for the actual families housed upon admission during the PHA's Plan Year reported in the "Local, Non-Traditional: Tenant-Based;" "Local, Non-Traditional: Property-Based;" and "Local, Non-Traditional: Homeownership" categories. Do not include households reported in the "Local, Non-Traditional Services Only" category.

INCOME LEVEL	NUMBER OF LOCAL, NON-TRADITIONAL HOUSEHOLDS ADMITTED IN THE PLAN YEAR
80%-50% Area Median Income	13
49%-30% Area Median Income	12
Below 30% Area Median Income	10
<b>Total Local, Non-Traditional Households Admitted</b>	<b>35</b>

ii. **Maintain Comparable Mix**

HUD will verify compliance with the statutory requirement that MTW PHAs continue to serve a comparable mix of families by family size by first assessing a baseline mix of family sizes served by the MTW PHA prior to entry into the MTW demonstration (or the closest date with available data) and compare that to the current mix of family sizes served during the Plan Year.

**BASELINE MIX OF FAMILY SIZES SERVED (upon entry to MTW)**

FAMILY SIZE	OCCUPIED PUBLIC HOUSING UNITS	UTILIZED HCVs	NON-MTW ADJUSTMENTS*	BASELINE MIX NUMBER	BASELINE MIX PERCENTAGE
1 Person	1,714	994	0	2,708	29.61%
2 Person	1,721	1,536	0	3,257	35.62%
3 Person	1,427	1,134	0	2,561	28.00%
4 Person	300	208	0	508	5.55%
5 Person	84	27	0	111	1.21%
6+ Person	N/A	N/A	0	N/A	0%
<b>TOTAL</b>	<b>5,246</b>	<b>3,899</b>	<b>0</b>	<b>9,145</b>	<b>100%</b>

\* “Non-MTW Adjustments” are defined as factors that are outside the control of the MTW PHA and/or unrelated to the MTW PHA’s local MTW program. An example of an acceptable “Non-MTW Adjustment” would include demographic changes in the community’s overall population. If the MTW PHA includes “Non-MTW Adjustments,” a thorough justification, including information substantiating the numbers given, should be included below. MTW PHAs must continue to adhere to all fair housing obligations as detailed in the MTW Certifications of Compliance.

Please describe the justification for any “Non-MTW Adjustments” given above:

N/A
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**MIX OF FAMILY SIZES SERVED (in Plan Year)**

FAMILY SIZE	BASELINE MIX PERCENTAGE**	NUMBER OF HOUSEHOLDS SERVED IN PLAN YEAR^	PERCENTAGE OF HOUSEHOLDS SERVED IN PLAN YEAR^^	PERCENTAGE CHANGE FROM BASELINE YEAR TO CURRENT PLAN YEAR
1 Person	29.61%	3,162	39.40%	9.79%
2 Person	35.62%	2,440	30.40%	-5.22%
3 Person	28.00%	1,958	24.40%	-3.60%
4 Person	5.55%	386	4.81%	-0.74%
5 Person	1.21%	79	0.98%	-0.23%
6+ Person	N/A	N/A	N/A	N/A
<b>TOTAL</b>	<b>100%</b>	<b>8,025</b>	<b>100%</b>	<b>0%</b>

\*\* The “Baseline Mix Percentage” figures given in the “Mix of Family Sizes Served (in Plan Year)” table should match those in the column of the same name in the “Baseline Mix of Family Sizes Served (upon entry to MTW)” table.

^ The “Total” in the “Number of Households Served in Plan Year” column should match the “Actual Total” box in the “Actual Number of Households Served in the Plan Year” table in Section II.B.i of this Annual MTW Report.

^^ The percentages in this column should be calculated by dividing the number in the prior column for each family size by the “Total” number of households served in the Plan Year. These percentages will reflect adjustment to the mix of families served that are due to the decisions of the MTW PHA. Justification of percentages in the current Plan Year that vary by more than 5% from the Baseline Year must be provided below.

**Please describe the justification for any variances of more than 5% between the Plan Year and Baseline Year:**

The one (1) person household varied by 9.79%, and the two (2) person varied by 5.22%. Both variations can be attributed to the demolition/RAD activity in the LIPH portfolio (especially the Pennsylvania Bidwell temporary relocation in 2022), GAP financing, and aggressive development activities of the HACP. The unexpected temporary relocation of Pennsylvania Bidwell as well as the increased vacancy in the Northview Hi-Rise contributed to the variance. The HACP strategically chose to stop leasing the Northview Hi-Rise at least a year ago in anticipation of the upcoming demolition of the building. The HCV Department has also continued to experience lower voucher success rates because of the demand-supply mismatch of affordable housing in Pittsburgh. Lastly, the project-based development has been delayed significantly still due to processing delays for tax credit applications and construction market disruptions.

**iii. Number of Households Transitioned to Self-Sufficiency in the Plan Year**

Number of households, across MTW activities, which were transitioned to the MTW PHA’s local definition of self-sufficiency during the Plan Year.

MTW ACTIVITY (NAME and NUMBER)	NUMBER OF HOUSEHOLDS TRANSITIONED TO SELF SUFFICIENCY*	MTW PHA LOCAL DEFINITION OF SELF-SUFFICIENCY
Modified Rent Policy HCV / #3	16	Graduated from FSS program includes zero cash assistance
Modified Rent Policy LIPH / #4	9	Graduated from FSS program zero cash assistance
Homeownership Program / #6	3	Completed Home Purchase, one (1) was in the HCV Program
	<b>0</b>	<i>(Households Duplicated Across MTW Activities)</i>
	<b>28</b>	<b>Total Households Transitioned to Self-Sufficiency</b>

- Figures should match the outcome reported for all activities where the goal of increased self-sufficiency is used in Section IV of this Annual MTW Report.

### III. PROPOSED MOVING TO WORK ACTIVITIES: HUD APPROVAL REQUESTED

All proposed activities that have been approved by HUD are reported on in Section IV as “Approved Activities.”

#### IV. APPROVED MTW ACTIVITIES: HUD APPROVAL PREVIOUSLY GRANTED

<b>Activity</b>	<b>Plan Year Approved</b>	<b>Plan Year Implemented</b>	<b>Plan Year(s) Amended</b>
1. Pre-Approval Inspection Certification	2015	2015	2019
2. Preferred Owners Program	2015	2015	Has not been amended
3. Modified Rent Policy - Work or FSS Requirement or increased minimum tenant payment for non-exempt HCV households	2011	2011	Has not been amended
4. Modified Rent Policy - Work or FSS Requirement or increased minimum rent for non-exempt LIPH households	2008	2008-2009	Has not been amended
5. HCV Revised Recertification Policy – At least once every other year	2008	2008	Has not been amended
5. LIPH Revised Recertification Policy – At least once every other year	2009	2009	Has not been amended
6. Homeownership Program: Operation of Combined LIPH and HCV Homeownership Program; Program assistance to include soft-second mortgage assistance coupled with closing cost assistance, homeownership and credit counseling, and foreclosure prevention. To establish a soft- second mortgage waiting list; expand eligibility to persons on the LIPH and HCV program waiting lists; expand eligibility to persons eligible for LIPH	2007 (Combined Program)	2007	2010 – Addition of other elements  2014 – Expansion of eligibility to person eligible for LIPH  2020 – Revised program manual

7. Modified Housing Choice Voucher Program policy on maximum percent of Adjusted Monthly Income permitted.	2001	2001	Has not been amended
8. Modified Payment Standard Approval - Establish Exception Payment Standards up to 120% of FMR without prior HUD approval.	2004	2004	2013 – Amended for persons with disabilities for exception areas 2022 – Amended to change payment standard methodology
9. Step Up To Market Financing Program <i>[Use of Block Grant Funding Authority for Development, Redevelopment, and Modernization to include Local Non-Traditional Development i.e., Project-Based Vouchers and Gap Financing]</i>	2012	2013	2017 – Additional features
10. Local Payment Standard-Housing Choice Voucher Program	2019	2019	2022 – Amended to include the new tiered method, eliminate mobility payment standards, and modify rehabilitation payment standards methodology

## A. Implemented Activities

### 1. Pre-Approval Certification

**i. Plan Year Approved, Implemented, Amended**

- **FY 2015:** Approved and Implemented
- **FY 2019:** Amended to expand the timeframe in which a landlord can use a pre-inspection to 90 days and to make this activity available for any HCV landlord.

**ii. Description**

The Pre-Approval Inspection Certification process will apply to buildings with four (4) or more units located within a single structure and the pre-approval process could not be applied to all Housing Choice Voucher (HCV) unit types. Also, the Pre-Approval Inspection Certification was originally accepted during the 60-day period after the unit passes HQS inspection. However, as stated above, modifications were approved by HUD in FY 2019 to make available Pre-Approval Inspection Certification to all HCV landlords and extend the certification status to a 90-day period after the unit passes HQS inspection. All units seeking Pre-Approval Inspection Certification must be vacant at the time the HQS inspection occurs and must remain vacant until a Request for Tenancy Approval is submitted for the unit. If a Request for Tenancy Approval is submitted after the 90-day qualifying period, a new initial HQS inspection must be performed before the unit is approved for tenancy. HAP payments are not tied to the Pre-Approval Inspection. The HAP payments will begin from the tenancy certification date only.

**Impact**

This activity helps to address one of the biggest HCV owner complaints – the time it takes to start paying assistance on a unit. The HACP HCV owners have stated that this activity is a plus even when the unit fails pre-inspection as they learn what repairs need to be made so they can be ready by the time the Request for Tenancy Approval is submitted.

**Metrics**

Cost Effectiveness					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
CE #1: Agency Cost Savings	Total cost of task in dollars (decrease).	Cost of inspections prior to implementation of the activity (in dollars). \$677,300 annually	Expected cost of inspections after implementation of the activity (in dollars). \$674,375 annually	Actual cost of inspections after implementation of the activity (in dollars). <b>\$85,219 annually</b>	Whether the outcome meets or exceeds the benchmark. <b>Yes</b>

<b>CE #2: Staff Time Savings</b>	Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to inspections prior to implementation of the activity (in hours). 15,662.5 hours annually	Expected amount of total staff time dedicated to inspections after implementation of the activity (in hours). 15,630 hours annually	Actual amount of total staff time dedicated to inspections after implementation of the activity (in hours). <b>9,784 hours annually</b>	Whether the outcome meets or exceeds the benchmark.  <b>Yes</b>
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<b>Housing Choice</b>					
<b>Metric Name &amp; #</b>	<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
<b>HC #1: Additional Units of Housing Made Available</b>	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number).  0	Expected housing units of this type after implementation of the activity (number).  30	Actual housing units of this type after implementation of the activity (number).  <b>123</b>	Whether the outcome meets or exceeds the benchmark.  <b>Yes</b>

**Comparison of Outcomes to Benchmarks**

The HACP met and exceeded all three (3) benchmarks for this activity. The actual number of pre-inspections conducted during the Plan Year surpassed last year’s number again for the second year in a row. Although the HACP spent more hours inspecting units than in FY 2021, the total cost of inspections appears to have decreased dramatically in FY 2021. The HACP thought that the average time it took to conduct an inspection was an hour; however, after further conversations and at the current staffing level, the HACP can proudly state that the average inspection time has decreased to twenty (20) minutes during the Plan Year and remains at that average in FY 2023. Lastly, the HACP surmises that the increase in inspection hours from FY 2021 to FY 2022 is due to the COVID waivers that the HACP adopted in FY 2021 allowing owners to self-certify inspections in lieu of an actual physical inspection.

**Update**

This activity is one (1) of the most popular among property owners and is evidenced by its continued growth each year. The HACP continues to offer pre-inspections to property owners to reduce contract processing time, help new owners understand the process with no commitment to renting to a voucher holder, and reduces paperwork internally for the inspections staff.

**iii. Actual Nonsignificant Changes**

The HACP did not make any nonsignificant changes to this activity during the Plan Year.

**iv. Actual Changes to Metrics/Data Collection**

As stated in the approved FY 2022 MTW Annual Plan Amendment, the HACP removed Metric #3: Decrease in Error Rate of Task Execution as planned and did not collect this data during the Plan Year. There were no unplanned changes or modifications to the metrics during the Plan Year.

**v. Actual Significant Changes**

The HACP did not make any significant changes to this activity during the Plan Year.

**vi. Challenges in Achieving Benchmarks and Possible Strategies**

The benchmarks were achieved for this activity and therefore, the HACP will continue to monitor and assess on at least an annual basis for any changes to the metrics. Should the HACP run into any challenges in achieving benchmarks in the upcoming plan years, the HACP will review the program procedures, troubleshoot any unintended obstacles, and update the MTW Plan accordingly.

## 2. Preferred Owners Program

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*i. Plan Year Approved, Implemented, Amended*

- **FY 2015:** Approved and Implemented
- No amendments since initial HUD-approval

*ii. Description*

The Preferred Owners Program provides incentives to landlords to participate in the HCV Program and to provide quality housing units in a variety of neighborhoods. Participating landlords must consistently pass Housing Quality Standards (HQS) inspections and participate in annual training. In return, they will receive priority placement of their listings on the HACP apartment listings website and can be eligible for the following:

(a) Changes in inspection schedule:

- i. Priority inspection scheduling - Preferred Owners will be moved to the top of the waiting list for annual and initial inspections.
- ii. Biennial inspections - Owners who have passed annual inspection on the first inspection for the past three consecutive years will be moved to biennial inspections. If a future inspection results in a fail, the owner will be removed from the Preferred Owners Program and will return to an annual inspection schedule.
- iii. Acceptance of prior inspections for new tenancies if an annual or initial inspection was conducted less than 90 days ago for vacated units - If, after initial inspection and move-in, a unit is vacated for any reason and a new RFTA is returned for a new voucher holder in the same unit within 90 days, the previous inspection will be accepted as the initial inspection for the new RFTA.
- iv. Construction completion inspection to be accepted as initial inspection for project-based voucher units for 90 days - When PBV owners or property managers are Preferred Owners, the construction completion inspection on a new PBV unit can be used as the initial inspection if the unit is occupied within 90 days of that inspection.

(b) Vacancy Payments

When a voucher holder moves out, if the landlord releases the unit to another voucher holder, the HACP will issue vacancy payment of two months of the previous tenant's HAP as a HAP Adjustment Vacancy Payment. The impact of this initiative is to encourage landlords to work with the HACP and the HCV program long-term, preserving housing for families at or below 50% AMI.

The landlord incentives in this activity are only available to landlords who meet the criteria of the HACP preferred owners' program.

### ***Application for Membership***

To gain membership to the Preferred Owners Program, an owner or property manager must apply by submitting a form to the HCV office. The HACP requires separate applications to be submitted for each subsidiary of a company/organization and/or each unique tax identification number. This form will include:

1. Landlord's name
2. Contact information
3. Addresses of units currently leased to voucher holders
4. Checklist of the standards for membership, which are:

#### ***a. Consistent HQS Inspection Passes***

At least 85% of units must have passed inspection for all instances of annual inspections for the past four (4) consecutive years.

#### ***b. Trainings***

Preferred Owners must complete a minimum of one (1) training course per year to maintain membership in the Preferred Owners Program. All trainings will be provided free of charge to all landlords and may be chosen from the following options:

- *Screening Tenants* - Includes information about background checks, references, and Fair Housing law.
- *The Magistrate Process* - Includes information about legal recourse landlords may take if they feel their tenant has broken his or her lease.
- *Mental Health First Aid Training* - This training is provided by Mercy Behavioral Health.
- *Real Estate Continuing Education Credits and/or Other Accredited Property Management Trainings* may also be counted as Preferred Owners trainings, when proof of completion is provided.

**Renewal Process**

To ensure that the Preferred Owner Program members remain the best source of decent, safe, and affordable housing for our voucher holders, the HACP has developed a process to renew an owner’s participation in the Preferred Owner’s Program on a yearly basis. This process includes the above-mentioned training course and achieving at least an 85% pass rate for all annual HQS inspections conducted during the previous calendar year. If the owner’s HQS inspection pass rate is below 85%, they will enter into a corrective action period of one (1) calendar year where they must bring all of their units to a 100% pass rate and provide evidence of completion of a second qualifying training course as described above.

**Impact**

Much like the rest of the country, HACP voucher holders continue to face stigmatism, unfounded bias, and income discrimination when searching for a rental unit and the HACP experiences the same when recruiting rental property owners. This activity provides benefits to the HACP’s property owners whose units comply with HQS consistently and rewards them for participating in the HCV Program. The most popular feature by far is the two (2) months vacancy loss payments, according to the yearly program survey.

**Metrics**

<b>Cost Effectiveness</b>					
<b>Metric Name &amp; #</b>	<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
<b>CE #1: Agency Cost Savings</b>	Total cost of task in dollars (decrease).	Cost of inspections prior to implementation of the activity (in dollars). \$677,300 annually	Expected cost of inspections after implementation of the activity (in dollars). \$674,375 annually	Actual cost of inspections after implementation of the activity (in dollars). <b>\$85,219 annually</b>	Whether the outcome meets or exceeds the benchmark. <b>Yes</b>
<b>CE #2: Staff Time Savings</b>	Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to inspections prior to implementation of the activity (in hours). 15,662.5 hours annually	Expected amount of total staff time dedicated to inspections after implementation of the activity (in hours). 15,630 hours annually	Actual amount of total staff time dedicated to inspections after implementation of the activity (in hours). <b>9,784 hours annually</b>	Whether the outcome meets or exceeds the benchmark. <b>Yes</b>

<i>Housing Choice</i>					
<b>Metric Name &amp; #</b>	<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
<b>HC #1: Additional Units of Housing Made Available</b>	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number). 0	Expected housing units of this type after implementation of the activity (number). 120	Actual housing units of this type after implementation of the activity (number). <b>3</b>	Whether the outcome meets or exceeds the benchmark.  <b>No</b>
<b>HC #2: Units of Housing Preserved</b>	Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	Housing units preserved prior to implementation of the activity (number). 0	Expected housing units preserved after implementation of the activity (number). 120	Actual housing units preserved after implementation of the activity (number). <b>610</b>	Whether the outcome meets or exceeds the benchmark.  <b>Yes</b>

<i>HACP Specific Metrics</i>					
<b>Metric Name &amp; #</b>	<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
<b>Landlords enrolled in Preferred Owners Program</b>	Landlords enrolled in Preferred Owners Program (number).	Landlords enrolled in Preferred Owners Program before the start of the program 0	Expected number of landlords enrolled in Preferred Owners Program 20	Actual number of landlords enrolled in Preferred Owners Program <b>30</b>	Whether the outcome meets or exceeds the benchmark.  <b>Yes</b>
<b>Increase in landlord satisfaction with HACP</b>	Landlords who rate HACP as "good" or "excellent" (percentage)	Number of landlords who rate HACP as "good" or "excellent" before the start of the program 55%	Expected number of landlords who rate HACP as "good" or "excellent" after six months of the program 55%	Actual number of landlords who rate HACP as "good" or "excellent" <b>60%</b>	Whether the outcome meets or exceeds the benchmark.  <b>Yes</b>

### ***Comparison of Outcomes to Benchmarks***

The benchmarks were all achieved for this activity except for the number of additional units of housing made available. The total number of landlords participating in the Preferred Owners Program has increased since last year by three (3).

### ***Update***

This MTW activity was fully implemented in FY 2022 and is on schedule for FY 2023. Feedback indicates that landlords are agreeable to the incentives offered by the program and efforts have continued to recruit and conduct outreach including, the landlord advisory council and planning of landlord workshops. The addition of a new HCV staff member dedicated to property owner outreach whose charged with promoting and implementing the Preferred Owners Program are predicted to positively influence the MTW outcomes in FY 2023.

### ***iii. Actual Nonsignificant Changes***

The HACP did make the three (3) nonsignificant, planned changes to this activity during the Plan Year, including changing the number of days from sixty (60) to ninety (90) that it will accept any prior annual or initial inspection for vacant units and the construction completion inspection, the renewal process stated in the FY 2022 MTW Plan Amendment, and changing the initial passed inspection rate from 100% to 85%. There were no unplanned, non-significant changes during the Plan Year.

### ***iv. Actual Changes to Metrics/Data Collection***

As stated in the approved FY 2022 MTW Annual Plan Amendment, the HACP removed Metric #3: Decrease in Error Rate of Task Execution as planned and did not collect this data during the Plan Year. There were no unplanned changes or modifications to the metrics during the Plan Year.

### ***v. Actual Significant Changes***

The HACP did not make any significant changes to this activity during the Plan Year.

### ***vi. Challenges in Achieving Benchmarks and Possible Strategies***

In general, the HACP will continue to monitor and assess on at least an annual basis for any changes to the metrics. Should the HACP run into any challenges in achieving benchmarks in the upcoming plan years, the HACP will review the program procedures, the quarterly preferred owners survey, and adjust the program to be more attractive and beneficial to HCV owners.

The benchmarks were all achieved for this activity except for the number of additional units of housing made available. The main reason as to why this benchmark was not met in FY 2022 is due to the current rental market. The scarcity of affordable rental housing in the City of Pittsburgh is still a growing issue exacerbated by the COVID 19 pandemic. Owners can select the best rental candidate from a large pool of applicants and oftentimes that includes overlooking voucher holders. Even the HACP's Preferred Owners are hesitant to add more of their units to the program with the current incentives offered when they do not have to interact with the HCV program altogether. The HACP is hoping that the HUD Community Choice Demonstration, started on August 4, 2022, will attract new landlords who bring new units to the Preferred Owners program. If not, the HACP may research new incentives that could better motivate owners to rent to more voucher holders.

### 3. Modified Rent Policy with Work/FSS Requirement for the Housing Choice Voucher Program

**i. Plan Year Approved, Implemented, Amended**

- **FY 2011:** Approved and Implemented
- No amendments since initial HUD-approval

**ii. Description**

Requires that any non-elderly, able-bodied head of household who is not working to either: a) participate in a self-sufficiency program, including but not limited to the HACP FSS program, other Local Self-Sufficiency program (LSS), welfare to work, or other employment preparation and/or training/educational program or b) pay a minimum tenant payment of \$150.00 per month. This policy provides additional incentives for families to work or prepare for work and increases overall accountability.

**Impact**

The provision of the modified policy has increased the percentage of families reporting earned income and increased the number of families pursuing training and preparation for work through Local Self-Sufficiency program (LSS), welfare to work, or other employment preparation and/or training/educational program.

**Metrics**

<i>Self Sufficiency</i>					
<b>Metric Name &amp; #</b>	<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
<b>SS #1: Increase in Household Income</b>	Average earned income of households affected by this policy in dollars (increase).	Average earned income of households affected by this policy prior to implementation of the activity (in dollars). \$11,802	Expected average earned income of households affected by this policy prior to implementation of the activity (in dollars). \$12,000	Actual average earned income of households affected by this policy prior to implementation (in dollars). <b>\$24,040</b>	Whether the outcome meets or exceeds the benchmark.  <b>Yes</b>
<b>SS #2: Increase in Household Savings</b>	Average amount of savings/escrow of households affected by this policy in dollars (increase).	Average savings/escrow amount of households affected by this policy prior to implementation of the activity (in dollars). \$3,789.66	Expected average savings/escrow amount of households affected by this policy after implementation of the activity (in dollars). \$2,900	Actual average savings/escrow amount of households affected by this policy after implementation of the activity (in dollars). <b>\$3,981</b>	Whether the outcome meets or exceeds the benchmark.  <b>Yes</b>

<b>SS #3: Increase in Positive Outcomes in Employment Status</b>	Report the following information separately for each category:	Head(s) of households in FSS prior to implementation of the activity (number).	Expected head(s) of work-able households in FSS after implementation of the activity (number).	Actual head(s) of work-able households in FSS after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	(1) Employed Full- Time	736	736	115	No
	(2) Employed Part- Time	737	737	54	No
	(3) Enrolled in Educational Program	50	27	41	Yes
	(4) Enrolled in Job Training Program	51	28	22	No
	(5) Unemployed	N/A	N/A	100	N/A
	(6) Other	N/A	N/A	N/A	N/A
	Report the following information separately for each category:	Percentage of total work-able households in FSS prior to implementation of activity (percent).	Expected percentage of total work-able households in FSS after implementation of the activity (percent).	Actual percentage of total work-able households in FSS after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.
	(1) Employed Full- Time	14.305%	20%	35%	Yes
	(2) Employed Part- Time	14.305%	20%	16%	Yes
	(3) Enrolled in Educational Program	11.27%	7.5%	12%	Yes
	(4) Enrolled in Job Training Program	11.27%	7.5%	7%	Yes
(5) Unemployed	48.5%	45%	30%	Yes	
(6) Other	0%	0	N/A	N/A	
<b>SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)</b>	Number of households receiving TANF assistance (decrease).	Households receiving TANF prior to implementation of the activity (number).	Expected number of households receiving TANF after implementation of the activity (number).	Actual households receiving TANF after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
		774	800	494	Yes

<b>SS #5: Households Assisted by Services that Increase Self Sufficiency</b>	Number of households receiving services aimed to increase self-sufficiency (increase).	Households receiving self-sufficiency services prior to implementation of the activity (number). 353	Expected number of households receiving self-sufficiency services after implementation of the activity (number). 200	Actual number of households receiving self-sufficiency services after implementation of the activity (number). <b>269</b>	Whether the outcome meets or exceeds the benchmark. <b>Yes</b>
<b>SS #6: Reducing Per Unit Subsidy Costs for Participating Households</b>	Average amount of Section 8 and/or 9 subsidy (or local, non-traditional subsidy) per household affected by this policy in dollars (decrease).	Average subsidy per household affected by this policy prior to implementation of the activity (in dollars). \$466.24	Expected average subsidy per household affected by this policy after implementation of the activity (in dollars). \$575	Actual average subsidy per household affected by this policy after implementation of the activity (in dollars). <b>\$644</b>	Whether the outcome meets or exceeds the benchmark. <b>No</b>
<b>SS #8: Households Transitioned to Self Sufficiency</b>	Number of households transitioned to self-sufficiency (increase).	Households transitioned to self-sufficiency (a household's ability to maintain financial, housing, and personal/family stability) prior to implementation of the activity (number). 12	Expected households transitioned to self-sufficiency (a household's ability to maintain financial, housing, and personal/family stability) after implementation of the activity (number). 50	Actual households transitioned to self-sufficiency (a household's ability to maintain financial, housing, and personal/family stability) after implementation of the activity (number). <b>25</b>	Whether the outcome meets or exceeds the benchmark. <b>No</b>

<b>HACP Metrics</b>					
<b>Metric Name</b>	<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
<b>Non-elderly, Non-disabled Families with TTPs Less than \$150</b>	Number of non-elderly, non-disabled families with TTPs <\$150 (decrease)	Total Non-elderly, Non-disabled families with TTPs less than \$150 before this activity was implemented in 2010 (number) 1,988	Expected total Non-elderly, Non-disabled families with TTPs less than \$150 from this activity (number) 530	Actual non-elderly, Non-disabled families with TTPs less than \$150 added (number) <b>434</b>	Whether the outcome meets or exceeds the benchmark. <b>Yes</b>

<b>Average Overall HAP</b>	Average HAP dollar amount for all families (increase)	Average HAP for all HCV families before this activity was implemented (in dollars) \$486	Expected Average HAP for all HCV families after the activity is implemented (in dollars) \$615	Actual average HAP for all HCV families (in dollars) <b>\$692</b>	Whether the outcome meets or exceeds the benchmark. <b>Yes</b>
<b>Average HAP for Non-elderly, Non-disabled</b>	Average HAP dollar amount for non-elderly, non-disabled families (increase)	Average HAP for non-elderly, non-disabled HCV families before this activity was implemented (in dollars) \$538	Expected average HAP for non-elderly, non-disabled HCV families after this activity was implemented (in dollars) \$618	Actual average HAP for non-elderly, non-disabled HCV families (in dollars) <b>\$717</b>	Whether the outcome meets or exceeds the benchmark. <b>Yes</b>
<b>Average HAP for Non-elderly, Non-disabled TTPs &lt;\$150</b>	Average HAP dollar amount for non-elderly, non-disabled families with TTPs <\$150 (decrease)	Average HAP for non-elderly, non-disabled HCV families with TTPs <\$150 before this activity was implemented (in dollars) \$657	Expected average HAP for non-elderly, non-disabled HCV families with TTPs <\$150 after this activity was implemented (in dollars) \$642	Actual average HAP for non-elderly, non-disabled HCV families with TTPs <\$150 (in dollars) <b>\$731</b>	Whether the outcome meets or exceeds the benchmark. <b>No</b>
<b>Total HCV FSS Participants</b>	Number of HCV FSS participant families (increase)	Total FSS participants before this activity was implemented (number) 448	Expected new FSS participants added from this activity (number) 250	Actual new FSS participants added (number) <b>166</b>	Whether the outcome meets or exceeds the benchmark. <b>No</b>
<b>HCV FSS Participant Families Working</b>	Number of HCV FSS participant families working (increase)	Total FSS participant families working before this activity was implemented (number) 248	Expected new FSS participant families working added from this activity (number). 160	Actual new FSS participant families working added (number) <b>115</b>	Whether the outcome meets or exceeds the benchmark. <b>No</b>
	Percentage of HCV FSS participant families working (increase)	Total FSS participant families working before this activity was implemented (percentage) 55%	Expected new FSS participant families working added from this activity (percentage). 75%	Actual new FSS participant families working added (percentage) <b>69%</b>	Whether the outcome meets or exceeds the benchmark. <b>No</b>
<b>HCV FSS Participant Families Graduating from FSS</b>	Number of HCV FSS participant families graduating from FSS (increase)	Total FSS participant families graduating from FSS before this activity was implemented (number) 12	Expected new FSS participant families graduating from FSS added from this activity (number). 51	Actual new FSS participant families graduated from FSS added (number) <b>16</b>	Whether the outcome meets or exceeds the benchmark. <b>No</b>

<b>HCV FSS Participant Families with Escrow Accounts</b>	Number of HCV FSS participant families with escrow accounts (increase)	Total FSS participant families with escrow accounts before this activity was implemented (number) 191	Expected new FSS participant families with escrow accounts added from this activity (number). 200	Actual new FSS participant families with escrow accounts added (number) <b>106</b>	Whether the outcome meets or exceeds the benchmark. <b>No</b>
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***Comparison of Outcomes to Benchmarks***

The outcomes had mixed results in FY 2022. Some of the outcomes met the benchmarks such as household income, household savings, households transitioning from TANF, and households assisted by services that increase self-sufficiency. Other outcomes such as the total number of HCV FSS participants, the number of HCV FSS participants working, number of HCV FSS participants graduating from FSS, and number of HCV FSS families with escrow accounts did not meet the benchmarks.

***Update***

This MTW activity was paused during the plan year so that the HACP could implement the new FSS Final Rule during the Plan Year thus causing most of the outcome values for this to remained unchanged from FY 2021. However, the activity is back on schedule for FY 2023.

***iii. Actual Nonsignificant Changes***

The HACP did not make any nonsignificant changes to this activity during the Plan Year.

***iv. Actual Changes to Metrics/Data Collection***

The HACP did not make any metrics/data collection changes to this activity during the Plan Year.

***v. Actual Significant Changes***

The HACP did not make any significant changes to this activity during the Plan Year.

**vi. Challenges in Achieving Benchmarks and Possible Strategies**

The HACP's HCV families faced several challenges that affected the FY 2022 outcomes. Firstly, the HCV families were still facing the effects of the COVID-19 pandemic on the job market. Overall employment rates mirrored the pandemic outbreaks with multiple difficulties; however, it is still significantly above pre-pandemic levels. This is reflected in the self-sufficiency metrics. Also, with the approval of the FSS Final Rule, enrollment efforts were halted to update the FSS Action Plan and roll out the new regulations and procedures under the new rule. Current strategies to improve the metrics for future Plan Years include marketing the FSS program more to HCV families, further enhancing and focusing on the services offered to HCV families and opening up more public housing services to HCV families.

## 4. Modified Rent Policy with Work/FSS Requirement for the Public Housing Program

**i. Plan Year Approved, Implemented, Amended**

- **FY 2008-2009:** Approved and Implemented
- No amendments since initial HUD-approval

**ii. Description**

This activity requires that any non-elderly, able-bodied head of household who is not working to either participate in the FSS Program or pay a minimum rent of \$150.00 per month. Hardship exemptions are permitted. This policy provides additional incentives for families to work or prepare for work. The HACP’s objectives for this program include increased participation in the FSS Program, increased rent collections, and increased level of families working.

**Impact**

The provision of the modified policy has increased the percentage of families reporting earned income and increased the number of families pursuing training and preparation for work through Local Self-Sufficiency program (LSS), welfare to work, or other employment preparation and/or training/educational program.

**Metrics**

<i>Self Sufficiency</i>					
<b>Metric Name &amp; #</b>	<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
<b>SS #1: Increase in Household Income</b>	Average earned income of households affected by this policy in dollars (increase).	Average earned income of households affected by this policy prior to implementation of the activity (in dollars). \$11,802	Expected average earned income of households affected by this policy prior to implementation of the activity (in dollars). \$12,000	Actual average earned income of households affected by this policy after implementation of this activity (in dollars). <b>\$15,375</b>	Whether the outcome meets or exceeds the benchmark.  <b>Yes</b>
<b>SS #2: Increase in Household Savings</b>	Average amount of savings/escrow of households affected by this policy in dollars (increase).	Average savings/escrow amount of households affected by this policy prior to implementation of the activity (in dollars). \$3,789.66	Expected average savings/escrow amount of households affected by this policy after implementation of the activity (in dollars). \$2,900	Actual average savings/escrow amount of households affected by this policy after implementation of the activity (in dollars). <b>\$3,310</b>	Whether the outcome meets or exceeds the benchmark.  <b>Yes</b>

<b>SS #3: Increase in Positive Outcomes in Employment Status</b>	Report the following information separately for each category:	Head(s) of households in FSS prior to implementation of the activity (number).	Expected head(s) of work-able households in FSS after implementation of the activity (number).	Actual head(s) of work-able households in FSS after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	(1) Employed Full- Time	736	736	<b>122</b>	<b>No</b>
	(2) Employed Part- Time	737	737	<b>47</b>	<b>No</b>
	(3) Enrolled in Educational Program	50	27	<b>56</b>	<b>Yes</b>
	(4) Enrolled in Job Training Program	51	28	<b>45</b>	<b>Yes</b>
	(5) Unemployed	N/A	N/A	<b>N/A</b>	<b>N/A</b>
	(6) Other	N/A	N/A	<b>N/A</b>	<b>N/A</b>
	Report the following information separately for each category:	Percentage of total work-able households in FSS prior to implementation of activity (percent).	Expected percentage of total work-able households in FSS after implementation of the activity (percent).	Actual percentage of total work-able households in FSS after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.
	(1) Employed Full- Time	14.305%	20%	<b>45%</b>	<b>Yes</b>
	(2) Employed Part- Time	14.305%	20%	<b>17%</b>	<b>No</b>
	(3) Enrolled in Educational Program	11.27%	7.5%	<b>21%</b>	<b>Yes</b>
	(4) Enrolled in Job Training Program	11.27%	7.5%	<b>17%</b>	<b>Yes</b>
(5) Unemployed	48.5%	45%	<b>N/A</b>	<b>N/A</b>	
(6) Other	0%	0	<b>N/A</b>	<b>N/A</b>	
<b>SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)</b>	Number of households receiving TANF assistance (decrease).	Households receiving TANF prior to implementation of the activity (number).	Expected number of households receiving TANF after implementation of the activity (number).	Actual households receiving TANF after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
		774	800	<b>168</b>	<b>Yes</b>

<b>SS #5: Households Assisted by Services that Increase Self Sufficiency</b>	Number of households receiving services aimed to increase self-sufficiency (increase).	Households receiving self-sufficiency services prior to implementation of the activity (number). 353	Expected number of households receiving self-sufficiency services after implementation of the activity (number). 200	Actual number of households receiving self-sufficiency services after implementation of the activity (number). <b>88</b>	Whether the outcome meets or exceeds the benchmark. <b>No</b>
<b>SS #6: Reducing Per Unit Subsidy Costs for Participating Households</b>	Average amount of Section 8 and/or 9 subsidy (or local, non-traditional subsidy) per household affected by this policy in dollars (decrease).	Average subsidy per household affected by this policy prior to implementation of the activity (in dollars). \$466.24	Expected average subsidy per household affected by this policy after implementation of the activity (in dollars). \$575	Actual average subsidy per household affected by this policy after implementation of the activity (in dollars). <b>\$643</b>	Whether the outcome meets or exceeds the benchmark. <b>No</b>
<b>SS #7: Increase in Agency Rental Revenue</b>	Total Household contributions towards housing assistance (increase).	Household contributions prior to implementation of the activity (in dollars). \$626,041	Expected household contributions after implementation of the activity (in dollars). \$656,166	Actual household contributions after implementation of the activity (in dollars). <b>\$687,643</b>	Whether the outcome meets or exceeds the benchmark. <b>Yes</b>
<b>SS #8: Households Transitioned to Self Sufficiency</b>	Number of households transitioned to self-sufficiency (increase).	Households transitioned to self-sufficiency (a household's ability to maintain financial, housing, and personal/family stability) prior to implementation of the activity (number). 12	Expected households transitioned to self-sufficiency (a household's ability to maintain financial, housing, and personal/family stability) after implementation of the activity (number). 50	Actual households transitioned to self-sufficiency (a household's ability to maintain financial, housing, and personal/family stability) after implementation of the activity (number). <b>25</b>	Whether the outcome meets or exceeds the benchmark. <b>No</b>

<b>HACP Metrics</b>					
<b>Metric Name</b>	<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
<b>Total LIPH FSS Participants</b>	Number of LIPH FSS participant families (increase)	Total FSS participants before this activity was implemented (number) 658	Expected new FSS participants added from this activity (number) 500	Actual new FSS participants added (number) <b>103</b>	Whether the outcome meets or exceeds the benchmark. <b>No</b>

<b>LIPH FSS Participant Families Working</b>	Number of LIPH FSS participant families working (increase)	Total FSS participant families working before this activity was implemented (number) 181	Expected new FSS participant families working added from this activity (number). 300	Actual new FSS participant families working added (number) <b>54</b>	Whether the outcome meets or exceeds the benchmark. <b>No</b>
	Percentage of LIPH FSS participant families working (increase)	Total FSS participant families working before this activity was implemented (percentage) 28%	Expected new FSS participant families working added from this activity (percentage). 65%	Actual new FSS participant families working added (percentage) <b>48%</b>	Whether the outcome meets or exceeds the benchmark. <b>No</b>
<b>LIPH FSS Participant Families Graduating from FSS</b>	Number of LIPH FSS participant families graduating from FSS (increase)	Total FSS participant families graduating from FSS before this activity was implemented (number) n/a	Expected new FSS participant families graduating from FSS added from this activity (number). 40	Actual new FSS participant families graduated from FSS added (number) <b>9</b>	Whether the outcome meets or exceeds the benchmark. <b>No</b>
<b>LIPH FSS Participant Families with Escrow Accounts</b>	Number of LIPH FSS participant families with escrow accounts (increase)	Total FSS participant families with escrow accounts before this activity was implemented (number) 29	Expected new FSS participant families with escrow accounts added from this activity (number). 251	Actual new FSS participant families with escrow accounts added (number) <b>88</b>	Whether the outcome meets or exceeds the benchmark. <b>No</b>
<b>HACP Rent Roll Amounts</b>	Dollar amount of LIPH Rent Rolls (increase)	Total rent charged before this activity was implemented (in dollars) \$685,682	Expected total rent charged after this activity was implemented (in dollars) \$645,000	Actual rent charged for LIPH participant families (in dollars) <b>\$737,957</b>	Whether the outcome meets or exceeds the benchmark. <b>Yes</b>
<b>HACP Rent Collection Amounts</b>	Dollar Amount of LIPH Rent Collected (increase)	Total rent collected before this activity was implemented (in dollars) \$612,027	Expected total rent collected after this activity was implemented (in dollars) \$665,000	Actual rent collected for LIPH participant families (in dollars) <b>\$706,551</b>	Whether the outcome meets or exceeds the benchmark. <b>Yes</b>
<b>Average Rent All Communities</b>	Average Rent dollar amount (increase)	Average rent amount for all communities before this activity was implemented (in dollars) \$198.88	Expected average rent amount for all communities after this activity was implemented (in dollars) \$225	Actual average rent amount for all communities (in dollars) <b>\$289</b>	Whether the outcome meets or exceeds the benchmark. <b>Yes</b>

<b>Number of Families Working</b>	Number of families reporting wage income (increase)	Families reporting wage income before this activity was implemented (number)	Expected families reporting wage income after this activity was implemented (number)	Actual families reporting wage income (number)	Whether the outcome meets or exceeds the benchmark.
		713	730	<b>49</b>	<b>No</b>
<b>Percentage of Families Working</b>	Percentage of families reporting wage income (increase)	Families reporting wage income before this activity was implemented (percentage)	Expected families reporting wage income after this activity was implemented (percentage)	Actual families reporting wage income (percentage)	Whether the outcome meets or exceeds the benchmark.
		22%	30%	<b>48%</b>	<b>Yes</b>

***Comparison of Outcomes to Benchmarks***

The HACP did not meet the benchmark for the number of LIPH participants in the FSS program. Stricter guidelines for continued participation in FSS modified rent program resulted in many residents choosing not to continue in the program. Coupled with COVID-19 shutdowns/restrictions, a decrease in new-lease ups, the shrinking of the LIPH portfolio from RAD conversions, and no policy permitting re-enrollment into FSS; these factors prevented the HACP from reaching its benchmark. Many program participants completed the program and exceeded the income guidelines, but due to COVID-19, a halt on enrollments due to the update of the FSS Action Plan and the rollout of the FSS Final Rule, this lowered the percentage of active participants working. However, the increase in the average escrow accounts and wage income indicate that residents were finding and obtaining better employment.

***Update***

This MTW activity was paused during the plan year so that the HACP could implement the new FSS Final Rule during the Plan Year thus causing most of the outcome values for this to remain unchanged from FY 2021. However, the activity is back on schedule for FY 2023.

***iii. Actual Nonsignificant Changes***

The HACP did not make any nonsignificant changes to this activity during the Plan Year.

***iv. Actual Changes to Metrics/Data Collection***

The HACP did not make any metrics/data collection changes to this activity during the Plan Year.

***v. Actual Significant Changes***

The HACP did not make any significant changes to this activity during the Plan Year.

**vi. Challenges in Achieving Benchmarks and Possible Strategies**

The HACP remains committed to maximizing the number of people successfully participating in the FSS program. The HACP has increased its outreach and marketing efforts to increase participation, as well as partnered with the University of Pittsburgh to evaluate the HACP's rent policies and the FSS program. The study analyzes the effects of the modified rent policy and FSS program over the ten-year span of the activity. The HACP looks forward to the results and the development of a new activity that will further housing choice and increase self-sufficiency.

## 5. Revised Recertification Requirements Policy

### i. *Plan Year Approved, Implemented, Amended*

- **FY 2008:** Approved and implemented for LIPH
- **FY 2009:** Approved and Implemented for HCV
- No amendments since initial HUD-approval

### ii. *Description*

The HACP may operate both the LIPH and the HCV Programs with a recertification requirement modified to at least once every two (2) years. Changes in income still must be reported, and standard income disregards continue to apply. This policy change reduces administrative burdens on the Authority, thereby reducing costs and increasing efficiency. The HACP’s objectives for this initiative are reduced staff time and thus reduced costs and improved compliance with recertification requirements by tenants and the HACP.

### *Impact*

This initiative provides positive outcomes in accommodating the HACP's majority population of elderly and disabled persons in both programs, who often have fixed incomes from year to year. This policy alleviates some burden from the impediment of transportation and harsh climate in the City of Pittsburgh, particularly during the winter months when the elderly and disabled face additional burden when traveling.

### *Metrics*

<i>Cost Effectiveness</i>					
<b>Metric Name &amp; #</b>	<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
<b>CE #1: Agency Cost Savings</b>	Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars).  \$294,965 (HCV) \$208,942 (LIPH)	Expected cost of task after implementation of the activity (in dollars). \$246,698 (HCV) \$112,623 (LIPH)	Actual cost of task after implementation of the activity (in dollars). <b>\$241,550 (HCV)</b> <b>\$148,716 (LIPH)</b>	Whether the outcome meets or exceeds the benchmark. <b>Yes for HCV</b> <b>No for LIPH</b>
<b>CE #2: Staff Time Savings</b>	Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).  11,000 hours (HCV) 7,792 hours (LIPH)	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours). 9,200 hours (HCV) 4,200 hours (LIPH)	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours). <b>9,008 (HCV) – 2 hours per certification</b> <b>2,773 (LIPH) – 1 hour per certification</b>	Whether the outcome meets or exceeds the benchmark.  <b>Yes for both</b>

<b>HACP Metrics</b>					
<b>Metric Name</b>	<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
<b>Number of Annual Recertifications</b>	Total number of annual recertifications (decrease).	Total annual recertifications prior to implementation of the activity (number) 2,698 (HCV) 2,587 (LIPH)	Expected annual recertifications after implementation of the activity (number) 2,650 (HCV) 1,200 (LIPH)	Actual annual recertifications conducted in the plan year (number)  <b>2,968 (HCV)</b> <b>1,798 (LIPH)</b>	Whether the outcome meets or exceeds the benchmark.  <b>No for both</b>
<b>Number of Interim Recertifications</b>	Total number of interim recertifications (decrease).	Total interim recertifications prior to implementation of the activity (number) 1,889 (HCV) 1,052 (LIPH)	Expected interim recertifications after implementation of the activity (number) 2,300 (HCV) 1,250 (LIPH)	Actual interim recertifications conducted in the plan year (number)  <b>1,536 (HCV)</b> <b>975 (LIPH)</b>	Whether the outcome meets or exceeds the benchmark.  <b>Yes for both</b>
<b>Total Recertifications</b>	Total number of recertifications (decrease)	Total recertifications prior to implementation of the activity (number) 4,596 (HCV) 3,639 (LIPH)	Expected recertifications after implementation of the activity (number) 4,950 (HCV) 2,450 (LIPH)	Actual recertifications conducted in the plan year (number)  <b>4,504 (HCV)</b> <b>2,773 (LIPH)</b>	Whether the outcome meets or exceeds the benchmark.  <b>Yes for HCV</b> <b>No for LIPH</b>
<b>Average Cost per Recertification</b>	Average cost per recertification	Average cost per recertification prior to implementation of the activity (dollar) \$53.63 (HCV & LIPH)	Average cost per recertification after implementation of the activity (dollar) \$53.63 (HCV & LIPH)	Actual average cost per recertification conducted in the plan year (dollar)  <b>\$53.63 (HCV &amp; LIPH)</b>	Whether the outcome meets or exceeds the benchmark.  <b>Yes for both</b>
<b>Total Estimated Costs</b>	Total estimated costs (decrease)	Total cost per recertification prior to implementation of the activity (dollar) \$246,487 (HCV) \$195,160 (LIPH)	Total cost per recertification after implementation of the activity (dollar) \$265,468 (HCV) \$131,393 (LIPH)	Actual total cost per recertification conducted in the plan year (dollar)  <b>\$241,550 (HCV)</b> <b>\$148,716 (LIPH)</b>	Whether the outcome meets or exceeds the benchmark.  <b>Yes for HCV</b> <b>No for LIPH</b>

### ***Comparison of Outcomes to Benchmarks***

As the purpose of this initiative was to reduce administrative burden and cost, the decreased number of interims from benchmark in both the HCV and LIPH programs would indicate that the goal of this policy is successful. The increase in cost was likely attributable to the recertification schedule based on the anniversary date. Additionally, the LIPH program saw a delay in recertification completion due to the eviction moratorium. Due to the tight local rental market, the HCV Department has seen a decrease in its overall success rate, which is negatively impacting the number recertifications conducted as the overall participant population decreases.

### ***Update***

This MTW activity was fully implemented in FY 2022 and is on schedule for FY 2023.

#### ***iii. Actual Nonsignificant Changes***

The HACP did not make any nonsignificant changes to this activity during the Plan Year.

#### ***iv. Actual Changes to Metrics/Data Collection***

The HACP did not make any metrics/data collection changes to this activity during the Plan Year.

#### ***v. Actual Significant Changes***

The HACP did not make any significant changes to this activity during the Plan Year.

#### ***vi. Challenges in Achieving Benchmarks and Possible Strategies***

In 2022, the LIPH program continued to experience challenges related to COVID 19 carrying over from 2021. While the HACP is moving forward with legal activity relating to recertification, the preference is to work with residents to complete the recertification process rather than evict. The HACP continues to work with social service resources such as Ursuline and Just Mediation Pittsburgh to help residents comply and avoid eviction. The HCV Department also continues to experience high staff turnover, which caused the staff to be behind on executing timely recertifications. New staff has been hired, is being trained and projects are underway to bring the caseloads up to date.

## 6. MTW Homeownership

### a. Operation of a Combined Public Housing and Housing Choice Voucher Homeownership Program

#### i. Plan Year Approved, Implemented, Amended

- **FY 2007:** Approved and implemented (operation of combined program)
- **FY 2009:** Other elements approved and implemented
- **FY 2014:** Expansion of eligibility to person eligible for LIPH
- **FY 2020:** Revised program manual

#### ii. Description

The HACP operates a single Homeownership Program open to both the LIPH and HCV Programs households. This approach reduces administrative costs, expands housing choices for participating households, and provides incentives for families to pursue employment and self-sufficiency through the diverse benefits offered. By combining the programs, increased benefits are available to some families.

#### Impact

In 2022, the homeownership assisted three (3) households in purchasing their first home. Of the three (3) closings, zero (0) households were HCV participants prior to the closing. No LIPH participants purchased homes in 2022. We anticipate greater participation in 2023 as the market is expected to stabilize to some degree.

#### Metrics

Cost Effectiveness					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
<b>CE #1: Agency Cost Savings</b>	Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars). \$380.00 (\$19/hr.)	Expected cost of task after implementation of the activity (in dollars). \$764	Actual cost of task after implementation of the activity (in dollars). <b>\$764.00</b>	Whether the outcome meets or exceeds the benchmark. <b>Yes</b>
<b>CE #2: Staff Time Savings</b>	Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours). 20	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours). 30	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours). <b>40</b>	Whether the outcome meets or exceeds the benchmark. <b>No</b>

<b>Housing Choice</b>					
<b>Metric Name &amp; #</b>	<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
<b>HC #5: Increase in Resident Mobility</b>	Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity (number). 0	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number). 50	Actual increase in households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number). <b>3 (all non-residents)</b>	Whether the outcome meets or exceeds the benchmark. <b>No</b>
<b>HC #6: Increase In Homeownership Opportunities</b>	Number of households that purchased a home as a result of the activity (increase).	Number of households that purchased a home prior to implementation of the activity (number). 0	Expected number of households that purchased a home after implementation of the activity (number). 50	Actual number of households that purchased a home after implementation of the activity (number). <b>3 (all non-residents)</b>	Whether the outcome meets or exceeds the benchmark. <b>No</b>
<b>HC #7: Households Assisted by Services that Increase Housing Choice</b>	Number of households receiving services aimed to increase housing choice (increase).	Households receiving this type of service prior to implementation of the activity (number). 0	Expected number of households receiving these services after implementation of the activity (number). 50	Actual number of households receiving these services after implementation of the activity (number). <b>3 (all non-residents)</b>	Whether the outcome meets or exceeds the benchmark. <b>No</b>

<b>HACP Metrics</b>					
<b>Metric Name &amp; #</b>	<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
<b>Closings / Purchase</b>	Number of closing/purchases as a result of the activity (increase).	Closings/purchases prior to implementation of the activity (number). 0	Expected closings/purchases after implementation of the activity (number). 30 (HCV) 20 (LIPH)	Actual closings/purchases (number). <b>3 (all non-residents)</b>	Whether the outcome meets or exceeds the benchmark. <b>No</b>

<b>Applicants Completing Course &amp; First Pre-approval</b>	Number of applicants completing course & first mortgage pre-approval (increase).	Applicants completing course & first mortgage pre-approval prior to implementation of the activity (number). 0	Expected applicants completing course & first mortgage pre-approval after implementation of the activity (number). 20 (HCV) 10 (LIPH)	Actual applicants completing course & first mortgage pre-approval after implementation of the activity (number). <b>3 (all non-residents)</b>	Whether the outcome meets or exceeds the benchmark.  <b>No</b>
<b>Total HACP Closing Funds</b>	Total dollar amount of HACP closing funds (increase)	HACP closing fund amount prior to implementation of the activity (in dollars) \$0	Expected HACP closing fund amount after to implementation of the activity (in dollars) \$210,000 (HCV) \$140,000 (LIPH)	Actual HACP closing fund amount (in dollars)  <b>\$7,000</b>	Whether the outcome meets or exceeds the benchmark.  <b>No</b>
<b>Average HACP Second Mortgage Amount</b>	Total average HACP second mortgage dollar amount (increase)	Average HACP second mortgage amount prior to implementation of the activity (in dollars)  \$0	Expected average HACP second mortgage amount after to implementation of the activity (in dollars) \$25,750 (HCV) \$25,750 (LIPH)	Actual HACP second mortgage amount (in dollars)  <b>\$80,800</b>	Whether the outcome meets or exceeds the benchmark.  <b>Yes</b>
<b>Average Purchase Price</b>	Total average purchase price dollar amount (increase)	Average purchase price amount prior to implementation of the activity (in dollars) 0	Expected average purchase price after to implementation of the activity (in dollars) \$165,000 (HCV) \$165,000 (LIPH)	Actual average purchase price amount (in dollars)  <b>\$161,633</b>	Whether the outcome meets or exceeds the benchmark.  <b>No</b>
<b>Amount of non-HACP Assistance</b>	Total amount of non-HACP assistance dollar amount (increase)	Total non-HACP assistance amount prior to implementation of the activity (in dollars) \$0	Expected non-HACP assistance after to implementation of the activity (in dollars) \$115,500 (HCV) \$0 (LIPH) \$319,800 (Non-resident)	Actual non-HACP assistance amount (in dollars)  <b>\$90,000</b>	Whether the outcome meets or exceeds the benchmark.  <b>No</b>
<b>Foreclosures</b>	Total number of foreclosures (decrease)	Total foreclosures prior to implementation of the activity (number) 0	Expected foreclosures after to implementation of the activity (number) 0 (HCV) 0 (LIPH)	Actual foreclosures amount (number)  <b>0</b>	Whether the outcome meets or exceeds the benchmark.  <b>Yes</b>

### ***Comparison of Outcomes to Benchmarks***

The HACP homeownership program activity met some of its benchmarks during the Plan Year. The number of families assisted increased by twelve (12) between the FY 2021 to the FY 2022 Plan Year. The total HACP closing funds, average purchase price, and amount of non-HACP assistance did not meet the benchmarks neither did the applicants completing the course and first pre-approval. It should be noted that the program remained on pause from June 30, 2021, through May 15, 2022. Additionally, the HACP has partnered with the Urban Redevelopment Authority (URA) and OwnPGH pilot, which allows for non-HACP contribution of up to \$40,000 per purchase by the HACP and up to \$50,000 per purchase by the URA.

### ***Update***

The RSS/FSS Department is working closely with HCV participants to encourage them to explore the possibilities of homeownership. In fact, the RSS program promoted referrals by the HACP Housing Specialist staff during the summer of 2022. The HCV FSS Coordinator and Real Estate Opportunities Administrator have also met to discuss how the two (2) can work together for greater participation/success. The Homeownership and Real Estate Administrator sent mailings to both HCV and LIPH participants to announce the relaunch of the program in early 2022. The HACP will continue such efforts in 2023 and develop other creative marketing solutions to increase participation/success in the future.

### ***iii. Actual Nonsignificant Changes***

The HACP did not make any nonsignificant changes to this activity during the Plan Year.

### ***iv. Actual Changes to Metrics/Data Collection***

As planned, the HACP removed the metric Cost Effective #4: Increase in Resources Leveraged and HACP Metric Homebuyer Education Referrals as they are not relevant to this activity. The HACP did not make any unplanned changes to the metrics/data during the Plan Year.

### ***v. Actual Significant Changes***

The HACP did not make any significant changes to this activity during the Plan Year.

**vi. Challenges in Achieving Benchmarks and Possible Strategies**

The real estate market proved to be unpredictable in 2022. This condition made home buying particularly challenging. It is anticipated that the goal of 50 homes will be achieved by utilizing the enhanced product as well as the OwnPGH product in future Plan Years. Additionally, the HACP is committed to working more closely with eligible HCV and LIPH households to educate them regarding the program and the benefits of homeownership. The HACP is committed to working closely with the homeownership FSS team to ensure that participants have a full complement of resources to assist them in their home buying experience.

## 6. MTW Homeownership

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b. Homeownership Assistance to include soft-second mortgage assistance coupled with closing cost assistance, homeownership and credit counseling, foreclosure prevention only; expand eligibility to persons on the LIPH and HCV program waiting list and person eligible; and establish a Homeownership Soft-Second mortgage waiting list

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*i. Plan Year Approved, Implemented, Amended*

- **FY 2010:** Other elements approved and implemented
- **FY 2014:** Expansion of eligibility to person eligible for LIPH
- **FY 2020:** Revised program manual

*ii. Description*

The provisions of the HACP homeownership program are as follows:

- a. Provide soft-second mortgage financing for home purchases to eligible participants, calculated as follows: eligible monthly rental assistance x 12 months x 10 years, but in no case shall exceed \$52,000. The second mortgage is forgiven on a prorated basis over a ten-year period.
- b. Expand Homeownership Program eligibility to include persons on the HACP's LIPH and HCV waiting lists who have received a letter of eligibility for those programs from the HACP or persons otherwise eligible but currently not on a wait list.
- c. Establish a Homeownership Waiting List to assist in determining the order of eligibility for second mortgage Homeownership benefits.

**Impact**

The HACP was successful in assisting three (3) families purchase their first home within the City of Pittsburgh. The HACP's average contribution in the form of deferred second mortgage was \$40,400. The waiting list has proven effective in the areas of planning and follow-up.



***Comparison of Outcomes to Benchmarks***

The HACP did not meet the metrics for number of households served during the Plan Year. While the HACP did not meet the metrics in 2022, it is anticipated that they will be met in 2023. The HACP strategically paused the program until May 2022 in order to assess and revise the plan and also took that opportunity to assess and revise all processes and protocols to ensure a more efficient, effective, and transparent program.

***Update***

In 2022, the program opened with a full team, a revised and enhanced plan that offers additional products to assist eligible homebuyers. It is anticipated that the expected outcomes will be met in 2023.

***iii. Actual Nonsignificant Changes***

The HACP did not make any nonsignificant changes to this activity during the Plan Year.

***iv. Actual Changes to Metrics/Data Collection***

The HACP did not have any metrics tier to the second part of this activity and added metrics in the FY 2022 MTW Annual Plan. The HACP started tracking these metrics during the Plan Year and has reported them above. The HACP did not have any unplanned changes to the metric/data collection.

***v. Actual Significant Changes***

The HACP did not make any significant changes to this activity during the Plan Year.

***vi. Challenges in Achieving Benchmarks and Possible Strategies***

The HACP focused on strengthening the home ownership program components in FY 2022 so that in future Plan Years, the program will be better equipped to meet the activity's benchmarks. It is anticipated that the goal of fifty (50) homes will be achieved by utilizing the enhanced product as well as the OwnPGH product in future Plan Years.

## 7. Modified Housing Choice Voucher Program Policy on Maximum Percent of Adjusted Monthly Income Permitted

### i. Plan Year Approved, Implemented, Amended

- **FY 2001:** Approved and implemented
- No amendments since initial HUD-approval

### ii. Description

The HACP’s operation of the HCV Program allows flexibility in the permitted rent burden (affordability) for new tenancies. Specifically, the limit of 40% of Adjusted Monthly Income allowed for the tenant portion of rent is used as a guideline, not a requirement. The HACP continues to counsel families on the dangers of becoming overly rent burdened, however, a higher rent burden may be acceptable in some cases. This policy increases housing choice for participating families by giving them the option to take on additional rent burden for units in more costly neighborhoods.

### Impact

Since its inception in 2001, this activity has allowed the HACP to serve hundreds of families who otherwise would have their Request for Tenancy Approval (RFTA) denied thus risking termination from the HCV program. FY 2022 was no different.

### Metrics

Cost Effectiveness					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
<b>HC #1: Additional Units of Housing Made Available</b>	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number).  0	Expected housing units of this type after implementation of the activity (number).  60	Actual housing units of this type after implementation of the activity (number).  <b>39</b>	Whether the outcome meets or exceeds the benchmark.  <b>No</b>
<b>HC #5: Increase in Resident Mobility</b>	Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity (number).  0	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number).  60	Actual increase in households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number).  <b>39</b>	Whether the outcome meets or exceeds the benchmark.  <b>No</b>

### ***Comparison of Outcomes to Benchmarks***

The HACP did not meet either metric for the Plan Year. Although a clear connection has not been established, the HACP surmises that the increased payment standards approved during the Plan Year and implemented on October 1, 2022, may have lessened the need for rent burden letters to be signed as the new payment standards are more reflective of the asking contract rents submitted. Another factor which may have caused the 2022 outcomes to not meet the benchmarks could be related to the overall decrease in success rate for the program resulting in fewer lease-ups.

### ***Update***

This MTW activity was fully implemented in FY 2022 and is on schedule for FY 2023. During the Plan Year, the HACP hired an intern to study the data of those who signed rent burden letters for any trends or information that may influence future updates to this activity. The data continues to be synthesized in FY 2023 and any applicable changes will be included in a subsequent MTW Plan submission.

#### ***iii. Actual Nonsignificant Changes***

The HACP did not make any nonsignificant changes to this activity during the Plan Year.

#### ***iv. Actual Changes to Metrics/Data Collection***

The HACP did not make any metrics/data collection changes to this activity during the Plan Year.

#### ***v. Actual Significant Changes***

The HACP did not make any significant changes to this activity during the Plan Year.

#### ***vi. Challenges in Achieving Benchmarks and Possible Strategies***

As the City of Pittsburgh's economy continues to grow, housing costs continue to increase across the city. These increased cost burdens are making it increasingly difficult for HCV voucher holders to find housing that falls within the current payment standard and does not exceed the current allowable rent burden. The HACP is hoping that the FY 2022 changes to its payment standards will decrease the total number of rent burdened families significantly, as the HACP realizes that this policy sometimes puts the family at risk of losing their housing if they cannot afford to pay the higher rent. The HACP is planning to assess the number of rent-burdened families and possibly cap the allowable rent burden percentage in future MTW Plan submissions. However, the HACP recognizes the importance of this activity and plans to continue offering it to HCV families as applicable.

## 8. Modified HCV Payment Standard Approval

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**i. Plan Year Approved, Implemented, Amended**

- **FY 2004:** Approved and implemented
- **FY 2013:** Amended to include UFAS and project-based voucher units as eligible for the modified payment standard
- **FY 2022:** Amended and repurposed to update the payment standard calculation methodology

**ii. Description**

The HACP is authorized to establish Exception Payment Standards up to 120% of FMR (Fair Market Rent) without prior HUD approval. Historically, the HACP has utilized this authority to establish an Exception Payment Standard at 120% of FMR as a Reasonable Accommodation for a person with disabilities. In FY 2013, the HACP received approval for a modification to this activity allowing the HACP to establish an Exception Payment Standard of up to 120% of FMR for fully Accessible Units meeting the Requirements of the Uniform Federal Accessibility Standard (UFAS). This Exception Payment Standard can be used by tenants who require the features of a UFAS unit and locate such a unit on the open market; and may also be used by the HACP in the Project-Based Voucher Program or other rehabilitation or new construction initiatives that create additional fully accessible UFAS units.

In FY 2022, the HACP received approval for a significant modification to this activity to align with the HUD Community Choice Demonstration requirements and in hope of boosting its metrics achieved. The new methodology will boost any tiered payment standard amount by 10% of HUD’s hypothetical Allegheny County Fair Market Rent (ACFMR) for any HCV family approved for a reasonable accommodation for a higher payment standard as follows:

Tier Number	Percent of ACFMR	Adjusted Percent of ACFMR <i>(for Reasonable Accommodations)</i>
1	160%	170%
2	150%	160%
3	140%	150%
4	130%	140%
5	120%	130%
6	110%	120%

The unit’s census tract location will determine the applicable payment standard tier in which the 10 percent increase will be applied. This payment standard will be available to all current voucher holders and new admissions to the HCV Program except Emergency Housing Voucher applicants and participants. In July 2022, the HACP requested another HUD waiver approval as described in PIH Notice 2021-15 to apply the newly approved tiered payment standard changes and additional 10% FMR incentive to its Emergency Housing Voucher (EHV) Program. Any approved changes to the EHV payment standards will be included in the next applicable MTW Plan. There are two (2) criteria for a family to receive these modified payment standards to include:

1. The family must be approved for a change to the payment standard through the reasonable accommodation process and/or submit evidence that the unit is fully wheelchair accessible or has a minimum of at least four (4) accessible features that are needed by the prospective voucher holder, which would need to be verified by their Third-Party Professional.
2. The unit must be inspected to confirm the required accessible features as outlined in the reasonable accommodations' approval letter are present.

The Exception Payment Standards will be available to PBV families approved through the reasonable accommodation and/or accessible feature process. The PBV rent calculation method will remain unchanged in accordance with 24 CFR 983.301(b) as the lowest of the payment standard minus the utility allowance, the reasonable rent, or the rent requested by the owner rent.

**Impact**

The intent of the activity is to give more housing choice and subsidize a larger part of the contract rent for HCV families who have disabled family members and/or are experiencing homelessness or other qualifying events through the EHV program. The HACP continues its marketing efforts to let property owners know that these payment standards are available.

**Metrics**

<i>Housing Choice</i>					
<b>Metric Name &amp; #</b>	<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
<b>HC #1: Additional Units of Housing Made Available</b>	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number). 0	Expected housing units of this type after implementation of the activity (number). 25	Actual housing units of this type after implementation of the activity (number). <b>26</b>	Whether the outcome meets or exceeds the benchmark. <b>Yes</b>
<b>HC #2: Units of Housing Preserved</b>	Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	Housing units preserved prior to implementation of the activity (number). 0	Expected housing units preserved after implementation of the activity (number). 25	Actual housing units preserved after implementation of the activity (number). <b>28</b>	Whether the outcome meets or exceeds the benchmark. <b>Yes</b>

<b>HC #3: Decrease in Wait List Time</b>	Average applicant time on wait list in months (decrease).	Average applicant time on wait list prior to implementation of the activity (in months). 0	Expected average applicant time on wait list after implementation of the activity (in months). 25	Actual average applicant time on wait list after implementation of the activity (in months). <b>0</b>	Whether the outcome meets or exceeds the benchmark. <b>Yes</b>
<b>HC #4: Displacement Prevention</b>	Number of households at or below 80% AMI that would lose assistance or need to move (decrease).	Households losing assistance/ moving prior to implementation of the activity (number). 0	Expected households losing assistance/ moving after implementation of the activity (number). 25	Actual households losing assistance/ moving after implementation of the activity (number). <b>0</b>	Whether the outcome meets or exceeds the benchmark. <b>Yes</b>
<b>HC #5: Increase in Resident Mobility</b>	Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity (number). 0	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number). 25	Actual increase in households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number). <b>26</b>	Whether the outcome meets or exceeds the benchmark. <b>Yes</b>

<b>HACP Metrics</b>					
<b>Metric Name &amp; #</b>	<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
<b>New Housing Units Made Available (New Construction)</b>	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number). 0	Expected housing units of this type after implementation of the activity (number). 7	Actual housing units of this type after implementation of the activity (number). <b>26</b>	Whether the outcome meets or exceeds the benchmark. <b>Yes</b>

### **Comparison of Outcomes to Benchmarks**

The HACP met all MTW standard metrics listed above for this activity. This is largely because the Emergency Housing Vouchers (EHVs) were added to this category and the majority of EHVs leased up during the Plan Year. The HACP only had one (1) family request the Reasonable Accommodation Payment Standard during the Plan Year. However, since the new methodology went into effect on October 1, 2022, the HACP is hoping that FY 2023 brings more success for the Reasonable Accommodation Payment Standard.

### ***Update***

The HACP submitted an amendment to the FY 2022 MTW Plan to include significant changes to this activity, which was approved in August 2022 and implemented on October 1, 2022, for the Reasonable Accommodation Payment Standard only. The EHV payment standard changes were submitted to the HUD Field Office in August 2022 via a waiver request, which has not been processed as of the month that this report is being drafted.

### ***iii. Actual Nonsignificant Changes***

The HACP did not make any nonsignificant changes to this activity during the Plan Year.

### ***iv. Actual Changes to Metrics/Data Collection***

The HACP did not make any metrics/data collection changes to this activity during the Plan Year.

### ***v. Actual Significant Changes***

The HACP did make the approved significant changes to this activity during the Plan Year including changing the payment standard methodology and dollar amounts as of October 1, 2022, as noted above in the Description section.

### ***vi. Challenges in Achieving Benchmarks and Possible Strategies***

There weren't any challenges meeting the benchmarks large in part due to EHV lease-ups in 2023. However, with the EHV program sunseting in September 2023, the HACP is concentrating more marketing efforts in advertising the Reasonable Accommodation Payment Standard, especially to property owners who already have accessible units in their portfolios. The HACP also plans to move the Rehabilitation Payment Standards to this activity in FY 2023, which will help boost the 2023 outcomes for this activity.

## 9. Step Up to Market Financing Program – Use of Block Grant Funding Authority for Development, Redevelopment, and Modernization

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### *i. Plan Year Approved, Implemented, Amended*

- **FY 2012-2013:** Approved and implemented
- **FY 2017:** Amended to include additional features

### *ii. Description*

In FY 2022, the HACP continued to expand its use of the Block Grant authority authorized in the MTW Agreement to leverage debt to fund public housing redevelopment and modernization and affordable housing development and preservation. These activities will continue in FY 2023. The goal is to address additional distressed properties in the HACP's housing stock prior to the end of the current MTW agreement expiring in FY 2028 and increase the variety and quality of available affordable housing in the City of Pittsburgh. Specifically, the HACP will identify properties for participation in the Step Up to Market Program and subsequent other local, non-traditional development, redevelopment, and modernization strategies to include, Gap Financing, PBVs, and RAD conversion. The HACP will utilize one (1) or more of the referenced strategies, subject to any required HUD approvals, to achieve its development, modernization, and redevelopment goals. This broad list of authorities, including but not limited to, the following, have been generally approved but must be specifically identified for each planned project in future submissions:

- a. Project-basing HACP units without competitive process.
- b. Determining a percentage of units that may be project-based at a development up to 100% of units and permitting the initiation of site work prior to execution of the Agreement to Enter into a Housing Assistance Payments (AHAP) Contract.
- c. Project basing units at levels not to exceed 150% of the FMR as needed to ensure viability of identified redevelopment projects. Actual subsidy levels will be determined on a property-by-property basis and will be subject to a rent reasonableness evaluation for the selected site, and a subsidy layering review by HUD. When units are HACP-owned, the rent reasonableness evaluation will be conducted by an independent third party.
- d. Project-basing certain RAD PBV units up to 110% of Small Area Fair Market Rent (SAFMR) if the owner proposes to set RAD rent at SAFMR unless the 110% of SAFMR exceeds RAD rent level allowed by HUD.
- e. Project basing certain units up to 110% of Small Area Fair Market Rent (SAFMR) if the units are in a mixed-finance development that is owned wholly or partially by HACP, ARMDC or their subsidiaries.
- f. Extending eligibility for project-based units to families with incomes up to 80% of AMI.

- g. Establishing criteria for expending funds for physical improvements on PBV units that differ from the requirements currently mandated in the 1937 Act and implementing regulations. Any such alternate criteria will be included in an MTW Plan or Amendment submission for approval prior to implementation.
- h. Establishing income targeting goals for the project-based voucher program, and/or for specific project-based voucher developments, which have a goal of promoting a broad range of incomes in project-based developments.
- i. Other actions as determined to be necessary to fund development and/or modernization subject to any required HUD approvals, including, but not limited to, combining financial investments permitted under Section 9 of the Act with PBV Assistance permitted under Section 8 of the act, as identified in this section. The HACP will follow HUD protocol and submit mixed- finance development proposals to HUD for review and approval.
- j. Acquisition of property without prior HUD approval as needed to take advantage of opportunities as they arise, with specific focus on parcels needed for site assembly for redevelopment and development projects. The HACP will ensure that all HUD site acquisition requirements are met.

**Specific Strategies and Properties:**

The HACP and its partners have identified the following strategies that will leverage LIHTC and capital contributions by the HACP to complete the financing necessary for:

- Addison Terrace Redevelopment Phases I, II, III, and IV (Completed)
- Allegheny Dwellings Redevelopment Phase I (Completed) and subsequent phases (Planning)
- Larimer/ East Liberty Redevelopment Phase I (Completed), II (Completed), III (Under construction), and IV (Completed)
- Bedford Dwellings Redevelopment Phase I (Predevelopment) and subsequent phases (CNIG and RAD (PBRA) applications submitted)
- Oak Hill Phase II (Planning)
- Manchester Redevelopment (Predevelopment)
- Scattered Site preservation or conversion project (Planning)
- Northview Heights High-Rise Replacement (Predevelopment)
- City's Edge mixed income/mixed-use development (Predevelopment)
- Projects identified through the Project-Based Voucher Plus Gap Financing competitive selection process

1. Project-basing the HACP units without competitive process (As authorized under Attachment C. Section B. Part 1. b. vi. and Part 1. c.; Attachment C. Section D. 7. a. authorizing the HACP “to project-base Housing Choice Voucher assistance at properties owned directly or indirectly by the agency that are not public housing, subject to HUD’s requirement regarding subsidy layering.”).
2. Determining a percentage of units that may be project based at a development, up to 100% of units and permitting the initiation of site work prior to execution of the Agreement to Enter into a Housing Assistance Payments (AHAP) Contract. (As authorized under Attachment C. Section B. Part 1. b. vi. (authorizing the provision of HCV assistance or project-based assistance alone or in conjunction with other private or public sources of assistance) and vii. (authorizing the use of MTW funds for the development of new units for people of low- income) and Part 1. c. (authorizing these activities to be carried out by the Agency, of by an entity, agent, instrumentality of the agency or a partnership, grantee, contractor or other appropriate party or entity); Attachment C. Section D. 7. c. (authorizing the agency to adopt a reasonable policy for project basing Housing Choice Voucher assistance) and Attachment D. Section D. 1.c. (authorizing the HACP to determine property eligibility criteria).
3. Extending Eligibility for project-based units to families with incomes up to 80% of AMI. (As authorized under Attachment C. Section B. Part 1. b. vi. and Part 1. c.; Attachment C. Section D. 7. (authorizing the agency to establish a project-based voucher program) and Attachment D. Section D. 1. a. (authorizing the agency to determine reasonable contract rents.).
4. Acquisition of property without prior HUD approval in order to complete site assembly for these projects. As authorized under Attachment C. Section C. 13. (authorizing the acquisition of sites without prior HUD approval). Site work for acquired properties will begin upon completion of environmental review and/or any required development approvals when necessary.
5. Combining PBV Commitments with (LIHTC) and/or HACP Capital Investments and/or other financial resources to support the development, rehabilitation, or preservation of affordable housing units, as authorized under Attachment C., Section B. 1. b. (authorizing the use of MTW funds for any eligible activity under Section 9(d)(1), 9(e)(1) and Section 8(0) of the 1937 Act), and Attachment D. Section B. 1. (authorizing the acquisition, new construction, reconstruction or moderate or substantial rehabilitation of housing which may include financing and other related activities.)

The HACP submits a full development proposal, including Rental Term Sheet, Pro Forma, Sources and Uses, schedules, and other detailed project information or local Non-traditional activity proposals as required based on each project's financing to HUD's Office of Public Housing Investments or other HUD office as directed for approval as part of the mixed finance approval process as per HUD's protocol, and will ensure completion of a subsidy layering review as required.

**Local Non-Traditional Development: Development, rehabilitation, and/or preservation through Project-Based Vouchers plus Gap Financing (PBV/Gap Financing)**

In response to the growing demand for affordable housing, the HACP developed the PBV/Gap financing tool. Using this financing tool, the HACP, through its instrumentality ARMDC, can provide gap funding (soft or hard debts) attached to PBV units. Funds are awarded through a competitive request for proposal process among developers/owners committed to the creation of additional affordable units within the city. In FY 2022, the HACP continued to work with previous year's PBV/Gap Financing awardees and issued Request for Proposals (RFPs) subject to budget availability. These activities will continue in FY 2023. This initiative combines authorizations permitted under Section 8 PBV and Section 9 (capital investments). The investment will spur the development, rehabilitation, or preservation of high-quality affordable housing units by leveraging a spectrum of public and private investments. This approach maximizes the impact of existing available resources, incentivizes leveraging of other public and private financial resources, and supports the completion of projects at a lower cost to the HACP than is possible through other mixed-finance strategies employed by the HACP/ARMDC's co-developers or ARMDC's self-development team. Collaborating with various development teams and project owners, the PBV/Gap Financing program will support more housing choices throughout the city.

With the submittal of the FY 2019 MTW Annual Plan, the HACP made one (1) non-significant change to this section, adding the specific provision "permitting the initiation of site work prior to Execution of the Agreement to Enter into a Housing Assistance Payments (AHAP) Contract" into the description of this initiative, and into the specific authorizations section, in conjunction with the authorization to project base up to 100% of the units in a development. This change assisted with streamlining the processes and expediting completion of replacement developments.

**Impact**

This policy has allowed the redevelopment of obsolete properties resulting in improved living conditions and quality of life for residents, preservation and development of mixed-income and affordable housing, innovative/local non-traditional development projects, increases in leveraged resources, improvement and investment in surrounding neighborhoods, reduced crime in redeveloped properties, and increased housing choice for assisted families. For the 2022 activities, please refer to the development updates chart in Section 1.B.1 of the Report.

**Metrics**

<b>Housing Choice</b>					
<b>Metric Name &amp; #</b>	<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
<b>HC #1: Additional Units of Housing Made Available</b>	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number).  0	Expected housing units of this type after implementation of the activity (number).  100	Actual housing units of this type after implementation of the activity (number).  <b>73 (New Granada Square Apartments, Larimer/East Liberty Phase III)</b>	Whether the outcome meets or exceeds the benchmark.  <b>No</b>
<b>HC #5: Increase in Resident Mobility</b>	Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity (number).  0	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number).  100	Actual increase in households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number).  <b>73 (New Granada Square Apartments, Larimer/East Liberty Phase III)</b>	Whether the outcome meets or exceeds the benchmark.  <b>No</b>
<b>HC #6: Increase in Homeownership Opportunities</b>	Number of households that purchased a home as a result of the activity (increase).	Number of households that purchased a home prior to implementation of the activity (number). 0  0	Expected number of households that purchased a home after implementation of the activity (number).  10	Actual number of households that purchased a home after implementation of the activity (number).  <b>3</b>	Whether the outcome meets or exceeds the benchmark.  <b>No</b>

### ***Comparison of Outcomes to Benchmarks***

The HACP did not meet any of the metrics listed above for this activity as it did not complete any of its newly, planned, PBV projects. The reasons for non-completion range from the disrupted construction market, Pennsylvania Housing Finance Agency (PHFA) delaying technical reviews, and not being able to close the financial gap, or in other words, securing all the funded needed.

### ***Update***

Some activities for this policy that were planned to reach certain milestones in FY 2022 were delayed due to construction cost increases as described above and at item VI below. FY 2022 activities continued to be met with unprecedented challenges due to lingering impacts associated with the pandemic. This affected the ability to make additional housing available and increase resident mobility. Regarding homeownership, the activities for FY 2022 did not include homeownership opportunities associated with the “Step Up to Market” Financing Program.

#### ***iii. Actual Nonsignificant Changes***

The HACP did not make any nonsignificant changes to this activity during the Plan Year.

#### ***iv. Actual Changes to Metrics/Data Collection***

The HACP did not make any metrics/data collection changes to this activity during the Plan Year.

#### ***v. Actual Significant Changes***

The HACP did not make any significant changes to this activity during the Plan Year.

#### ***vi. Challenges in Achieving Benchmarks and Possible Strategies***

The challenges in achieving benchmarks during the Plan Year were as follows:

- All affordable development projects have experienced a significant amount of financial gap in 2022 with no exception. This includes time to identify, apply and obtain gap financing sources created an extraordinary situation for all new development projects that were waiting for construction financial closing.
- The PHFA has also caused significant delays in their project closing underwriting process and technical team’s review process, which is acknowledged by both developers and PHFA.

Future benchmarks will be met with modifications to projections, plans, and schedules as necessary to meet the needs of the activities despite the continuous construction market disruptions. This may result in time extensions, cost adjustments as necessary, which will affect making units available at the quantities that may be projected in the plans.

## 10. Local Payment Standard – Housing Choice Voucher Program

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### *i. Plan Year Approved, Implemented, Amended*

- **FY 2019:** Approved and implemented
- **FY 2022:** Amended to restructure the local payment standard calculation methodology to attract more property owners to the program and align with the HUD Community Choice Demonstration

### *ii. Description*

The HACP seeks to increase housing choice and encourage voucher participants to expand their housing search, particularly in neighborhoods with low levels of poverty. Recognizing that using a single city-wide voucher payment standard stimulated voucher holders to reside in low-cost, high-poverty neighborhoods, the HACP devised a robust and comprehensive method for establishing voucher payment standards and rent reasonableness determinations. The goals of this activity are to:

1. Expand housing choices by providing access to more neighborhoods,
2. Create additional units from previously sub-standard properties and improve the quality of existing units, and
3. Decrease concentration of voucher usage in prevalent poverty areas.

In response to the current housing climate and the low voucher utilization rate, the HACP received HUD-approval for two (2) alternative payment standards to replace the HUD SAFMR requirement: Mobility and Rehabilitation. Both alternative payment standards exceeded the program-wide baseline payment standard of 110% FMR and gave some families access to more housing choice. All other units in the HACP’s jurisdiction utilized the baseline payment standard of 110% of FMR unless approved for one of the alternative payment standard options available at that time.

In FY 2022, the HACP amended and repurposed this activity to better reflect the local rental market “asking” rents, simplify the payment standard criteria for staff, landlords, and tenants, and improve the chances of exceeding this activity’s metrics such as gaining new landlords, adding new units, and deconcentrating voucher holders located in high poverty areas. The new changes do not apply to the Emergency Housing Voucher (EHV) Program as the HACP had to apply for a waiver per PIH Notice 2021-15 and the HACP is still awaiting approval for this request as of January 2023.

Using recent American Community Survey (ACS) five (5)-year estimates, census tracts in Allegheny County were sorted into one of seven (7) payment standard tiers based on how far above, at, or below their all-bedroom Median Gross Rent (MGR) fell from Allegheny County’s all-bedroom Median Gross Rent. Tracts were then set a given percentage above, at or below the HUD hypothetical Allegheny County Fair Market Rent (ACFMR) based on which payment standard tier they were sorted into. Census tracts (regardless of opportunity status) under the HACP’s jurisdiction were set to be no lower than Tier 6 (110% of ACFMR) and all of the existing opportunity zones under the former Mobility Payment Standards were built into Tier 1 (160% of ACFMR). The tier breakdown is as follows:

<b>Tier</b>	<b>Sort Condition (tract MGR/County MGR)</b>	<b>Percent above ACFMR</b>	<b>Number of HACP Tracts/Tier</b>	<b>Percent of HACP Tracts/Tier</b>
7	>= .91, <= 1 of AC MGR	100%	0	0%
6	>= 1.01, <= 1.1 of AC MGR	110%	91	66%
5	>= 1.11, <= 1.2 of AC MGR	120%	10	7%
4	>= 1.21, <= 1.3 of AC MGR	130%	12	9%
3	>= 1.31, <= 1.4 of AC MGR	140%	3	2%
2	>= 1.41, <= 1.5 of AC MGR	150%	2	1%
1	>= 1.51 of AC MGR	160%	19	14%

This payment standard is available to all current voucher holders and new admissions to the Housing Choice Voucher (HCV) program (except for EHV voucher holders) regardless of their participation in the Community Choice Demonstration. The only criterion to determine which tier the unit will fall under is the unit’s census tract location.

**Rehabilitation Voucher Payment Standard**

The goal of this option is to incentivize landlords to rehabilitate substandard units that otherwise would not be able to be on the HCV program thereby increasing the affordable housing stock. Units in this payment option can receive to increase a unit’s tiered percentage amount by 10 percent for HCV families that qualify for the Rehabilitation Payment Standard. For example, if a unit’s census tract location is in Tier 5, the approved payment standard percentage will change from 120% to 130% of ACFMR. This payment option is neither indefinite nor for one (1) time use but rather remains available to the landlord should the approved unit change voucher holders.

## Eligibility Requirements

The Rehabilitation Voucher Payment Standard will be available to all current voucher holders or new admissions to the Housing Choice Voucher (HCV) program. Participants that are elderly, disabled or currently employed and possess a minimum of six (6) months of employment will receive preference for this option. However, this preference only applies to people on the HCV wait list and not current voucher holders. If a participant is unemployed or becomes unemployed during their tenancy under this option, they are immediately required to enroll in the Family Self Sufficiency (FSS) program.

For a unit to qualify for this option the property must meet at least one (1) of the following criteria:

- i. Undergo significant upgrades and/or investments that improve the quality of the unit. These include but are not limited to complete electrical, plumbing HVAC installation, roof replacement, and building envelope resurfacing. Green or energy efficient infrastructure is encouraged but at this time will not qualify as an approved investment due to lack of capacity. This will be assessed based upon the following standards:
  - a. System upgrades, and/or
  - b. Rehabilitation of previously substandard units, and/or
  - c. Renovation (investments of \$ 6,000 or more per unit for labor and/or materials)
- ii. The unit passes the International Property Maintenance Code inspection standard.
- iii. Units built to be affordable under any Inclusionary Zoning (IZ) policy determined by the Department of City Planning. The City of Pittsburgh's Inclusionary Zoning (IZ) policy is a tool to incentivize and encourage developers to build new affordable housing in neighborhoods that have priced out low-income renters. The current IZ policy is only applicable to the Lawrenceville neighborhood which has seen rapid increases in market unit prices.

**Note:** LIHTC units are ineligible for this payment standard during the initial fifteen (15) year affordability period. Following the initial affordability period, units in LIHTC developments qualify for the rehabilitation payment standard if they meet the eligibility requirements. Substantial rehabilitation or modernization under \$6,000 may be eligible for this standard dependent upon review, on a case-by-case basis.

## Owner Documentation & Verification Requirements

The type and nature of the upgrades and/or investments will constitute the specific types of documentation that the HACP will require to determine if the unit qualifies for the rehabilitation payment standard. However, the HACP will generally require the following:

- i. The owner/landlord will submit copies of all construction and/or rehabilitation invoices, plans, etc. to the HACP Landlord Outreach and Support Coordinator or Inspections Department with the Request for Tenancy Approval (RFTA).
- ii. The proper inspection type/verification must be requested at the same time by the owner/landlord to include:
  - a. International Property Maintenance Code inspection
  - b. Request for the HACP to review with the Department of City Planning to confirm eligibility of any units built to be affordable under any inclusionary zoning policy
- iii. The HACP or designated third party will then verify the completed work and deem the property owner eligible to receive the rehabilitation payment standard.

### ***Impact***

This activity, especially after being modified to change the payment standard calculation methodology to align better with the local market nuances, has allowed HCV families to rent units that they were priced out of prior to these changes taking place. This allows families to have more housing choice, be able to use their vouchers more successfully, and reduces the rent burden that the family must take on when the Housing Assistance Payment (HAP) increases. Being that the modifications were just implemented in October 2022, the HACP is just starting to capture data on the impact and will report more information in the next MTW Report.

**Metrics**

<b>Housing Choice</b>					
<b>Metric Name &amp; #</b>	<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
<b>HC #1: Additional Units of Housing Made Available</b>	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number). 0	Expected housing units of this type after implementation of the activity (number). 250	Actual housing units of this type after implementation of the activity (number). <b>138</b>	Whether the outcome meets or exceeds the benchmark. <b>No</b>
<b>HC #2: Units of Housing Preserved</b>	Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	Housing units preserved prior to implementation of the activity (number). 0	Expected housing units preserved after implementation of the activity (number). 250	Actual housing units preserved after implementation of the activity (number). <b>67</b>	Whether the outcome meets or exceeds the benchmark. <b>No</b>
<b>HC #5: Increase in Resident Mobility</b>	Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity (number). 0	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number). 250	Actual increase in households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number). <b>138</b>	Whether the outcome meets or exceeds the benchmark. <b>No</b>

<b>Self Sufficiency</b>					
<b>Metric Name &amp; #</b>	<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
<b>SS #5: Households Assisted by Services that Increase Self Sufficiency</b>	Number of households receiving services aimed to increase self-sufficiency (increase).	Households receiving self-sufficiency services prior to implementation of the activity (number). 0	Expected number of households receiving self-sufficiency services after implementation of the activity (number). 250	Actual number of households receiving self-sufficiency services after implementation of the activity (number). <b>19</b>	Whether the outcome meets or exceeds the benchmark. <b>No</b>

<i>HACP Specific Metrics</i>					
<b>Metric Name</b>	<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
<b>New landlords attracted to HCV program</b>	Number of new landlords leasing units to HCV participants. That would otherwise not be available (increase).	Total number of new landlords prior to implementation of the activity (number).  0	Expected number of new landlords after implementation of the activity (number)  93	Actual number of new landlords enrolled after implementation of the activity  189	Whether the outcome meets or exceeds the benchmark.  Yes

***Comparison of Outcomes to Benchmarks***

The HACP only met one (1) of the benchmarks for this activity. Since the activity was amended in October 2022, the HACP anticipates that it'll be closer to the benchmarks in FY 2023 as the activity revisions includes changes to the regular payment standards.

***Update***

This activity is just getting started with the October 2022 revisions and therefore, the long-term effects aren't quite known yet. Since the implementation of the changes, the property owners have had some questions and are starting to request contract rent increases. The HACP has noticed a significant number of new property owners joining the program mostly due to the Rehabilitation Payment Standards. The FY 2023 budget is being monitored closely and adjusted throughout the year as needed. The HACP also noticed a decrease in the number of rent burden letters signed, which was expected when the new payment standards went into place.

***iii. Actual Nonsignificant Changes***

The HACP did not make any nonsignificant changes to this activity during the Plan Year.

***iv. Actual Changes to Metrics/Data Collection***

As planned, the HACP did add a metric during the plan year: HC #1: Additional Units of Housing Made Available and tracked this metric. The HACP did not make any unplanned changes to this activity during the Plan Year.

***v. Actual Significant Changes***

As noted in the description and the FY 2022 MTW Annual Plan Amendment, the HACP significantly changed this activity and repurposed it as a new activity during the Plan Year including eliminating the Mobility Payment Standards, creating a new Tiered Payment Standard, and updating the methodology for the Rehabilitation Payment Standard to align with the new Tiered Payment Standard. The HACP did not make any significant unplanned changes to this activity during the Plan Year.

**vi. Challenges in Achieving Benchmarks and Possible Strategies**

The HACP failed to achieve most benchmarks during the Plan Year due to several factors including a lack of marketing and advertising, implementation hurdles, landlords with units located in low poverty neighborhoods screening requirements, landlords' preference to rent to market rate tenants when available, and the increase in housing cost particularly in low poverty neighborhoods that exceed even the higher mobility payment standards. Families in the HCV program either didn't know about the mobility payment standards, knew but didn't qualify under the landlord's screen requirements, and/or encountered difficulties finding landlords who were willing to participate in the HCV program in the designated zip codes.

The new, tiered payment standard methodology was implemented on October 1, 2022, which is already helping the outcome numbers increase for the three (3) months it was in place in 2022. The changes in methodology, additional of Demonstration's mobility-related services offered, and additional marketing efforts are planned for FY 2023 to increase this activity's outcomes for the FY 2023 Annual Report submission. The HACP has already seen an uptick in interested property owners for the rehabilitation payment standards in the first quarter of 2023.

## B. Not Yet Implemented Activities

The HACP does not currently have any approved, non-in implementation activities.

## C. On-Hold Activities

The HACP does not currently have any approved MTW activities On-Hold.

## D. Closed Out Activities

Since entering the Moving To Work Program in 2000, the HACP has also instituted several Moving To Work initiatives that in FY 2021 still no longer require specific Moving To Work(MTW) Authority. Some of those initiatives are:

### 1. Establishment of Site-Based Waiting Lists

#### i. Plan Year Approved, Implemented and Closed Out

- *Approved and implemented before Standard Agreement was executed*
- **FY 2006:** Closed out

#### ii. Close-Out Explanation

This activity was closed out prior to execution of the Standard Agreement, as MTW authority was no longer required for this activity.

### 2. Establishment of a Variety of Local Waiting List Preferences, including a working/elderly/disabled preference and a special working preference for scattered site units

#### i. Plan Year Approved, Implemented and Closed Out

- *Approved and implemented before Standard Agreement was executed*
- **FY 2008:** Closed out

#### ii. Close-Out Explanation

This activity was closed out prior to execution of the Standard Agreement, as MTW authority was no longer required for this activity.

### 3. Modified Rent Reasonableness Process

#### i. Plan Year Approved, Implemented and Closed Out

- *Approved and implemented before Standard Agreement was executed*
- **FY 2008:** Closed out

ii. Close-Out Explanation

This activity was closed out prior to execution of the Standard Agreement, as MTW authority was no longer required for this activity.

4. **Transition to Site-Based Management and Asset Management, including Site-Based Budgeting and Accounting**

i. **Plan Year Approved, Implemented and Closed Out**

- *Approved and implemented before Standard Agreement was executed*
- **FY 2005:** *Closed out*

ii. Close-Out Explanation

This activity was closed out prior to execution of the Standard Agreement, as MTW authority was no longer required for this activity.

## E. Other Activities

Several activities that utilized MTW Authority but are not specified as specific initiatives waiving specific regulations were previously included in the initiative section but no longer require that separate listing. They are as follows:

**1. Use of Block Grant Funding Authority to Support MTW Initiatives** - Use of Block Grant Funding Authority to support Development and Redevelopment, Enhanced and Expanded Family Self-sufficiency and related programming, and the HACP MTW Homeownership Program.

- a. Originally approved with the initial MTW Program and expanded to include homeownership and resident service programs in subsequent years, the HACP continues to use MTW block grant funding to support its MTW Initiatives. Additional information on the use of Single Fund block grant authority is included in other sections of this MTW Plan, particularly Section V on Sources and Uses of funds.

**2. Energy Performance Contracting**

- a. Under the HACP's MTW Agreement, the HACP may enter into Energy Performance Contracts (EPC) without prior HUD approval. The HACP will continue its current EPC, executed in 2008, to reduce costs and improve the efficient use of federal funds.
- b. The HACP's current EPC included installation of water saving measures across the authority, installation of more energy efficient lighting throughout the authority, and installation of geothermal heating and cooling systems at select communities. It was completed in 2010, with final payments made in 2011. Monitoring and Verification work began in 2011, with the first full Monitoring and Verification report completed for the 2012 year. The HACP's objectives include realizing substantial energy cost savings. The HACP reports on the EPC in the MTW Annual Report. (Please see all applicable documentation in the Appendix to include the Honeywell Report.)

**3. Establishment of a Local Asset Management Program**

- a. In 2004, prior to HUD's adoption of a site-based asset management approach to public housing operation and management, the HACP embarked on a strategy to transition its centralized management to more decentralized site-based management capable of using an asset management approach. During the HACP's implementation, HUD adopted similar policies and requirements for all Housing Authorities. Specific elements of the HACP's Local Asset Management Program were approved in 2010, as described in the Appendix, Local Asset Management Program. The HACP will continue to develop and refine its Local Asset Management Program to reduce costs and increase effectiveness.

#### **4. Acquisition of Property and Build-Out to be Utilized for Administrative Offices**

- a. The HACP along with its partners, the City of Pittsburgh, and the Urban Redevelopment Authority (URA), jointly purchased new office space located at 412 Boulevard of the Allies on September 20, 2018. The HACP intended to commence building-out the office space and relocation during FY 2021. However, actual construction began in January of 2022 for which then the relocation schedule was updated to occur thereafter (first quarter 2023). The HACP applied for disposition for its current offices in the John P. Robin Civic Building (located at 200 Ross Street) in February 2023.

## V. PLANNED APPLICATION OF MTW FUNDS

### A. FINANCIAL REPORTING

**i. Available MTW Funds in the Plan Year**

The MTW PHA shall submit unaudited and audited information in the prescribed Financial Data Schedule (FDS) format through the Financial Assessment System – PHA (FASPHA), or its successor system.

**ii. Expenditures of MTW Funds in the Plan Year**

The MTW PHA shall submit unaudited and audited information in the prescribed FDS format through the FASPHA, or its successor system.

**iii. Describe Application of MTW Funding Flexibility**

The MTW PHA shall provide a thorough narrative of actual activities that use only the MTW funding flexibility. Where possible, the MTW PHA may provide metrics to track the outcomes of these programs and/or activities. Activities that use other MTW authorizations in Attachment C and/or D of the Standard MTW Agreement (or analogous section in a successor MTW Agreement) do not need to be described here, as they are already found in Section (IV) of the Annual MTW Report. The MTW PHA shall also provide a thorough description of how it used MTW funding flexibility to direct funding towards specific housing and/or service programs and/or other MTW activity, as included in an approved MTW Plan.

#### APPLICATION OF "MTW FUNDING" FLEXIBILITY

The HACP budgeted its single fund flexibility from the HCV and LIPH programs to support the Authority's Moving to Work (MTW) initiatives and other activities. This included budgeting \$27,500,000 toward Development, \$8,581,829 toward Modernization. Also budgeted was \$7,419,050 for Security and \$4,295,144 for Resident Services. During 2022, the HACP used \$ 25,187,238 from MTW HCV and LIPH funds. These funds were used to support Protective Services (\$6,140,334), Resident Services (\$3,624,687), LIPH Modernization (\$970,967), Development (\$305,758) and the new office space at 412 Blvd. of the Allies (\$14,055,642).

### B. LOCAL ASSET MANAGEMENT PLAN

i. Did the MTW PHA allocate costs within statute in the Plan Year?

No

ii. Did the MTW PHA implement a local asset management plan (LAMP) in the Plan Year?

Yes

iii. Did the MTW PHA provide a LAMP in the appendix?

Yes

iv. If the MTW PHA has provided a LAMP in the appendix, please provide a brief update on implementation of the LAMP. Please provide any actual changes (which must be detailed in an approved Annual MTW Plan/Plan amendment) or state that the MTW PHA did not make any changes in the Plan Year.

The HACP did not make any changes in the Plan Year

## VI. ADMINISTRATIVE

### A. REVIEWS, AUDITS, AND INSPECTIONS

- a. Description of any HUD reviews, audits, or physical inspection issues that require action to address the issue.
  - i. The HACP takes appropriate action on any REAC identified Physical Condition issues.
  - ii. The HACP had no other HUD reviews or audits requiring action by HACP at the end of 2021.
  
- b. Results of PHA-directed evaluations of the demonstration.
  - i. In 2018, the HACP secured the University of Pittsburgh to conduct an evaluation of the effects of the Family Self-Sufficiency Program on the rent reform policy and an Alternative Payment Standard methodology. Using administrative data from January 2010 to October 2017, the first analysis examined the impact of the rent reform policy on individuals who were enrolled in and moved to the Family Self-Sufficiency (FSS) program and the extent to which the rent reform policy achieved its two (2) stated objectives. For the second analysis and in preparation for complying with the Small Area Fair Market Rent (SAFMR) rule, the HACP asked the University Center for Social and Urban Research (UCSUR) to examine geographic patterns in rental market data in Pittsburgh, PA. The entire 2018 evaluation is included in Appendix IV.
  
- c. Certification that the HACP has met the statutory requirements of the MTW Demonstration.
  - i. The HACP hereby certifies that it has met the three (3) MTW statutory requirements in the Plan Year of FY 2021 by: (1) ensuring that at least 75% of households assisted by the MTW PHA are very low-income, (2) continuing to assist substantially the same total number of households as would have been assisted had the MTW PHA not participated in the MTW demonstration, and (3) maintaining a comparable mix of households (by family size) served as would have been served had the HACP not participated in the MTW demonstration.

### B. EVALUATION RESULTS

- a. Other than the routine, yearly required financial and file audits, the HACP did not conduct or partner with any outside company to conduct any MTW formal evaluations during the Plan Year.

## C. MTW STATUTORY REQUIREMENT CERTIFICATION



### Moving to Work (MTW)

### STATUTORY REQUIREMENT CERTIFICATION

(SUBMITTED WITH THE FY 2022 MTW REPORT)

**MTW PHA Name:** Housing Authority of the City of Pittsburgh

**MTW PHA Number:** PA001

Acting on behalf of the Housing Authority of the City of Pittsburgh (HACP), as its Executive Director, I approve the submission of the Annual Moving to Work Report for the MTW PHA Plan Year ending on 12/31/2022, hereinafter referred to as "the Report," of which this document is a part and make the following certifications with the Department of Housing and Urban Development (HUD) in connection with the submission of the Report and implementation thereof:

- (1) The HACP is ensuring that at least 75% of households assisted are very low-income,
- (2) The HACP is continuing to assist substantially the same total number of households as would have been assisted had the HACP not participated in the MTW demonstration, &
- (3) The HACP is maintaining a comparable mix of households (by family size) served as would have been served had the HACP not participated in the MTW demonstration.

*I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 31 U.S.C. §3729, 3802).*

Caster D. Binion

Executive Director

NAME OF AUTHORIZED OFFICIAL

TITLE

  
Caster Binion (Mar 29, 2023 14:00 EDT)

Mar 29, 2023

SIGNATURE

DATE

Housing Authority  
City of Pittsburgh

200 Ross Street, 9th Floor / Pittsburgh, Pennsylvania 15219  
Tel: 412-456-5012  
[www.HACP.org](http://www.HACP.org)

# MTW Statutory Requirement Certification for Submission in MTW Report

Final Audit Report

2023-03-29

Created:	2023-03-29
By:	Amanda Hower (amanda.hower@hacp.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAzOHOtRzRmFfQZJUygdmqvK3HVzSspTq

## "MTW Statutory Requirement Certification for Submission in MTW Report" History

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## D. MTW ENERGY PERFORMANCE CONTRACT (EPC) FLEXIBILITY DATA

Under the HACP’s MTW Agreement, the HACP may enter Energy Performance Contracts (EPC) without prior HUD approval. The HACP has continued its EPC, executed in 2008, to reduce energy usage, costs and improve the efficient use of federal funds.

The HACP’s EPC included installation of water saving measures across the authority, installation of more energy efficient lighting throughout the authority, and installation of geo-thermal heating and cooling systems at select communities. Installation was completed in 2010, with final payments for work performed in 2011. Monitoring and Verification services for the 12-year guarantee savings term (September 2011 – August 2023) began in 2011, with the most recent Monitoring and Verification report for year 11 was completed for the period of September 2021 – August 2022. The debt service was refinanced in 2013 and completely paid off in 2020. Monitoring and Verification services will continue through the end of the savings guarantee term. The HACP’s objectives include realizing substantial energy cost savings. As the repayment of debt service concluded in November 2020, the HACP has removed all other supporting documentation. Despite portfolio inventory changes to date, the HACP continues to receive energy cost savings that exceed the guarantee.

ENERGY PERFORMANCE WORK BY COMMUNITY

	AMP	Lighting Retrofit	Water Retrofit	Building Envelope	Roof Insulation	New Roof	Limiting Thermostats	Radiator Valves	Refrigerators	New Boilers	Geo-Thermal	New Rooftop Unit
Addison Terrace	1	Y	Y	Y					Y			
Bedford Dwellings	2	Y		Y					Y			
Arlington Heights	4	Y	Y	Y	Y		Y				Y	
Allegheny Dwellings	5	Y	Y	Y					Y			
Northview Heights	9	Y	Y		Y		Y		Y		Y	
Glen Hazel Family	32	Y	Y				Y		Y			
Hamilton-Larimer	11	Y	Y				Y					
PA-Bidwell	15	Y	Y	Y				Y				
Pressley	17	Y	Y	Y								
Homewood-North	20	Y	Y	Y	Y		Y				Y	
Murray Towers	31	Y	Y	Y		Y		Y				Y
Caliguri Plaza	41	Y	Y	Y			Y					
Finello Pavilion	44	Y		Y			Y					
Morse Gardens	45	Y	Y				Y			Y		
Carrick Regency	46	Y	Y	Y			Y					
Gualtieri Manor	47	Y	Y									
Northview High Rise	9	Y	Y	Y								

## VII. APPENDICES

### A. APPENDIX I: LOCAL ASSET MANAGEMENT PLAN AND FINANCIAL INFORMATION

#### 1. Approach to Asset Management

The HACP followed HUD's guidelines and asset management requirements including AMP- based financial statements. The HACP retained the HUD chart of accounts and the HUD crosswalk to the FDS. Under the local asset management program, the HACP retained full authority to move its MTW funds and project cash flow among projects without limitation. The MTW single fund flexibility, after payment of all program expenses, was utilized to direct funds to the HACP development program, wherein the HACP is worked to redevelop its aging housing stock.

The HACP's plan is consistent with HUD's ongoing implementation of project based budgeting and fiscal management, and project-based management. Operations of the HACP sites were coordinated and overseen by Property Managers daily, who oversaw the following management and maintenance tasks: maintenance work order completion, rent collection, leasing, community and resident relations, security, unit turnover, capital improvements planning, and other activities to efficiently operate the site. The HACP Property Managers received support in conducting these activities from the Central Office departments, including Operations, Human Resources, Modernization, Resident Self-Sufficiency, Finance, Public Safety, and others.

The HACP Property Managers developed and monitored property budgets with support from the HACP Finance staff. Budget training was held to support the budget development process. The HACP continues to develop and utilize project-based budgets for all its asset management projects (AMPs). Property Managers could produce monthly income, expense statements, and use these as tools to efficiently manage their properties. All direct costs were directly charged to the maximum extent possible to the AMPs.

The HACP utilized a fee for Service and frontline methodology as outlined in 24 CFR 990 and in the HACP Operating Fund Rule binder, which describes the methodology used for allocating its expenses.

## 2. New Initiatives and Deviations from General Part 990 Requirements

During FY 2022, the HACP did not have any new initiatives and/or deviations from General Part 990 Requirements but continued initiatives previously established to improve the effectiveness and efficiency of the Agency to include:

- The HACP maintained the spirit of the HUD site-based asset management model. It retained the COCC and site-based income and expenses in accordance with HUD guidelines but eliminated inefficient accounting and/or reporting aspects that yielded little or no value from the staff time spent or the information produced.
- The HACP established and maintained an MTW cost center that held all excess MTW funds not allocated to the sites or to the voucher program. This cost center and all activity therein was reported under the newly created Catalog of Federal Domestic Assistance number for the MTW cost center. This cost center also held some of the large balance sheet accounts of the authority. Most of the banking and investment accounts were maintained within the MTW cost center.
- The MTW cost center essentially represented a mini HUD. All subsidy dollars were initially received and resided in the MTW cost center. Funding was allocated annually to sites based upon their budgetary needs as represented and approved in their annual budget request. Sites were monitored both as to their performance against the budgets and the corresponding budget matrix. They were also monitored based upon the required PUM subsidy required to operate the property. The HACP maintained a budgeting and accounting system that gave each property sufficient funds to support annual operations, including all COCC fee and frontline charges. Actual revenues included those provided by HUD and allocated by the HACP based on annual property-based budgets. As envisioned, all block grants were deposited into a single general ledger fund.
- Site balance sheet accounts were limited to site specific activity, such as fixed assets, tenant receivables, tenant security deposits, unrestricted net asset equity, which were generated by operating surpluses, and any resulting due to/due from balances. Some balance sheet items still reside in the MTW fund accounts, and include such things as workers compensation accrual, investments, A/P accruals, payroll accruals, payroll tax accruals, employee benefit accruals, Family Self-Sufficiency escrow balances, etc. The goal of this approach was to minimize extraneous accounting and reduce unnecessary administrative burden of performing monthly allocation entries for each, while maintaining fiscal integrity.

- All cash and investments remain in the MTW cost center during the year. Sites had a (dueto/duel from relationship) with the MTW cost center that represented cash until the HACP performed its year-end accounting entries and allocated to each site a share of the cash and investments. This is a one-time entry each year for Financial Data Schedule presentation purposes and is immediately reversed on the first day of the next calendar year. This saves the HACP the time and effort of breaking out the cash and investments monthly on the General Ledger.
- All frontline charges and fees to the central office cost center were reflected on the property reports, as required. The MTW ledger did not pay fees directly to the COCC. As allowable under the asset management model, however, any subsidy needed to pay legacy costs, such as pension or terminal leave payments, were transferred from the MTW ledger or the projects to the COCC.
- The Energy Performance Contract (EPC) accounting was charged directly to the AMPs. The EPC loan, totaling \$25,110,801, was fully paid off in 2020. Currently, the charges incurred per this contract are for a Measurement & Verification Specialist. Please see Appendix II for details.
- No inventory exists on the books at the sites. A “just in time” system has been implemented. This new inventory system has been operational and more efficient, in both time and expense.
- Central Operations staff, many of whom performed direct frontline services such as Home Ownership, Self-Sufficiency, and/or Relocation, were front lined appropriately to the LIPH and/or HCV programs, as these costs are 100 percent (100%) low rent and/or HCV.
- Actual HCV amounts needed for housing assistance payments and administrative costs were allotted to the Housing Choice Voucher (HCV) program, including enough funds to pay asset management fees. Block grant reserves and their interest earnings were not commingled with HCV operations, enhancing the budget transparency. HCV program managers have become more responsible for their budgets in the same manner as public housing site managers.
- Information Technology (IT) costs were directly charged to the programs benefiting from them, e.g., the LIPH module cost was directly charged to AMPs; all indirect IT costs were recharged to all cost centers based on a "per workstation" charge rather than a Fee for Service basis. This allowed for equitable allocation of the expense while saving time and effort on allocating out each invoice at the time of payment.
- MTW initiative funded work, such as contributions to the HACP development program, and also funded a 10 percent administration budget. These are done in order to adequately and commensurately fund the administrative work to support the MTW initiatives. The authority used MTW initiative flexibility to fund various development and modernization projects during FY 2021.

### 3. Flexible Use of Phase in of Management Fees

As a component of its local asset management plan, the HACP elected to make use of phase-in management fees for 2010 and beyond. The HUD prescribed management fees for the HACP are \$57.17 PUM. The HACP proposed and received approval on the following phase-in schedule and approach:

#### *Schedule of Phased-in Management Fees for HACP:*

2008 (Initial Year of Project Based Accounting)	\$91.94
2009 (Year 2)	\$84.99
2010 (Year 3)	\$78.03
2011 (Year 4 and beyond)	\$78.03

The above numbers reflect 2011 dollars. The HACP has diligently worked to reduce its staffing and expenditure levels and reduce unnecessary COCC costs; it continues to do so to cut costs further, in order to comply with the COCC cost provisions of the operating fund rule. It is also working to increase its management fee revenues in the COCC, through aggressive, and we believe, achievable, development and lease up efforts in both the public housing and leased housing programs. As such, the HACP is continuing to lock in at current level phase in fees as approved in the FY 2017 MTW Annual Plan. The HACP, as indicated above, has made cuts to its COCC staffing, in virtually every department. It has reduced staff, reduced contractors, cut administration, and made substantial budget cuts to move toward compliance with the fee revenue requirements.

Nevertheless, we are not yet able to meet the PUM fee revenue target until we grow our portfolio size. Fortunately, a major component of the HACP strategic plan is to grow its portfolio, namely, its public housing occupancy, both through mixed finance development and management, as well as in house management, to better serve our low-income community and to recapture some of the fees lost to demolition. This requires central office staff, talent, and expense. To make this plan work, i.e., to assist in the redevelopment of the public housing portfolio, we will need the continued benefit of the locked in level of phase in management fees.

As further support for this fee lock, we should note that the HACP has historically had above normal central office costs driven by an exceedingly high degree of unionization. The HACP has over a half dozen different collective bargaining units; this has driven up costs in all COCC departments, especially in Human Resources and Legal. In addition, the HACP is governed by City laws that require City residency for all its employees. This has driven up the cost to attract and retain qualified people throughout the agency. This is especially the case in the prohibitive cost COCC areas, where the HACP has had to pay more to attract the necessary talent to perform these critical functions.

The phase in fee flexibility, coupled with the HACP's planned growth in public housing occupancy and increases in voucher utilization, will enable the HACP's COCC to become sustainable in the long term and fully compliant with the operating fund rule. It should also be noted that this fee flexibility will come from the HACP's MTW funds and will require no additional HUD funding. This flexibility is the essence of the MTW program and will go a long way towards enabling the HACP to successfully undertake and complete its aggressive portfolio restructuring efforts.

#### 4. *Deviations in Cost Allocation and Fee for Service Approach - Approach to Asset Management*

In implementing its Moving to Work Initiatives, the HACP's Local Asset Management Approach includes some deviations in cost allocation and fee for service approaches, as well as other variations to HUD asset management regulations. Because these all relate to accounting and sources and uses of funds, the information on the HACP's Local Asset Management Program and Site Based Budgeting and Accounting is included in this section.

#### 5. *Use of Single Fund Flexibility*

The HACP budgeted its single fund flexibility from the HCVP and LIPH programs to support the authority's Moving to Work (MTW) initiatives and other activities. This included budgeting \$27,500,000 towards Development, \$8,581,829 for Modernization, \$6,664,161 for Protective Services, and \$2,877,476 for Resident Services. During 2021, the HACP used \$12,421,995 from MTW HCV and Public Housing. The MTW funds were used to support Protective Services (\$6,140,334), Resident Services (\$3,624,687), Modernization (\$970,967), and the new office building (\$14,055,642).

B. APPENDIX II:



**Housing Authority of the City of Pittsburgh**

Energy Cost Avoidance Report

**Year 11 of 12 Energy Guarantee**

September 2021 through August 2022



*Helping customers manage energy resources to improve financial performance*

# Table of Contents

## Housing Authority of the City of Pittsburgh



### 1.0 Overview

*Executive Summary*  
*Program Overview*  
*Retrofit Highlights*  
*Methodology*  
*Guarantee Amount*

### 2.0 Summary

*Cost Avoidance Summary*  
*Summary by Site*  
*Utility Rates*

### 3.0 Review Detail

*Option C Summary Savings*  
*Option A Summary Savings*

### 4.0 Adjustments

*Adjustments Summary*

### 5.0 Appendix

*Utility Baselines*  
*Site Survey*  
*Glossary of Terms*

## Executive Summary

Housing Authority of the City of Pittsburgh entered into an Energy Services Agreement with Honeywell on July 30, 2008. This program addresses energy improvements. The project is expected to save \$36,056,414 over the term of the agreement and will be in effect for 12 years. Guarantee Phase services provided to Housing Authority of the City of Pittsburgh include an Annual Cost Avoidance Report at the end of each guarantee year.

The results for the Year 11 performance period are a total of \$3,956,587 in utility savings. This is 117% of the Year 11 Guarantee of \$3,375,920.

Year 10	Year 11 Debt Service	Year 11 M&V Service Cost	Total
Guarantee	\$ 3,278,700	\$ 97,220	\$ 3,375,920
Actual	\$ 3,956,587		\$ 3,956,587
<b>Excess/(Shortfall)</b>			<b>\$ 580,667</b>

As of the end of the performance period, this project has delivered \$36,637,360 in cost avoidance, which is 112% of yearly plan guarantee.

Performance Period	Guaranteed Savings	Actual Savings	Excess / (Shortfall)
Year 1	\$ 2,584,170	\$ 2,568,363	\$ (15,807)
Year 2	\$ 2,653,228	\$ 3,038,527	\$ 385,299
Year 3	\$ 2,724,367	\$ 3,151,588	\$ 427,221
Year 4	\$ 2,797,637	\$ 3,046,182	\$ 248,545
Year 5	\$ 2,873,112	\$ 2,985,075	\$ 111,963
Year 6	\$ 2,950,843	\$ 3,183,315	\$ 232,472
Year 7	\$ 3,030,903	\$ 3,385,468	\$ 354,565
Year 8	\$ 3,113,378	\$ 3,883,809	\$ 770,431
Year 9	\$ 3,198,319	\$ 3,673,021	\$ 474,702
Year 10	\$ 3,285,812	\$ 3,765,425	\$ 479,613
Year 11	\$ 3,375,920	\$ 3,956,587	\$ 580,667
<b>Cumulative Totals</b>	<b>\$ 32,587,689</b>	<b>\$ 36,637,360</b>	<b>\$ 4,049,671</b>

During the week of August 29, 2022, Karen Westlick, Honeywell Measurement and Verification Specialist, conducted site visits at several locations within the Housing Authority of the City of Pittsburgh, performing visual inspections and interviewing on-site operations and maintenance staff to verify functionality of the Energy Conservation Measures (ECM's) that were installed. The Site Visit report is within the Appendix of this report.

# Executive Summary

## Environmental Impact

The Energy Savings in Performance Year 11 has the same environmental impact as:

**7,424.5** metric tons of CO2 not being produced.

Which is equivalent to:

- 835,434** gallons of gasoline not being consumed
- 281,396** incandescent lamps switched to LEDs
- 2,569** tons of waste recycled instead of landfilled



On behalf of Honeywell, we look forward to working with you and ensuring your savings are sustainable.

# Program Overview

## Measurement & Verification Services

Honeywell is pleased to provide this comprehensive report of your energy consumption. This report was processed using an industry-standard program based on proven and accepted engineering formulas for energy conservation and analysis.

**Service Contract Number:** 565-89-52029

**Baseline Period:** Calendar Yrs. 2004, 2005 & 2006

**Guarantee Period:** September 2011 - August 2023

**Guarantee Term:** 12 Years

**Report Preparation By:** Honeywell Energy Analysis Team  
 Contact: Ed Rauf, MVS  
 Karen Westlick, EA



## Meters Included in Report



Buildings	Electric Acct #	Gas Acct #	Water Acct #
Addison Terrace		No longer managed by HACP	
Bedford Dwellings		0900608-210691	
		4578803-274077	
Arlington Heights	4000-004-642-001	0900608-196578	201494
Allegheny Dwellings		0900608-169042	201662
		0900608-315595	201663
		0900608-422918	
Northview Heights & High Rise	9000-001-979-001	0900608-116176	201693
			201694
Hamilton-Larimer		No longer managed by HACP	
Pennsylvania-Bidwell		0900608-280359	125461
Pressley Street		0900608-210020	137061
			137062

# Program Overview



## Meters Included in Report

Buildings	Electric Acct #	Gas Acct #	Water Acct #
Homewood North	1000-538-716-001	0900608-120956	165740
	2000-541-678-001	0900608-137716	165741
	3000-538-693-001	0900608-146749	211622
	4000-537-155-001	0900608-183554	215886
	4000-538-691-001	0900608-374664	215887
	5000-537-153-001	2-0000-442-1893	215888
	5000-538-717-001		1021-980
	5000-541-792-001		885-852
	5000-542-549-001		93033-88568
	6000-538-715-001		93035-88570
	6001-055-907-001		93037-88572
	7000-538-694-001		93817-980
	7000-541-679-001		
	8000-538-692-001		
	8000-538-736-001		
	8000-542-550-001		
	9000-537-154-001		
	9000-541-793-001		
	000-537-152-001		
0000-538-718-001			
Murray Towers		2-0000-387-03414	190254
Mazza Pavillion (Brookline)		0900608-307611	261244
			24-0733625-0
Caliguirri Plaza (Allentown )		0900608-410310	24-0750368-5
		0900608-200444	201368
Morse Gardens			102365
			103336
D.A.P. Carrick Regency		0900608-389302	255656
			24-0704817-8
			24-0750415-4
Gualtieri Manor		1009-2775-001-7	281276
Finello Pavillion		2-0000-382-5003	24-0725936-1

## **Retrofit Highlights**

---

- Lighting
- Water Conservation (showers, faucet aerators, toilets)
- Refrigerators
- Building Envelope
- Roofs and Insulation (attics)
- Limiting Thermostats
- Geothermal Heat Pump Systems
- New Boilers
- Adjust CFMs and New Ventilation Units
- Radiator Control Valves
- Ventilation Unit Heat Recovery
- Insulate Make up Air Ducts

1.5

## Determination of Energy Savings

### Theory of Energy Management

Energy conservation measures (ECM) include the installation of equipment or systems for the purpose of reducing energy use and/or costs. The cost of ECM implementation is recovered through the savings created by the ECM. The Federal Energy Management Program (F.E.M.P) of the U.S. Department of Energy and its Measurement and Verification Guidelines for Federal Energy Projects classify measurement and verification approaches as Options A, B, C, and D. The F.E.M.P. Guideline is based on the International Performance Measurement and Verification Protocol (I.P.M.V.P.).

*Option A:* Verification techniques determine savings by measuring the performance of a system before and after a retrofit, either through physical measurement or the use of manufacturer data, and multiplying the difference by an agreed-upon or stipulated factor, such as hours of operation.

*Option B:* Verification techniques are designed for projects where long-term continuous measurement of performance is desired. Metering is conducted on an individual system level, and the measured performance is compared with a baseline to determine savings.

*Option C:* Verification techniques involve utility whole building meter analysis, reviewing overall energy use, and identifying the effects of energy projects on a facility. Energy use before and after a retrofit project is compared to determine savings.

*Option D:* Computer models are developed that use calibrated simulations of baseline and post-installation energy use to measure savings.

## Methodology

### Scope of Work

The following page details each ECM and the IPMVP methodology used

ECM	ECM Description	Post-Installation Option	Performance Period Option
1,2	Lighting	B (measured sample set)	A
6	Refrigerators	B (measured sample set)	A
10,11	Water Conservation (showers, faucet aerators, toilets)	B (measured sample set)	A (electric), A (gas & water at Mazza Pavilion) C (gas and water for remaining sites)
16	Building Envelope	A (visual inspection)	A for cooling, C for gas heating
18	Roofs and Insulation (attics)	A (visual inspection)	A for cooling, C for gas heating,
21	Limiting Thermostats	A (visual inspection)	A (tenant paid allowance sites), C (gas at frozen base sites)
26	Geothermal Heat Pump Systems	A (visual inspection)	C (electric and gas)
27	New Boilers	A (visual inspection)	C (gas)
29,30	Adjust CFMs and New Ventilation Units	A (visual inspection)	A (electric), C (gas)
31	Radiator Control Valves	A (visual inspection)	C (gas)
32	Ventilation Unit Heat Recovery	A (visual inspection)	A for electric, C for gas
37	Insulate Make up Air Ducts	A (visual inspection)	A (electric), C (gas)

1.7

## Annual Guarantee Amount

The guarantee table below reflects Honeywell's annual guarantee, which will provide the housing authority the amount needed to cover the principal amount to be paid to a financial institution, the interest amount to be paid to a financial institution, and on-going M&V costs to be paid to Honeywell, for each performance year. The total shown is the cost of the project over the 12-year term.

Escalation Over Term		Savings					Amortization			P+I+Service = Honeywell Guarantee	Savings % Guaranteed by ITW
		Energy	RBY	Total	M&V	Total	Interest	Principal	Balance		
		16.3%	0.0%		3.0%						
0	Year 1	\$2,584,170	\$0	\$2,584,170	\$72,342	\$72,342	\$1,191,040	\$1,320,788	\$25,171,724	\$2,584,170	92.59%
1	Year 2	\$2,653,236	\$0	\$2,653,236	\$74,512	\$74,512	\$1,127,558	\$1,451,158	\$23,720,566	\$2,653,228	92.59%
2	Year 3	\$2,724,373	\$0	\$2,724,373	\$76,747	\$76,747	\$1,057,907	\$1,589,713	\$22,130,853	\$2,724,367	92.59%
3	Year 4	\$2,797,645	\$0	\$2,797,645	\$79,049	\$79,049	\$981,703	\$1,736,885	\$20,393,969	\$2,797,637	92.59%
4	Year 5	\$2,873,114	\$0	\$2,873,114	\$81,420	\$81,420	\$898,539	\$1,893,153	\$18,500,816	\$2,873,112	92.59%
5	Year 6	\$2,950,848	\$0	\$2,950,848	\$83,863	\$83,863	\$807,987	\$2,058,993	\$16,441,823	\$2,950,843	92.59%
6	Year 7	\$3,030,913	\$0	\$3,030,913	\$86,379	\$86,379	\$709,595	\$2,234,929	\$14,206,894	\$3,030,903	92.59%
7	Year 8	\$3,113,381	\$0	\$3,113,381	\$88,970	\$88,970	\$602,887	\$2,421,521	\$11,785,372	\$3,113,378	92.59%
8	Year 9	\$3,198,323	\$0	\$3,198,323	\$91,639	\$91,639	\$487,361	\$2,619,319	\$9,166,053	\$3,198,319	92.59%
9	Year 10	\$3,285,813	\$0	\$3,285,813	\$94,388	\$94,388	\$362,489	\$2,828,935	\$6,337,119	\$3,285,812	92.59%
10	Year 11	\$3,375,927	\$0	\$3,375,927	\$97,220	\$97,220	\$227,716	\$3,050,984	\$3,286,135	\$3,375,920	92.59%
11	Year 12	\$3,468,745	\$0	\$3,468,745	\$100,137	\$100,137	\$82,453	\$3,286,135	\$0	\$3,468,725	92.58%
	Total	\$36,056,488	\$0	\$36,056,488	\$1,026,666	\$1,026,666	\$8,537,236	\$26,492,512		\$36,056,414	92.59%

## Cost Avoidance Summary

Year 11 Savings	
Option A Cost Avoidance	\$ 368,403
Option C Cost Avoidance	\$ 2,777,316
Adjustments	\$ 810,867
<b>Total Year 11 Savings</b>	<b>\$ 3,956,587</b>

Year 11 Savings	
Year 11 Debt Service	\$ 3,278,700
Year 11 M&V Service Cost	\$ 97,220
<b>Total Year 11 Energy Guarantee</b>	<b>\$ 3,375,920</b>
 Net Results	 \$ 580,667
 Percent of Plan	 117%

## Yearly Results

TIME PERIOD	COST AVOIDANCE	ANNUAL GUARANTEE	AMOUNT RECONSIDERED	NET RESULTS
Year 1 9/11 - 8/12	\$ 2,568,363	\$ 2,584,170	\$ 15,807	\$ -
Year 2 9/12 - 8/13	\$ 3,038,527	\$ 2,653,228		\$ 385,299
Year 3 9/13 - 8/14	\$ 3,151,588	\$ 2,724,367		\$ 427,221
Year 4 9/14 - 8/15	\$ 3,046,182	\$ 2,797,637		\$ 248,545
Year 5 9/15 - 8/16	\$ 2,985,075	\$ 2,873,112		\$ 111,963
Year 6 9/16 - 8/17	\$ 3,183,315	\$ 2,950,843		\$ 232,472
Year 7 9/17 - 8/18	\$ 3,385,468	\$ 3,030,903		\$ 354,565
Year 8 9/18 - 8/19	\$ 3,883,809	\$ 3,113,378		\$ 770,431
Year 9 9/19 - 8/20	\$ 3,673,021	\$ 3,198,319		\$ 474,702
Year 10 9/20 - 8/21	\$ 3,765,425	\$ 3,285,812		\$ 479,613
Year 11 9/21 - 8/22	\$ 3,956,587	\$ 3,375,920		\$ 580,667
<b>TOTAL</b>	<b>\$ 36,637,360</b>	<b>\$ 32,587,689</b>	<b>\$ 15,807</b>	<b>\$ 4,081,285</b>

2.1

## Energy Avoidance Summary by Site

Site	Project Number	Project Name	Cost Summary	Electrical		Natural Gas		Water		Total Energy Savings		
				Yearly Energy Savings							Yearly Savings	
				Description of ECM	(KW/H)	(\$)	(MCF)	(\$)	(Kgal)		(\$)	(\$)
1	PA 1-01	Addison Terrace	Retrofit Tenant Area Lighting									
1	PA 1-01	Addison Terrace	Retrofit Common Area Lighting									
1	PA 1-01	Addison Terrace	High Efficiency Refrigerators									
1	PA 1-01	Addison Terrace	Building Envelope									
1	PA 1-01	Addison Terrace	Option C Savings									

<b>Rate Applied</b>									
<b>Totals:</b>	0	\$0.1138	\$0	0	\$25.9265	\$0	0	\$12.0952	\$0

2	PA 1-02	Bedford Dwellings	Retrofit Tenant Area Lighting	380,228	\$43,270		\$0		\$0	\$43,270
2	PA 1-02	Bedford Dwellings	Retrofit Common Area Lighting	106,355	\$12,103		\$0		\$0	\$12,103
2	PA 1-02	Bedford Dwellings	High Efficiency Refrigerators	28,516	\$3,245		\$0		\$0	\$3,245
2	PA 1-02	Bedford Dwellings	Building Envelope	3,075	\$350		\$0		\$0	\$350
2	PA 1-02	Bedford Dwellings	Option C Savings			14,844	\$396,407		\$0	\$396,407

<b>Rate Applied</b>									
<b>Totals:</b>	518,174	\$0.1138	\$58,968	14,844	\$25.9265	\$396,407	\$0	\$12.0952	\$455,375

3	PA 1-04	Arlington Heights	Option C Savings	(416,539)	(\$47,422)	7,341	\$196,047	7,068	\$88,052	\$236,677
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<b>Rate Applied</b>										
<b>Totals:</b>	(416,539)	\$0.1138	(\$47,422)	7,341	\$25.9265	\$196,047	7,068	\$12.0952	\$88,052	\$236,677

4	PA 1-05	Allegheny Dwellings	Retrofit Tenant Area Lighting	295,457	\$33,623		\$0		\$0	\$33,623
4	PA 1-05	Allegheny Dwellings	Retrofit Common Area Lighting	31,790	\$3,618		\$0		\$0	\$3,618
4	PA 1-05	Allegheny Dwellings	High Efficiency Refrigerators	14,062	\$1,600		\$0		\$0	\$1,600
4	PA 1-05	Allegheny Dwellings	Water Conservation	222,931	\$25,370		\$0		\$0	\$25,370
4	PA 1-05	Allegheny Dwellings	Building Envelope	7,255	\$826		\$0		\$0	\$826
4	PA 1-05	Allegheny Dwellings	Option C Savings			10,112	\$270,045	5,288	\$65,884	\$335,929

<b>Rate Applied</b>										
<b>Totals:</b>	571,495	\$0.1138	\$65,036	10,112	\$25.9265	\$270,045	5,288	\$12.0952	\$65,884	\$400,965

## Energy Avoidance Summary by Site

Site	Project Number	Project Name	Cost Summary	Electrical		Natural Gas		Water		Total Energy Savings
				Yearly Energy Savings		Yearly Savings		Yearly Savings		
			Description of ECM	(KW/H)	(\$)	(MCF)	(\$)	(Kgals)	(\$)	(\$)

5	PA 1-09	Northview Heights	Option C Savings	2,388,953	\$271,982	37,077	\$990,118	2,798	\$34,862	\$1,296,962
<b>Rate Applied</b>					\$0.1138		\$25.9265		\$12.0952	
<b>Totals:</b>				2,388,953	\$271,982	37,077	\$990,118	2,798	\$34,862	\$1,296,962

7	PA 1-11	Hamilton-Larimer	Retrofit Tenant Area Lighting	41,936	\$4,772		\$0		\$0	\$4,772
7	PA 1-11	Hamilton-Larimer	Retrofit Common Area Lighting	32,079	\$3,651		\$0		\$0	\$3,651
7	PA 1-11	Hamilton-Larimer	High Efficiency Refrigerators	19,494	\$2,218		\$0		\$0	\$2,218
7	PA 1-11	Hamilton-Larimer	Option C Savings	0	\$0	0	\$0	0	\$0	\$0

<b>Rate Applied</b>					\$0.1138		\$25.9265		\$12.0952	
<b>Totals:</b>				93,509	\$10,641	0	\$0	0	\$0	\$10,641

8	PA 1-15	Pennsylvania-Bidwell	Retrofit Tenant Area Lighting	84,959	\$9,668		\$0		\$0	\$9,668
8	PA 1-15	Pennsylvania-Bidwell	Retrofit Common Area Lighting	15,929	\$1,813		\$0		\$0	\$1,813
8	PA 1-15	Pennsylvania-Bidwell	Building Envelope	3,688	\$420		\$0		\$0	\$420
8	PA 1-15	Pennsylvania-Bidwell	Option C Savings	0	\$0	1,896	\$50,644	(709)	(\$8,828)	\$41,816

<b>Rate Applied</b>					\$0.1138		\$25.9265		\$12.0952	
<b>Totals:</b>				104,576	\$11,901	1,896	\$50,644	(709)	(\$8,828)	\$53,716

9	PA 1-17	Pressley Street	Retrofit Tenant Area Lighting	68,020	\$7,741		\$0		\$0	\$7,741
9	PA 1-17	Pressley Street	Retrofit Common Area Lighting	278,784	\$31,726		\$0		\$0	\$31,726
9	PA 1-17	Pressley Street	Building Envelope	4,321	\$492		\$0		\$0	\$492
9	PA 1-17	Pressley Street	Option C Savings	0	\$0	1,394	\$37,231	1,140	\$14,202	\$51,433

<b>Rate Applied</b>					\$0.1138		\$25.9265		\$12.0952	
<b>Totals:</b>				351,125	\$39,958	1,394	\$37,231	1,140	\$14,202	\$91,391

10	PA 1-20	Homewood North	Option C Savings	(667,964)	(\$76,014)	21,134	\$564,360	15,685	\$195,400	\$683,745
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<b>Rate Applied</b>					\$0.1138		\$25.9265		\$12.0952	
<b>Totals:</b>				(667,964)	(\$76,014)	21,134	\$564,360	15,685	\$195,400	\$683,745

## Energy Avoidance Summary by Site

Site	Project Number	Project Name	Cost Summary	Electrical		Natural Gas		Water		Total Energy Savings
				Yearly Energy Savings		Yearly Savings		Yearly Savings		
			Description of ECM	(KW/H)	(\$)	(MCF)	(\$)	(Kgals)	(\$)	(\$)
11	PA 1-31	Murray Towers	Retrofit Tenant Area Lighting	46,433	\$5,284		\$0		\$0	\$5,284
11	PA 1-31	Murray Towers	Retrofit Common Area Lighting	67,034	\$7,628		\$0		\$0	\$7,628
11	PA 1-31	Murray Towers	Building Envelope	674	\$77		\$0		\$0	\$77
11	PA 1-31	Murray Towers	Roof Replacement with Added Insulation	146	\$17		\$0		\$0	\$17
11	PA 1-31	Murray Towers	New Ventilation Unit	13,243	\$1,507		\$0		\$0	\$1,507
11	PA 1-31	Murray Towers	New Ventilation Unit	3,842	\$437		\$0		\$0	\$437
11	PA 1-31	Murray Towers	Insulated Duct	212	\$24		\$0		\$0	\$24
11	PA 1-31	Murray Towers	Option C Savings	0	\$0	3,847	\$102,744	1,317	\$16,411	\$119,156
<b>Rate Applied</b>					\$0.1138		\$25.9265		\$12.0952	
<b>Totals:</b>				131,585	\$14,974	3,847	\$102,744	1,317	\$16,411	\$134,130

12	PA 1-32	Glen Hazel Family	Retrofit Tenant Area Lighting	153,182	\$17,432		\$0		\$0	\$17,432
12	PA 1-32	Glen Hazel Family	Retrofit Common Area Lighting	0	\$0		\$0		\$0	\$0
12	PA 1-32	Glen Hazel Family	High Efficiency Refrigerators	34,071	\$3,877		\$0		\$0	\$3,877
12	PA 1-32	Glen Hazel Family	Water Conservations	0	\$0	840	\$21,769	1,797	\$21,731	\$43,500
12	PA 1-32	Glen Hazel Family	Limiting Thermostats	0	\$0	2,294	\$59,463			\$59,463
<b>Rate Applied</b>					\$0.1138		\$25.9265		\$12.0952	
<b>Totals:</b>				187,253	\$21,309	3,133	\$81,231	1,797	\$21,731	\$124,272

13	PA 1-40	Mazza Pavilion	Retrofit Tenant Area Lighting							
13	PA 1-40	Mazza Pavilion	Retrofit Common Area Lighting							
13	PA 1-40	Mazza Pavilion	Building Envelope							
13	PA 1-40	Mazza Pavilion	Option C Savings							
<b>Rate Applied</b>					\$0.1138		\$25.9265		\$12.0952	
<b>Totals:</b>				0	\$0	0	\$0	0	\$0	\$0

## Energy Avoidance Summary by Site

Site	Project Number	Project Name	Cost Summary	Electrical		Natural Gas		Water		Total Energy Savings
				Yearly Energy Savings		Yearly Savings		Yearly Savings		
			Description of ECM	(KW/H)	(\$)	(MCF)	(\$)	(Kgal)	(\$)	(\$)
14	PA 1-41	Calaguiri Plaza	Retrofit Tenant Area Lighting	53,296	\$6,065		\$0		\$0	\$6,065
14	PA 1-41	Calaguiri Plaza	Retrofit Common Area Lighting	30,311	\$3,449		\$0		\$0	\$3,449
14	PA 1-41	Calaguiri Plaza	Building Envelope	1,161	\$132		\$0		\$0	\$132
14	PA 1-41	Calaguiri Plaza	Limiting Thermostats	30,433	\$3,463		\$0		\$0	\$3,463
14	PA 1-41	Calaguiri Plaza	Option C Savings	0	\$0	1,779	\$47,519	(439)	(\$5,469)	\$42,051

**Rate Applied**  
**Totals:**    115,201      \$0.1138      \$13,110      1,779      \$25.9265      \$47,519      (439)      \$12.0952      (\$5,469)      \$55,161

15	PA 1-44	Finello Pavilion	Retrofit Tenant Area Lighting	24,773	\$2,819		\$0		\$0	\$2,819
15	PA 1-44	Finello Pavilion	Retrofit Common Area Lighting	17,579	\$2,000		\$0		\$0	\$2,000
15	PA 1-44	Finello Pavilion	Building Envelope	668	\$76		\$0		\$0	\$76
15	PA 1-44	Finello Pavilion	Limiting Thermostats	19,733	\$2,246		\$0		\$0	\$2,246
15	PA 1-44	Finello Pavilion	Option C Savings	0	\$0	(2,306)	(\$61,570)		\$0	(\$61,570)

**Rate Applied**  
**Totals:**    62,753      \$0.1138      \$7,141      (2,306)      \$25.9265      (\$61,570)      0      \$12.0952      \$0      (\$54,429)

16	PA 1-45	Morse Gardens	Retrofit Tenant Area Lighting	7,332	\$834		\$0		\$0	\$834
16	PA 1-45	Morse Gardens	Retrofit Common Area Lighting	9,164	\$1,043		\$0		\$0	\$1,043
16	PA 1-45	Morse Gardens	Limiting Thermostats	19,469	\$2,216		\$0		\$0	\$2,216
16	PA 1-45	Morse Gardens	Option C Savings	0	\$0	591	\$15,789	558	\$6,949	\$22,738

**Rate Applied**  
**Totals:**    35,965      \$0.1138      \$4,093      591      \$25.9265      \$15,789      558      \$12.0952      \$6,949      \$26,831

17	PA 1-46	Carrick Regency	Retrofit Tenant Area Lighting	33,678	\$3,833		\$0		\$0	\$3,833
17	PA 1-46	Carrick Regency	Retrofit Common Area Lighting	53,933	\$6,138		\$0		\$0	\$6,138
17	PA 1-46	Carrick Regency	Building Envelope	1,170	\$133		\$0		\$0	\$133
17	PA 1-46	Carrick Regency	Limiting Thermostats	15,161	\$1,725		\$0		\$0	\$1,725
17	PA 1-46	Carrick Regency	Option C Savings	0	\$0	335	\$8,959	(4,800)	(\$59,801)	(\$50,843)

**Rate Applied**  
**Totals:**    103,941      \$0.1138      \$11,829      335      \$25.9265      \$8,959      (4,800)      \$12.0952      (\$59,801)      (\$39,014)

## Energy Avoidance Summary by Site

Site	Project Number	Project Name	Cost Summary	Electrical		Natural Gas		Water		Total Energy Savings
				Yearly Energy Savings		Yearly Savings		Yearly Savings		
			Description of ECM	(KWH)	(\$)	(MCF)	(\$)	(Kgal)	(\$)	(\$)
18	PA 1-47	Gualtieri Manor	Retrofit Tenant Area Lighting	16,158	\$1,839		\$0		\$0	\$1,839
18	PA 1-47	Gualtieri Manor	Retrofit Common Area Lighting	33,036	\$3,759		\$0		\$0	\$3,759
18	PA 1-47	Gualtieri Manor	Limiting Thermostats	7,751	\$882		\$0		\$0	\$882
18	PA 1-47	Gualtieri Manor	Option C Savings	0	\$0	(12,484)	(\$333,375)	(306)	(\$3,808)	(\$337,183)

Rate Applied		\$0.1138		\$25.9265		\$12.0952	
Totals:	56,945	56,480	(12,484)	(\$333,375)	(306)	(\$3,808)	(\$330,703)

**Total ALL Sites:**

(KWH)	(\$)	(MCF)	(\$)	(Water)	(\$)	Total Energy Savings
3,636,970	\$413,987	88,697	\$2,366,147	29,398	\$365,585	\$3,145,720

# Utility Rate

The Rate table below outlines the rates applied throughout this report per the contractual agreement.

**Utility Rate Escalation Table:**

Guarantee Year	Gas Rate (MCF)	Agreed to Escalation	Water Rate (1000 gal)	Agreed to Escalation	Electricity Rate (kWh)	Agreed to Escalation
Year 1	\$19.8705		\$9.2700		\$0.1138	
Year 2	\$20.4666	3%	\$9.5481	3%	\$0.1138	0%
Year 3	\$21.0806	3%	\$9.8345	3%	\$0.1138	0%
Year 4	\$21.7130	3%	\$10.1296	3%	\$0.1138	0%
Year 5	\$22.3644	3%	\$10.4335	3%	\$0.1138	0%
Year 6	\$23.0354	3%	\$10.7465	3%	\$0.1138	0%
Year 7	\$23.7264	3%	\$11.0689	3%	\$0.1138	0%
Year 8	\$24.4382	3%	\$11.4009	3%	\$0.1138	0%
Year 9	\$25.1714	3%	\$11.7430	3%	\$0.1138	0%
Year 10	\$25.9265	3%	\$12.0952	3%	\$0.1138	0%
Year 11	\$26.7043	3%	\$12.4581	3%	\$0.1138	0%
Year 12	\$27.5054	3%	\$12.8318	3%	\$0.1138	0%

## Option C Savings

### Year 10 Option C Savings

HA Site #	Site Name	Electric Savings		Gas Savings		Water / Sewer Savings		Total Savings
		kWh	Annual Savings	MCF	Annual Savings	1000 Gal/yr.	Annual Savings	Savings/yr.
PA 1-01	Addison Terrace	No longer HACP Managed						\$0
PA 1-02	Bedford Dwellings			14,844	\$396,407			\$396,407
PA 1-04	Arlington Heights	(416,539)	(\$47,422)	7,341	\$196,047	7,068	\$88,052	\$236,677
PA 1-05	Allegheny Dwellings			10,112	\$270,045	5,288	\$65,884	\$335,929
PA 1-09	Northview Heights	2,388,953	\$271,982	37,077	\$990,118	2,798	\$34,862	\$1,296,962
PA 1-11	Hamilton-Larimer	No longer HACP Managed						\$0
PA 1-15	Pennsylvania-Bidwell			1,896	\$50,644	(709)	(\$8,828)	\$41,816
PA 1-17	Pressley Street			1,394	\$37,231	1,140	\$14,202	\$51,433
PA 1-20	Homewood North	(667,964)	(\$76,014)	21,134	\$564,360	15,685	\$195,400	\$683,745
PA 1-31	Murray Tower			3,847	\$102,744	1,317	\$16,411	\$119,156
PA 1-41	Caliguiri Plaza (Allentown)			1,779	\$47,519	(439)	(\$5,469)	\$42,051
PA 1-44	Finello Pavilion (South Oakland)			(2,306)	(\$61,570)			(\$61,570)
PA 1-45	Morse Gardens			591	\$15,789	558	\$6,949	\$22,738
PA 1-46	Carrick Regency			335	\$8,959	(4,800)	(\$59,801)	(\$50,843)
PA 1-47	Gualtieri Manor			(12,484)	(\$333,375)	(306)	(\$3,808)	(\$337,183)
		1,304,450	\$148,546	85,564	\$2,284,916	27,601	\$343,854	\$2,777,316

3.1

# Meter Detail Report

Reference: Actual usage and costs for past Year.

Baseline: Current usage and costs based upon historic patterns of Unit use.

SimActual: Actual usage and calculated costs for current Year.

## Meter: PA 1-02 Gas

### Reference

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	943	2,955	4,627	5,527	8,609	7,752	8,555	6,034	4,153	1,271	1,008	783
YTD Use	943	3,898	8,525	14,052	22,661	30,413	38,968	45,002	49,155	50,426	51,434	52,217
Month \$	\$ 18,738	\$ 58,718	\$ 91,948	\$ 109,823	\$ 171,066	\$ 154,037	\$ 169,993	\$ 119,899	\$ 82,523	\$ 25,256	\$ 20,030	\$ 15,559
YTD \$	\$ 18,738	\$ 77,456	\$ 169,404	\$ 279,227	\$ 450,293	\$ 604,330	\$ 774,323	\$ 894,222	\$ 976,745	#####	#####	#####
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	134	442	604	812	833	969	832	349	236	47	4	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 19.871	\$ 19.871	\$ 19.872	\$ 19.870	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871
YTD Rate	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871

### Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	1,522	2,575	6,573	6,580	10,553	7,940	6,442	4,669	2,405	1,210	1,169	1,331
YTD Use	1,522	4,097	10,669	17,249	27,802	35,742	42,184	46,854	49,259	50,468	51,638	52,968
Month \$	\$ 40,640	\$ 68,759	\$ 175,522	\$ 175,706	\$ 281,800	\$ 212,045	\$ 172,031	\$ 124,695	\$ 64,222	\$ 32,302	\$ 31,225	\$ 35,532
YTD \$	\$ 40,640	\$ 109,399	\$ 284,921	\$ 460,627	\$ 742,427	\$ 954,473	#####	#####	#####	#####	#####	#####
BP Length	30	30	31	30	32	28	31	29	32	30	29	33
HDD	43	188	733	740	1,276	938	715	482	154	-	-	-
CDD	96	33	-	-	-	-	-	16	48	-	-	-
Month Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704
YTD Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704

### SimActual

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	993	1,724	4,643	4,668	6,368	5,354	4,789	3,768	1,836	1,422	1,150	1,410
YTD Use	993	2,717	7,359	12,027	18,394	23,749	28,538	32,306	34,142	35,564	36,714	38,124
Month \$	\$ 26,517	\$ 46,030	\$ 123,977	\$ 124,645	\$ 170,040	\$ 142,980	\$ 127,898	\$ 100,619	\$ 49,029	\$ 37,974	\$ 30,710	\$ 37,653
YTD \$	\$ 26,517	\$ 72,548	\$ 196,525	\$ 321,170	\$ 491,210	\$ 634,190	\$ 762,087	\$ 862,706	\$ 911,736	\$ 949,709	\$ 980,419	#####
BP Length	30	30	31	30	32	28	31	29	32	30	29	33
HDD	43	188	733	740	1,276	938	715	482	154	-	-	-
CDD	96	33	-	-	-	-	-	16	48	-	-	-
Month Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704
YTD Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704

### SimActual vs. Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	-34.8%	-33.1%	-29.4%	-29.1%	-39.7%	-32.6%	-25.7%	-19.3%	-23.7%	17.6%	-1.6%	6.0%
YTD Use	-34.8%	-33.7%	-31.0%	-30.3%	-33.8%	-33.6%	-32.3%	-31.0%	-30.7%	-29.5%	-28.9%	-28.0%
Month \$	-34.8%	-33.1%	-29.4%	-29.1%	-39.7%	-32.6%	-25.7%	-19.3%	-23.7%	17.6%	-1.6%	6.0%
YTD \$	-34.8%	-33.7%	-31.0%	-30.3%	-33.8%	-33.6%	-32.3%	-31.0%	-30.7%	-29.5%	-28.9%	-28.0%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

### Use Avoidance

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	529	851	1,930	1,912	4,185	2,586	1,653	902	569	(212)	19	(79)
YTD Use	529	1,380	3,310	5,222	9,407	11,994	13,646	14,548	15,117	14,904	14,924	14,844

### Cost Avoidance

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use \$	\$ 14,123	\$ 22,728	\$ 51,545	\$ 51,061	\$ 111,761	\$ 69,065	\$ 44,134	\$ 24,075	\$ 15,193	\$ (5,672)	\$ 515	\$ (2,121)
YTD \$	\$ 14,123	\$ 36,851	\$ 88,396	\$ 139,457	\$ 251,218	\$ 320,283	\$ 364,417	\$ 388,492	\$ 403,685	\$ 398,013	\$ 398,528	\$ 396,407

# Meter Detail Report

Reference: Actual usage and costs for past Year.

Baseline: Current usage and costs based upon historic patterns of Unit use.

SimActual: Actual usage and calculated costs for current Year.

## Meter: PA 1-04 Electric

### Reference

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	53,333	57,067	60,000	64,823	55,994	53,667	57,000	51,533	51,133	51,067	62,867	56,533
YTD Use	53,333	110,400	170,400	235,223	291,217	344,884	401,884	453,417	504,550	555,617	618,484	675,017
Month \$	\$ 6,072	\$ 6,497	\$ 6,831	\$ 7,380	\$ 6,375	\$ 6,110	\$ 6,489	\$ 5,867	\$ 5,821	\$ 5,814	\$ 7,157	\$ 6,436
YTD \$	\$ 6,072	\$ 12,569	\$ 19,400	\$ 26,780	\$ 33,155	\$ 39,265	\$ 45,734	\$ 51,621	\$ 57,442	\$ 63,256	\$ 70,413	\$ 76,849
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	134	442	604	812	833	969	832	349	236	47	4	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114
YTD Rate	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114

### Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	55,174	57,226	60,091	64,538	56,104	53,589	56,879	51,465	51,186	51,393	62,663	56,487
YTD Use	55,174	112,400	172,491	237,029	293,134	346,723	403,602	455,066	506,252	557,645	620,308	676,795
Month \$	\$ 6,281	\$ 6,515	\$ 6,841	\$ 7,348	\$ 6,387	\$ 6,101	\$ 6,476	\$ 5,859	\$ 5,827	\$ 5,851	\$ 7,134	\$ 6,431
YTD \$	\$ 6,281	\$ 12,796	\$ 19,638	\$ 26,985	\$ 33,373	\$ 39,474	\$ 45,949	\$ 51,808	\$ 57,636	\$ 63,486	\$ 70,620	\$ 77,051
BP Length	31	31	30	31	31	28	31	30	31	30	31	31
HDD	52	205	735	747	1,286	926	692	500	127	-	-	-
CDD	96	33	-	-	-	-	-	16	48	-	-	-
Month Rate	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114
YTD Rate	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114

### SimActual

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	84,849	87,090	143,268	134,231	310	143,685	128,374	219	86,935	89,553	98,325	96,494
YTD Use	84,849	171,939	315,207	449,438	449,748	593,433	721,807	722,027	808,961	898,515	996,840	1,093,334
Month \$	\$ 9,660	\$ 9,915	\$ 16,311	\$ 15,282	\$ 35	\$ 16,358	\$ 14,615	\$ 25	\$ 9,897	\$ 10,195	\$ 11,194	\$ 10,986
YTD \$	\$ 9,660	\$ 19,575	\$ 35,886	\$ 51,167	\$ 51,203	\$ 67,561	\$ 82,176	\$ 82,201	\$ 92,098	\$ 102,294	\$ 113,488	\$ 124,473
BP Length	31	31	30	31	31	28	31	30	31	30	31	31
HDD	52	205	735	747	1,286	926	692	500	127	-	-	-
CDD	96	33	-	-	-	-	-	16	48	-	-	-
Month Rate	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114
YTD Rate	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114

### SimActual vs. Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	53.8%	52.2%	138.4%	108.0%	-99.4%	168.1%	125.7%	-99.6%	69.8%	74.3%	56.9%	70.8%
YTD Use	53.8%	53.0%	82.7%	89.6%	53.4%	71.2%	78.8%	58.7%	59.8%	61.1%	60.7%	61.5%
Month \$	53.8%	52.2%	138.4%	108.0%	-99.4%	168.1%	125.7%	-99.6%	69.8%	74.3%	56.9%	70.8%
YTD \$	53.8%	53.0%	82.7%	89.6%	53.4%	71.2%	78.8%	58.7%	59.8%	61.1%	60.7%	61.5%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

### Use Avoidance

Month Use	(29,675)	(29,864)	(83,177)	(69,693)	55,795	(90,096)	(71,495)	51,245	(35,749)	(38,160)	(35,663)	(40,007)
YTD Use	(29,675)	(59,539)	(142,716)	(212,409)	(156,614)	(246,710)	(318,206)	(266,960)	(302,709)	(340,870)	(376,532)	(416,539)

### Cost Avoidance

Month Use \$	\$ (3,378)	\$ (3,400)	\$ (9,470)	\$ (7,934)	\$ 6,352	\$ (10,257)	\$ (8,140)	\$ 5,834	\$ (4,070)	\$ (4,344)	\$ (4,060)	\$ (4,555)
YTD \$	\$ (3,378)	\$ (6,778)	\$ (16,248)	\$ (24,182)	\$ (17,830)	\$ (28,087)	\$ (36,227)	\$ (30,393)	\$ (34,463)	\$ (38,807)	\$ (42,867)	\$ (47,422)

# Meter Detail Report

Reference: Actual usage and costs for past Year.

Baseline: Current usage and costs based upon historic patterns of Unit use.

SimActual: Actual usage and calculated costs for current Year.

## Meter: PA 1-04 Gas

### Reference

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	253	1,199	1,067	1,765	1,747	1,650	1,537	1,010	470	214	405	174
YTD Use	253	1,452	2,519	4,284	6,031	7,681	9,218	10,228	10,698	10,912	11,317	11,491
Month \$	\$ 5,027	\$ 23,825	\$ 21,202	\$ 35,072	\$ 34,714	\$ 32,786	\$ 30,541	\$ 20,069	\$ 9,339	\$ 4,252	\$ 8,048	\$ 3,457
YTD \$	\$ 5,027	\$ 28,852	\$ 50,054	\$ 85,126	\$ 119,840	\$ 152,626	\$ 183,167	\$ 203,236	\$ 212,575	\$ 216,827	\$ 224,875	\$ 228,332
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	214	535	694	905	926	1,053	925	439	313	92	11	3
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 19.870	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.870	\$ 19.871	\$ 19.870	\$ 19.870	\$ 19.869	\$ 19.872	\$ 19.868
YTD Rate	\$ 19.870	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871

### Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	210	465	1,485	1,457	1,731	2,082	1,349	1,236	542	126	68	73
YTD Use	210	675	2,160	3,617	5,348	7,430	8,779	10,015	10,558	10,683	10,751	10,824
Month \$	\$ 5,618	\$ 12,420	\$ 39,650	\$ 38,903	\$ 46,223	\$ 55,608	\$ 36,026	\$ 33,001	\$ 14,486	\$ 3,360	\$ 1,817	\$ 1,939
YTD \$	\$ 5,618	\$ 18,037	\$ 57,687	\$ 96,590	\$ 142,813	\$ 198,421	\$ 234,447	\$ 267,448	\$ 281,934	\$ 285,294	\$ 287,111	\$ 289,050
BP Length	30	29	32	30	25	29	30	30	31	30	30	32
HDD	85	239	844	830	1,000	1,205	767	698	282	35	-	-
CDD	96	33	-	-	-	-	-	4	48	12	-	-
Month Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704
YTD Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704

### SimActual

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	200	225	363	414	311	406	339	315	281	229	189	210
YTD Use	200	425	788	1,203	1,514	1,920	2,259	2,574	2,855	3,084	3,273	3,483
Month \$	\$ 5,349	\$ 6,000	\$ 9,699	\$ 11,064	\$ 8,310	\$ 10,842	\$ 9,053	\$ 8,412	\$ 7,504	\$ 6,115	\$ 5,047	\$ 5,608
YTD \$	\$ 5,349	\$ 11,349	\$ 21,048	\$ 32,112	\$ 40,422	\$ 51,264	\$ 60,317	\$ 68,729	\$ 76,233	\$ 82,348	\$ 87,395	\$ 93,003
BP Length	30	29	32	30	25	29	30	30	31	30	30	32
HDD	85	239	844	830	1,000	1,205	767	698	282	35	-	-
CDD	96	33	-	-	-	-	-	4	48	12	-	-
Month Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704
YTD Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704

### SimActual vs. Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	-4.8%	-51.7%	-75.5%	-71.6%	-82.0%	-80.5%	-74.9%	-74.5%	-48.2%	82.0%	177.7%	189.3%
YTD Use	-4.8%	-37.1%	-63.5%	-66.8%	-71.7%	-74.2%	-74.3%	-74.3%	-73.0%	-71.1%	-69.6%	-67.8%
Month \$	-4.8%	-51.7%	-75.5%	-71.6%	-82.0%	-80.5%	-74.9%	-74.5%	-48.2%	82.0%	177.7%	189.3%
YTD \$	-4.8%	-37.1%	-63.5%	-66.8%	-71.7%	-74.2%	-74.3%	-74.3%	-73.0%	-71.1%	-69.6%	-67.8%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

### Use Avoidance

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	10	240	1,122	1,043	1,420	1,676	1,010	921	261	(103)	(121)	(137)
YTD Use	10	250	1,372	2,415	3,834	5,511	6,521	7,441	7,703	7,600	7,479	7,341

### Cost Avoidance

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use \$	\$ 269	\$ 6,419	\$ 29,951	\$ 27,839	\$ 37,912	\$ 44,766	\$ 26,973	\$ 24,590	\$ 6,982	\$ (2,755)	\$ (3,230)	\$ (3,669)
YTD \$	\$ 269	\$ 6,688	\$ 36,639	\$ 64,478	\$ 102,391	\$ 147,157	\$ 174,130	\$ 198,719	\$ 205,701	\$ 202,946	\$ 199,716	\$ 196,047

# Meter Detail Report

Reference: Actual usage and costs for past Year.

Baseline: Current usage and costs based upon historic patterns of Unit use.

SimActual: Actual usage and calculated costs for current Year.

## Meter: PA 1.04 Water

### Reference

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	342	373	386	483	511	1,491	685	5,634	1,639	490	686	635
YTD Use	342	715	1,101	1,584	2,095	3,586	4,271	9,905	11,544	12,034	12,720	13,355
Month \$	\$ 3,170	\$ 3,458	\$ 3,578	\$ 4,478	\$ 4,737	\$ 13,822	\$ 6,350	\$ 52,227	\$ 15,194	\$ 4,542	\$ 6,359	\$ 5,886
YTD \$	\$ 3,170	\$ 6,628	\$ 10,206	\$ 14,684	\$ 19,421	\$ 33,243	\$ 39,593	\$ 91,820	\$ 107,014	\$ 111,556	\$ 117,915	\$ 123,801
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	134	442	604	812	833	969	832	349	236	47	4	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 9.269	\$ 9.271	\$ 9.269	\$ 9.271	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.269	\$ 9.270	\$ 9.269
YTD Rate	\$ 9.269	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270

### Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	375	361	386	516	531	1,460	663	5,687	1,586	512	684	626
YTD Use	375	735	1,121	1,637	2,169	3,629	4,291	9,978	11,564	12,077	12,761	13,387
Month \$	\$ 4,666	\$ 4,497	\$ 4,809	\$ 6,428	\$ 6,619	\$ 18,187	\$ 8,259	\$ 70,848	\$ 19,760	\$ 6,380	\$ 8,526	\$ 7,798
YTD \$	\$ 4,666	\$ 9,163	\$ 13,972	\$ 20,400	\$ 27,018	\$ 45,205	\$ 53,464	\$ 124,311	\$ 144,072	\$ 150,452	\$ 158,977	\$ 166,775
BP Length	32	30	30	33	30	28	30	31	30	31	31	31
HDD	52	194	719	788	1,272	926	683	509	127	-	-	-
CDD	107	33	-	-	-	-	-	16	48	-	-	-
Month Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458
YTD Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458

### SimActual

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	555	511	463	497	480	509	469	562	509	602	581	581
YTD Use	555	1,066	1,529	2,026	2,506	3,015	3,484	4,046	4,555	5,157	5,738	6,319
Month \$	\$ 6,914	\$ 6,366	\$ 5,768	\$ 6,192	\$ 5,980	\$ 6,341	\$ 5,843	\$ 7,001	\$ 6,341	\$ 7,500	\$ 7,238	\$ 7,238
YTD \$	\$ 6,914	\$ 13,280	\$ 19,048	\$ 25,240	\$ 31,220	\$ 37,561	\$ 43,404	\$ 50,405	\$ 56,747	\$ 64,246	\$ 71,485	\$ 78,723
BP Length	32	30	30	33	30	28	30	31	30	31	31	31
HDD	52	194	719	788	1,272	926	683	509	127	-	-	-
CDD	107	33	-	-	-	-	-	16	48	-	-	-
Month Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458
YTD Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458

### SimActual vs. Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	48.2%	41.6%	19.9%	-3.7%	-9.7%	-65.1%	-29.3%	-90.1%	-67.9%	17.5%	-15.1%	-7.2%
YTD Use	48.2%	44.9%	36.3%	23.7%	15.6%	-16.9%	-18.8%	-59.5%	-60.6%	-57.3%	-55.0%	-52.8%
Month \$	48.2%	41.6%	19.9%	-3.7%	-9.7%	-65.1%	-29.3%	-90.1%	-67.9%	17.5%	-15.1%	-7.2%
YTD \$	48.2%	44.9%	36.3%	23.7%	15.6%	-16.9%	-18.8%	-59.5%	-60.6%	-57.3%	-55.0%	-52.8%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

### Use Avoidance

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	(180)	(150)	(77)	19	51	951	194	5,125	1,077	(90)	103	45
YTD Use	(180)	(331)	(408)	(389)	(337)	614	807	5,932	7,009	6,920	7,023	7,068

### Cost Avoidance

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use \$	\$ (2,248)	\$ (1,869)	\$ (959)	\$ 236	\$ 639	\$ 11,846	\$ 2,416	\$ 63,846	\$ 13,419	\$ (1,120)	\$ 1,288	\$ 560
YTD \$	\$ (2,248)	\$ (4,118)	\$ (5,077)	\$ (4,841)	\$ (4,202)	\$ 7,644	\$ 10,060	\$ 73,906	\$ 87,325	\$ 86,205	\$ 87,493	\$ 88,052

# Meter Detail Report

Reference: Actual usage and costs for past Year.

Baseline: Current usage and costs based upon historic patterns of Unit use.

SimActual: Actual usage and calculated costs for current Year.

## Meter: PA 1-05 Gas

### Reference

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	173	828	1,700	2,652	3,391	2,598	3,244	1,336	921	134	80	157
YTD Use	173	1,001	2,701	5,353	8,744	11,342	14,586	15,922	16,843	16,977	17,057	17,214
Month \$	\$ 3,438	\$ 16,453	\$ 33,780	\$ 52,696	\$ 67,381	\$ 51,624	\$ 64,460	\$ 26,547	\$ 18,301	\$ 2,663	\$ 1,590	\$ 3,120
YTD \$	\$ 3,438	\$ 19,891	\$ 53,671	\$ 106,367	\$ 173,748	\$ 225,372	\$ 289,832	\$ 316,379	\$ 334,680	\$ 337,343	\$ 338,933	\$ 342,053
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	92	382	544	750	771	913	770	293	188	30	-	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 19.873	\$ 19.871	\$ 19.871	\$ 19.870	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.873	\$ 19.875	\$ 19.873
YTD Rate	\$ 19.873	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871

### Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	58	245	1,627	2,769	3,380	4,179	2,193	1,982	681	97	53	52
YTD Use	58	304	1,931	4,701	8,081	12,260	14,453	16,435	17,116	17,213	17,266	17,318
Month \$	\$ 1,562	\$ 6,553	\$ 43,461	\$ 73,953	\$ 90,258	\$ 111,598	\$ 58,565	\$ 52,931	\$ 18,192	\$ 2,582	\$ 1,425	\$ 1,377
YTD \$	\$ 1,562	\$ 8,115	\$ 51,576	\$ 125,529	\$ 215,787	\$ 327,386	\$ 385,951	\$ 438,881	\$ 457,073	\$ 459,655	\$ 461,080	\$ 462,457
BP Length	29	31	30	33	32	31	29	30	29	32	30	29
HDD	2	55	455	784	961	1,192	619	558	182	12	-	-
CDD	190	78	-	-	-	-	-	4	29	31	-	-
Month Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704
YTD Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704

### SimActual

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	25	35	843	1,266	1,347	1,427	998	904	291	27	21	20
YTD Use	25	61	903	2,169	3,517	4,944	5,942	6,846	7,137	7,164	7,186	7,205
Month \$	\$ 678	\$ 937	\$ 22,498	\$ 33,818	\$ 35,976	\$ 38,118	\$ 26,656	\$ 24,130	\$ 7,776	\$ 729	\$ 571	\$ 523
YTD \$	\$ 678	\$ 1,616	\$ 24,114	\$ 57,932	\$ 93,908	\$ 132,026	\$ 158,682	\$ 182,812	\$ 190,589	\$ 191,318	\$ 191,889	\$ 192,412
BP Length	29	31	30	33	32	31	29	30	29	32	30	29
HDD	2	55	455	784	961	1,192	619	558	182	12	-	-
CDD	190	78	-	-	-	-	-	4	29	31	-	-
Month Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704
YTD Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704

### SimActual vs. Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	-56.6%	-85.7%	-48.2%	-54.3%	-60.1%	-65.8%	-54.5%	-54.4%	-57.3%	-71.8%	-59.9%	-62.0%
YTD Use	-56.6%	-80.1%	-53.2%	-53.8%	-56.5%	-59.7%	-58.9%	-58.3%	-58.3%	-58.4%	-58.4%	-58.4%
Month \$	-56.6%	-85.7%	-48.2%	-54.3%	-60.1%	-65.8%	-54.5%	-54.4%	-57.3%	-71.8%	-59.9%	-62.0%
YTD \$	-56.6%	-80.1%	-53.2%	-53.8%	-56.5%	-59.7%	-58.9%	-58.3%	-58.3%	-58.4%	-58.4%	-58.4%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

### Use Avoidance

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	33	210	785	1,503	2,033	2,752	1,195	1,079	390	69	32	32
YTD Use	33	243	1,028	2,531	4,564	7,316	8,511	9,589	9,979	10,048	10,080	10,112

### Cost Avoidance

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use \$	\$ 884	\$ 5,616	\$ 20,963	\$ 40,135	\$ 54,282	\$ 73,481	\$ 31,909	\$ 28,801	\$ 10,415	\$ 1,853	\$ 853	\$ 854
YTD \$	\$ 884	\$ 6,500	\$ 27,462	\$ 67,597	\$ 121,879	\$ 195,359	\$ 227,268	\$ 256,069	\$ 266,485	\$ 268,338	\$ 269,191	\$ 270,045

# Meter Detail Report

Reference: Actual usage and costs for past Year.

Baseline: Current usage and costs based upon historic patterns of Unit use.

SimActual: Actual usage and calculated costs for current Year.

## Meter: PA 1-05 Water

### Reference

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	821	680	613	831	1,120	678	415	1,364	558	1,490	845	906
YTD Use	821	1,501	2,114	2,945	4,065	4,743	5,158	6,522	7,080	8,570	9,415	10,321
Month \$	\$ 7,611	\$ 6,304	\$ 5,683	\$ 7,706	\$ 10,382	\$ 6,285	\$ 3,847	\$ 12,644	\$ 5,173	\$ 13,812	\$ 7,833	\$ 8,399
YTD \$	\$ 7,611	\$ 13,915	\$ 19,598	\$ 27,304	\$ 37,686	\$ 43,971	\$ 47,818	\$ 60,462	\$ 65,635	\$ 79,447	\$ 87,280	\$ 95,679
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	134	442	604	812	833	969	832	349	236	47	4	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 9.270	\$ 9.271	\$ 9.271	\$ 9.273	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.271	\$ 9.270	\$ 9.270	\$ 9.270
YTD Rate	\$ 9.270	\$ 9.270	\$ 9.271	\$ 9.271	\$ 9.271	\$ 9.271	\$ 9.271	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270

### Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	865	745	603	780	1,082	786	440	1,121	796	1,219	1,052	892
YTD Use	865	1,610	2,214	2,994	4,075	4,861	5,301	6,421	7,217	8,436	9,487	10,379
Month \$	\$ 10,777	\$ 9,286	\$ 7,513	\$ 9,718	\$ 13,474	\$ 9,787	\$ 5,479	\$ 13,962	\$ 9,913	\$ 15,182	\$ 13,100	\$ 11,115
YTD \$	\$ 10,777	\$ 20,064	\$ 27,577	\$ 37,294	\$ 50,768	\$ 60,556	\$ 66,035	\$ 79,997	\$ 89,911	\$ 105,093	\$ 118,193	\$ 129,308
BP Length	31	32	29	31	32	29	28	31	32	29	32	31
HDD	12	147	564	834	1,073	1,118	663	627	223	9	-	-
CDD	202	40	-	-	-	-	-	4	48	12	-	-
Month Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458
YTD Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458

### SimActual

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	523	566	491	382	389	321	325	402	392	447	433	420
YTD Use	523	1,089	1,580	1,962	2,351	2,672	2,997	3,399	3,791	4,238	4,671	5,091
Month \$	\$ 6,516	\$ 7,051	\$ 6,117	\$ 4,759	\$ 4,846	\$ 3,999	\$ 4,049	\$ 5,008	\$ 4,884	\$ 5,569	\$ 5,394	\$ 5,232
YTD \$	\$ 6,516	\$ 13,567	\$ 19,684	\$ 24,443	\$ 29,289	\$ 33,288	\$ 37,337	\$ 42,345	\$ 47,229	\$ 52,797	\$ 58,192	\$ 63,424
BP Length	31	32	29	31	32	29	28	31	32	29	32	31
HDD	12	147	564	834	1,073	1,118	663	627	223	9	-	-
CDD	202	40	-	-	-	-	-	4	48	12	-	-
Month Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458
YTD Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458

### SimActual vs. Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	-39.5%	-24.1%	-18.6%	-51.0%	-64.0%	-59.1%	-26.1%	-64.1%	-50.7%	-63.3%	-58.8%	-52.9%
YTD Use	-39.5%	-32.4%	-28.6%	-34.5%	-42.3%	-45.0%	-43.5%	-47.1%	-47.5%	-49.8%	-50.8%	-51.0%
Month \$	-39.5%	-24.1%	-18.6%	-51.0%	-64.0%	-59.1%	-26.1%	-64.1%	-50.7%	-63.3%	-58.8%	-52.9%
YTD \$	-39.5%	-32.4%	-28.6%	-34.5%	-42.3%	-45.0%	-43.5%	-47.1%	-47.5%	-49.8%	-50.8%	-51.0%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

### Use Avoidance

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	342	179	112	398	693	465	115	719	404	772	619	472
YTD Use	342	521	634	1,032	1,724	2,189	2,304	3,022	3,426	4,198	4,816	5,288

### Cost Avoidance

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use \$	\$ 4,262	\$ 2,235	\$ 1,396	\$ 4,959	\$ 8,628	\$ 5,788	\$ 1,430	\$ 8,954	\$ 5,030	\$ 9,614	\$ 7,706	\$ 5,883
YTD \$	\$ 4,262	\$ 6,497	\$ 7,893	\$ 12,852	\$ 21,479	\$ 27,268	\$ 28,698	\$ 37,652	\$ 42,682	\$ 52,295	\$ 60,001	\$ 65,884

# Meter Detail Report

Reference: Actual usage and costs for past Year.

Baseline: Current usage and costs based upon historic patterns of Unit use.

SimActual: Actual usage and calculated costs for current Year.

## Meter: PA 1.09 Electric

### Reference

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	341,938	352,979	383,458	443,435	381,698	375,752	371,218	327,657	363,217	368,472	380,818	374,790
YTD Use	341,938	694,917	1,078,375	1,521,810	1,903,508	2,279,260	2,650,478	2,978,135	3,341,352	3,709,824	4,090,642	4,465,432
Month \$	\$ 38,929	\$ 40,186	\$ 43,656	\$ 50,484	\$ 43,456	\$ 42,779	\$ 42,262	\$ 37,303	\$ 41,352	\$ 41,950	\$ 43,355	\$ 42,669
YTD \$	\$ 38,929	\$ 79,115	\$ 122,771	\$ 173,255	\$ 216,711	\$ 259,490	\$ 301,752	\$ 339,055	\$ 380,407	\$ 422,357	\$ 465,712	\$ 508,381
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	134	442	604	812	833	969	832	349	236	47	4	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114
YTD Rate	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114

### Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	341,927	354,375	384,980	441,444	382,805	374,307	370,165	328,452	363,783	368,474	380,624	374,098
YTD Use	341,927	696,301	1,081,281	1,522,725	1,905,530	2,279,837	2,650,002	2,978,454	3,342,237	3,710,711	4,091,334	4,465,432
Month \$	\$ 38,928	\$ 40,346	\$ 43,830	\$ 50,258	\$ 43,582	\$ 42,615	\$ 42,143	\$ 37,394	\$ 41,417	\$ 41,951	\$ 43,334	\$ 42,591
YTD \$	\$ 38,928	\$ 79,274	\$ 123,104	\$ 173,362	\$ 216,945	\$ 259,559	\$ 301,703	\$ 339,097	\$ 380,514	\$ 422,464	\$ 465,798	\$ 508,389
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	52	205	735	747	1,286	926	692	500	127	-	-	-
CDD	90	33	-	-	-	-	-	16	48	-	-	-
Month Rate	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114
YTD Rate	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114

### SimActual

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	171,238	174,504	174,504	178,186	1,471	177,702	1,470	195,744	201,899	201,863	299,019	298,880
YTD Use	171,238	345,742	520,246	698,432	699,903	877,604	879,075	1,074,818	1,276,717	1,478,580	1,777,599	2,076,479
Month \$	\$ 19,495	\$ 19,667	\$ 19,667	\$ 20,286	\$ 167	\$ 20,231	\$ 167	\$ 22,285	\$ 22,986	\$ 22,982	\$ 34,043	\$ 34,027
YTD \$	\$ 19,495	\$ 39,363	\$ 59,230	\$ 79,516	\$ 79,684	\$ 99,915	\$ 100,083	\$ 122,368	\$ 145,354	\$ 168,336	\$ 202,380	\$ 236,407
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	52	205	735	747	1,286	926	692	500	127	-	-	-
CDD	90	33	-	-	-	-	-	16	48	-	-	-
Month Rate	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114
YTD Rate	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114

### SimActual vs. Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	-49.9%	-50.8%	-54.7%	-59.6%	-99.6%	-52.5%	-99.6%	-40.4%	-44.5%	-45.2%	-21.4%	-20.1%
YTD Use	-49.9%	-50.3%	-51.9%	-54.1%	-63.3%	-61.5%	-66.8%	-63.9%	-61.8%	-60.2%	-56.6%	-53.5%
Month \$	-49.9%	-50.8%	-54.7%	-59.6%	-99.6%	-52.5%	-99.6%	-40.4%	-44.5%	-45.2%	-21.4%	-20.1%
YTD \$	-49.9%	-50.3%	-51.9%	-54.1%	-63.3%	-61.5%	-66.8%	-63.9%	-61.8%	-60.2%	-56.6%	-53.5%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

### Use Avoidance

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	170,689	179,871	210,476	263,258	381,334	196,605	368,695	132,708	161,884	166,611	81,605	75,218
YTD Use	170,689	350,559	561,036	824,293	1,205,627	1,402,232	1,770,927	1,903,636	2,065,519	2,232,130	2,313,735	2,388,953

### Cost Avoidance

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use \$	\$ 19,433	\$ 20,478	\$ 23,963	\$ 29,972	\$ 43,415	\$ 22,384	\$ 41,976	\$ 15,109	\$ 18,430	\$ 18,969	\$ 9,291	\$ 8,564
YTD \$	\$ 19,433	\$ 39,911	\$ 63,874	\$ 93,846	\$ 137,261	\$ 159,644	\$ 201,620	\$ 216,729	\$ 235,159	\$ 254,128	\$ 263,419	\$ 271,982

# Meter Detail Report

Reference: Actual usage and costs for past Year.

Baseline: Current usage and costs based upon historic patterns of Unit use.

SimActual: Actual usage and calculated costs for current Year.

## Meter: PA 1-09 Gas

### Reference

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	1,194	3,730	5,635	9,143	10,940	9,587	9,357	5,211	3,527	1,684	1,130	1,100
YTD Use	1,194	4,924	10,559	19,702	30,642	40,229	49,586	54,797	58,324	60,008	61,138	62,238
Month \$	\$ 23,725	\$ 74,117	\$ 111,971	\$ 181,671	\$ 217,384	\$ 190,499	\$ 185,929	\$ 103,546	\$ 70,084	\$ 33,462	\$ 22,454	\$ 21,858
YTD \$	\$ 23,725	\$ 97,842	\$ 209,813	\$ 391,484	\$ 608,868	\$ 799,367	\$ 985,296	#####	#####	#####	#####	#####
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	111	412	574	781	802	941	801	321	211	38	2	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 19.870	\$ 19.871	\$ 19.871	\$ 19.870	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871
YTD Rate	\$ 19.870	\$ 19.870	\$ 19.871	\$ 19.870	\$ 19.870	\$ 19.870	\$ 19.870	\$ 19.870	\$ 19.870	\$ 19.870	\$ 19.870	\$ 19.870

### Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	1,126	2,395	7,359	10,036	13,615	10,136	7,182	5,846	1,912	873	902	844
YTD Use	1,126	3,521	10,880	20,916	34,531	44,666	51,848	57,694	59,606	60,479	61,381	62,225
Month \$	\$ 30,057	\$ 63,960	\$ 196,524	\$ 267,994	\$ 363,581	\$ 270,663	\$ 191,782	\$ 156,109	\$ 51,067	\$ 23,315	\$ 24,092	\$ 22,538
YTD \$	\$ 30,057	\$ 94,017	\$ 290,541	\$ 558,536	\$ 922,117	#####	#####	#####	#####	#####	#####	#####
BP Length	29	29	30	37	30	29	29	32	30	30	31	29
HDD	28	152	634	875	1,245	908	619	480	102	-	-	-
CDD	96	33	-	-	-	-	-	16	48	-	-	-
Month Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704
YTD Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704

### SimActual

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	1,155	1,454	2,832	3,084	3,340	3,107	2,725	2,532	1,457	1,216	1,166	1,082
YTD Use	1,155	2,609	5,441	8,525	11,865	14,972	17,696	20,228	21,684	22,900	24,067	25,148
Month \$	\$ 30,838	\$ 38,828	\$ 75,627	\$ 82,356	\$ 89,190	\$ 82,965	\$ 72,759	\$ 67,602	\$ 38,903	\$ 32,472	\$ 31,143	\$ 28,883
YTD \$	\$ 30,838	\$ 69,666	\$ 145,293	\$ 227,649	\$ 316,838	\$ 399,803	\$ 472,562	\$ 540,164	\$ 579,067	\$ 611,539	\$ 642,682	\$ 671,565
BP Length	29	29	30	37	30	29	29	32	30	30	31	29
HDD	28	152	634	875	1,245	908	619	480	102	-	-	-
CDD	96	33	-	-	-	-	-	16	48	-	-	-
Month Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704
YTD Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704

### SimActual vs. Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	2.6%	-39.3%	-61.5%	-69.3%	-75.5%	-69.3%	-62.1%	-56.7%	-23.8%	-39.3%	29.3%	28.2%
YTD Use	2.6%	-25.9%	-50.0%	-59.2%	-65.6%	-66.5%	-65.9%	-64.9%	-63.6%	-62.1%	-60.8%	-59.6%
Month \$	2.6%	-39.3%	-61.5%	-69.3%	-75.5%	-69.3%	-62.1%	-56.7%	-23.8%	39.3%	29.3%	28.2%
YTD \$	2.6%	-25.9%	-50.0%	-59.2%	-65.6%	-66.5%	-65.9%	-64.9%	-63.6%	-62.1%	-60.8%	-59.6%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

### Use Avoidance

Month Use	(29)	941	4,527	6,952	10,275	7,029	4,457	3,314	456	(343)	(264)	(238)
YTD Use	(29)	912	5,439	12,391	22,666	29,695	34,152	37,466	37,922	37,579	37,315	37,077

### Cost Avoidance

Month Use \$	\$ (781)	\$ 25,132	\$ 120,898	\$ 185,638	\$ 274,392	\$ 187,698	\$ 119,024	\$ 88,507	\$ 12,164	\$ (9,157)	\$ (7,050)	\$ (6,346)
YTD \$	\$ (781)	\$ 24,351	\$ 145,249	\$ 330,887	\$ 605,278	\$ 792,976	\$ 912,000	#####	#####	#####	\$ 996,464	\$ 990,118

# Meter Detail Report

Reference: Actual usage and costs for past Year.

Baseline: Current usage and costs based upon historic patterns of Unit use.

SimActual: Actual usage and calculated costs for current Year.

## Meter: PA 1-09 Water

### Reference

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	2,204	1,345	1,282	1,042	3,317	4,498	1,743	3,344	3,386	1,507	1,890	1,744
YTD Use	2,204	3,549	4,831	5,873	9,190	13,688	15,431	18,775	22,161	23,668	25,558	27,302
Month \$	\$ 20,431	\$ 12,468	\$ 11,884	\$ 9,661	\$ 30,749	\$ 41,696	\$ 16,158	\$ 30,999	\$ 31,388	\$ 13,970	\$ 17,520	\$ 16,167
YTD \$	\$ 20,431	\$ 32,899	\$ 44,783	\$ 54,444	\$ 85,193	\$ 126,889	\$ 143,047	\$ 174,046	\$ 205,434	\$ 219,404	\$ 236,924	\$ 253,091
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	134	442	604	812	833	969	832	349	236	47	4	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.272	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270
YTD Rate	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270

### Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	2,114	1,386	1,279	1,409	3,425	4,193	1,963	3,333	3,041	1,672	2,031	1,825
YTD Use	2,114	3,500	4,779	6,188	9,612	13,805	15,768	19,101	22,142	23,813	25,844	27,669
Month \$	\$ 26,333	\$ 17,264	\$ 15,936	\$ 17,553	\$ 42,664	\$ 52,234	\$ 24,455	\$ 41,520	\$ 37,883	\$ 20,828	\$ 25,296	\$ 22,741
YTD \$	\$ 26,333	\$ 43,598	\$ 59,533	\$ 77,086	\$ 119,749	\$ 171,984	\$ 196,439	\$ 237,959	\$ 275,841	\$ 296,670	\$ 321,966	\$ 344,707
BP Length	30	32	31	31	30	30	30	30	30	32	34	30
HDD	65	260	756	778	1,251	961	673	418	105	-	-	-
CDD	90	33	-	-	-	-	-	16	48	-	-	-
Month Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458
YTD Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458

### SimActual

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	-	6,999	7,546	7,198	-	-	620	-	-	766	871	871
YTD Use	-	6,999	14,545	21,743	21,743	21,743	22,363	22,363	22,363	23,129	24,000	24,871
Month \$	\$ -	\$ 87,194	\$ 94,009	\$ 89,673	\$ -	\$ -	\$ 7,724	\$ -	\$ -	\$ 9,543	\$ 10,851	\$ 10,851
YTD \$	\$ -	\$ 87,194	\$ 181,203	\$ 270,876	\$ 270,876	\$ 270,876	\$ 278,600	\$ 278,600	\$ 278,600	\$ 288,143	\$ 298,994	\$ 309,845
BP Length	30	32	31	31	30	30	30	30	30	32	34	30
HDD	65	260	756	778	1,251	961	673	418	105	-	-	-
CDD	90	33	-	-	-	-	-	16	48	-	-	-
Month Rate	\$ -	\$ 12.458	\$ 12.458	\$ 12.458	\$ -	\$ -	\$ 12.458	\$ -	\$ -	\$ 12.458	\$ 12.458	\$ 12.458
YTD Rate	\$ -	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458

### SimActual vs. Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	-100.0%	405.1%	489.9%	410.9%	-100.0%	-100.0%	-68.4%	-100.0%	-100.0%	-54.2%	-57.1%	-52.3%
YTD Use	-100.0%	100.0%	204.4%	251.4%	126.2%	57.5%	41.8%	17.1%	1.0%	-2.9%	-7.1%	-10.1%
Month \$	-100.0%	405.1%	489.9%	410.9%	-100.0%	-100.0%	-68.4%	-100.0%	-100.0%	-54.2%	-57.1%	-52.3%
YTD \$	-100.0%	100.0%	204.4%	251.4%	126.2%	57.5%	41.8%	17.1%	1.0%	-2.9%	-7.1%	-10.1%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

### Use Avoidance

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	2,114	(5,613)	(6,267)	(5,789)	3,425	4,193	1,343	3,333	3,041	906	1,160	954
YTD Use	2,114	(3,499)	(9,766)	(15,555)	(12,131)	(7,938)	(6,595)	(3,262)	(221)	684	1,844	2,798

### Cost Avoidance

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use \$	\$ 26,333	\$ (69,930)	\$ (78,073)	\$ (72,121)	\$ 42,664	\$ 52,234	\$ 16,731	\$ 41,520	\$ 37,883	\$ 11,285	\$ 14,445	\$ 11,890
YTD \$	\$ 26,333	\$ (43,597)	\$ (121,670)	\$ (193,791)	\$ (151,127)	\$ (98,893)	\$ (82,162)	\$ (40,642)	\$ (2,759)	\$ 8,526	\$ 22,972	\$ 34,862

# Meter Detail Report

Reference: Actual usage and costs for past Year.

Baseline: Current usage and costs based upon historic patterns of Unit use.

SimActual: Actual usage and calculated costs for current Year.

## Meter: PA 1-15 Gas

### Reference

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	130	592	842	1,616	1,863	1,852	1,666	948	855	232	337	304
YTD Use	130	722	1,564	3,180	5,043	6,895	8,561	9,509	10,364	10,596	10,933	11,237
Month \$	\$ 2,583	\$ 11,763	\$ 16,731	\$ 32,106	\$ 37,019	\$ 36,800	\$ 33,104	\$ 18,837	\$ 16,989	\$ 4,610	\$ 6,696	\$ 6,041
YTD \$	\$ 2,583	\$ 14,346	\$ 31,077	\$ 63,183	\$ 100,202	\$ 137,002	\$ 170,106	\$ 188,943	\$ 205,932	\$ 210,542	\$ 217,238	\$ 223,279
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	92	382	544	750	771	913	770	293	188	30	-	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 19.869	\$ 19.870	\$ 19.871	\$ 19.868	\$ 19.871	\$ 19.870	\$ 19.870	\$ 19.870	\$ 19.870	\$ 19.871	\$ 19.869	\$ 19.872
YTD Rate	\$ 19.869	\$ 19.870	\$ 19.870	\$ 19.869	\$ 19.870	\$ 19.870	\$ 19.870	\$ 19.870	\$ 19.870	\$ 19.870	\$ 19.870	\$ 19.870

### Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	161	267	1,022	1,663	1,994	2,429	1,329	1,217	498	190	157	152
YTD Use	161	428	1,451	3,113	5,107	7,536	8,865	10,082	10,580	10,770	10,927	11,079
Month \$	\$ 4,303	\$ 7,134	\$ 27,301	\$ 44,398	\$ 53,244	\$ 64,857	\$ 35,487	\$ 32,505	\$ 13,302	\$ 5,066	\$ 4,202	\$ 4,062
YTD \$	\$ 4,303	\$ 11,438	\$ 38,739	\$ 83,137	\$ 136,381	\$ 201,238	\$ 236,725	\$ 269,230	\$ 282,532	\$ 287,597	\$ 291,799	\$ 295,861
BP Length	30	31	30	33	32	31	29	30	29	32	30	29
HDD	2	55	455	784	961	1,192	619	558	182	12	-	-
CDD	198	78	-	-	-	-	-	4	29	31	-	-
Month Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704
YTD Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704

### SimActual

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	66	186	743	1,337	1,840	1,952	1,027	1,194	319	143	265	111
YTD Use	66	252	994	2,332	4,172	6,124	7,151	8,345	8,664	8,807	9,072	9,183
Month \$	\$ 1,752	\$ 4,967	\$ 19,836	\$ 35,714	\$ 49,139	\$ 52,116	\$ 27,428	\$ 31,893	\$ 8,529	\$ 3,819	\$ 7,069	\$ 2,956
YTD \$	\$ 1,752	\$ 6,719	\$ 26,555	\$ 62,269	\$ 111,408	\$ 163,524	\$ 190,952	\$ 222,845	\$ 231,374	\$ 235,193	\$ 242,261	\$ 245,218
BP Length	30	31	30	33	32	31	29	30	29	32	30	29
HDD	2	55	455	784	961	1,192	619	558	182	12	-	-
CDD	198	78	-	-	-	-	-	4	29	31	-	-
Month Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704
YTD Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704

### SimActual vs. Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	-59.3%	-30.4%	-27.3%	-19.6%	-7.7%	-19.6%	-22.7%	-1.9%	-35.9%	-24.6%	68.2%	-27.2%
YTD Use	-59.3%	-41.3%	-31.5%	-25.1%	-18.3%	-18.7%	-19.3%	-17.2%	-18.1%	-18.2%	-17.0%	-17.1%
Month \$	-59.3%	-30.4%	-27.3%	-19.6%	-7.7%	-19.6%	-22.7%	-1.9%	-35.9%	-24.6%	68.2%	-27.2%
YTD \$	-59.3%	-41.3%	-31.5%	-25.1%	-18.3%	-18.7%	-19.3%	-17.2%	-18.1%	-18.2%	-17.0%	-17.1%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

### Use Avoidance

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	96	81	280	325	154	477	302	23	179	47	(107)	41
YTD Use	96	177	456	781	935	1,412	1,714	1,737	1,916	1,962	1,855	1,896

### Cost Avoidance

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use \$	\$ 2,552	\$ 2,167	\$ 7,465	\$ 8,684	\$ 4,106	\$ 12,741	\$ 8,059	\$ 612	\$ 4,772	\$ 1,247	\$ (2,867)	\$ 1,106
YTD \$	\$ 2,552	\$ 4,719	\$ 12,184	\$ 20,868	\$ 24,974	\$ 37,715	\$ 45,774	\$ 46,385	\$ 51,158	\$ 52,405	\$ 49,538	\$ 50,644

# Meter Detail Report

Reference: Actual usage and costs for past Year.

Baseline: Current usage and costs based upon historic patterns of Unit use.

SimActual: Actual usage and calculated costs for current Year.

## Meter: PA 1-15 Water

### Reference

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	379	407	375	390	335	340	361	454	331	400	299	502
YTD Use	379	786	1,161	1,551	1,886	2,226	2,587	3,041	3,372	3,772	4,071	4,573
Month \$	\$ 3,513	\$ 3,773	\$ 3,476	\$ 3,620	\$ 3,105	\$ 3,152	\$ 3,346	\$ 4,209	\$ 3,068	\$ 3,708	\$ 2,772	\$ 4,654
YTD \$	\$ 3,513	\$ 7,286	\$ 10,762	\$ 14,382	\$ 17,487	\$ 20,639	\$ 23,985	\$ 28,194	\$ 31,262	\$ 34,970	\$ 37,742	\$ 42,396
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	134	442	604	812	833	969	832	349	236	47	4	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 9.269	\$ 9.270	\$ 9.269	\$ 9.282	\$ 9.269	\$ 9.271	\$ 9.269	\$ 9.271	\$ 9.269	\$ 9.270	\$ 9.271	\$ 9.271
YTD Rate	\$ 9.269	\$ 9.270	\$ 9.270	\$ 9.273	\$ 9.272	\$ 9.272	\$ 9.271	\$ 9.271	\$ 9.271	\$ 9.271	\$ 9.271	\$ 9.271

### Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	424	416	367	389	360	343	341	456	347	368	338	456
YTD Use	424	840	1,207	1,596	1,956	2,299	2,640	3,096	3,443	3,811	4,149	4,605
Month \$	\$ 5,278	\$ 5,185	\$ 4,571	\$ 4,851	\$ 4,485	\$ 4,270	\$ 4,244	\$ 5,685	\$ 4,324	\$ 4,586	\$ 4,213	\$ 5,683
YTD \$	\$ 5,278	\$ 10,463	\$ 15,034	\$ 19,884	\$ 24,369	\$ 28,640	\$ 32,884	\$ 38,570	\$ 42,893	\$ 47,479	\$ 51,691	\$ 57,374
BP Length	31	32	29	31	32	29	32	30	29	32	31	31
HDD	12	147	564	834	1,073	1,118	680	621	212	9	-	-
CDD	202	40	-	-	-	-	6	46	12	-	-	-
Month Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458
YTD Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458

### SimActual

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	448	409	347	323	367	330	322	382	722	448	597	610
YTD Use	448	857	1,204	1,527	1,894	2,233	2,555	2,937	3,659	4,107	4,704	5,314
Month \$	\$ 5,581	\$ 5,095	\$ 4,323	\$ 4,024	\$ 4,572	\$ 4,223	\$ 4,012	\$ 4,759	\$ 8,995	\$ 5,581	\$ 7,437	\$ 7,599
YTD \$	\$ 5,581	\$ 10,677	\$ 15,000	\$ 19,024	\$ 23,596	\$ 27,819	\$ 31,830	\$ 36,589	\$ 45,584	\$ 51,165	\$ 58,603	\$ 66,202
BP Length	31	32	29	31	32	29	32	30	29	32	31	31
HDD	12	147	564	834	1,073	1,118	680	621	212	9	-	-
CDD	202	40	-	-	-	-	6	46	12	-	-	-
Month Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458
YTD Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458

### SimActual vs. Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	5.7%	-1.7%	-5.4%	-17.0%	1.9%	-1.1%	-5.5%	-16.3%	108.0%	21.7%	76.5%	33.7%
YTD Use	5.7%	2.0%	-0.2%	-4.3%	-3.2%	-2.9%	-3.2%	-5.1%	6.3%	7.8%	13.4%	15.4%
Month \$	5.7%	-1.7%	-5.4%	-17.0%	1.9%	-1.1%	-5.5%	-16.3%	108.0%	21.7%	76.5%	33.7%
YTD \$	5.7%	2.0%	-0.2%	-4.3%	-3.2%	-2.9%	-3.2%	-5.1%	6.3%	7.8%	13.4%	15.4%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

### Use Avoidance

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	(24)	7	20	66	(7)	4	19	74	(375)	(80)	(259)	(154)
YTD Use	(24)	(17)	3	69	62	66	85	159	(216)	(296)	(555)	(709)

### Cost Avoidance

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use \$	\$ (303)	\$ 89	\$ 248	\$ 827	\$ (87)	\$ 47	\$ 233	\$ 926	\$ (4,671)	\$ (996)	\$ (3,225)	\$ (1,917)
YTD \$	\$ (303)	\$ (214)	\$ 34	\$ 861	\$ 774	\$ 821	\$ 1,054	\$ 1,980	\$ (2,691)	\$ (3,687)	\$ (6,911)	\$ (8,828)

# Meter Detail Report

Reference: Actual usage and costs for past Year.

Baseline: Current usage and costs based upon historic patterns of Unit use.

SimActual: Actual usage and calculated costs for current Year.

## Meter: PA 1-17 Gas

### Reference

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	154	553	1,282	2,169	2,447	2,198	2,177	1,062	572	216	143	129
YTD Use	154	707	1,989	4,158	6,605	8,803	10,980	12,042	12,614	12,830	12,973	13,102
Month \$	\$ 3,060	\$ 10,988	\$ 25,476	\$ 43,099	\$ 48,623	\$ 43,676	\$ 43,258	\$ 21,103	\$ 11,366	\$ 4,292	\$ 2,841	\$ 2,563
YTD \$	\$ 3,060	\$ 14,048	\$ 39,524	\$ 82,623	\$ 131,246	\$ 174,922	\$ 218,180	\$ 239,283	\$ 250,649	\$ 254,941	\$ 257,782	\$ 260,345
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	63	326	484	688	709	857	709	243	144	20	-	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 19.870	\$ 19.870	\$ 19.872	\$ 19.870	\$ 19.870	\$ 19.871	\$ 19.870	\$ 19.871	\$ 19.871	\$ 19.870	\$ 19.867	\$ 19.868
YTD Rate	\$ 19.870	\$ 19.870	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871

### Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	101	202	1,198	2,104	2,598	3,243	1,660	1,488	495	127	101	98
YTD Use	101	303	1,501	3,605	6,203	9,446	11,106	12,594	13,089	13,217	13,318	13,416
Month \$	\$ 2,705	\$ 5,390	\$ 31,998	\$ 56,184	\$ 69,368	\$ 86,594	\$ 44,329	\$ 39,747	\$ 13,219	\$ 3,404	\$ 2,705	\$ 2,615
YTD \$	\$ 2,705	\$ 8,095	\$ 40,093	\$ 96,277	\$ 165,645	\$ 252,240	\$ 296,569	\$ 336,316	\$ 349,535	\$ 352,940	\$ 355,644	\$ 358,259
BP Length	30	31	30	33	32	31	29	30	29	32	30	29
HDD	-	35	395	718	897	1,130	563	500	143	7	-	-
CDD	198	78	-	-	-	-	-	4	29	31	-	-
Month Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704
YTD Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704

### SimActual

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	139	174	998	1,874	2,233	2,541	1,688	1,495	485	154	117	124
YTD Use	139	313	1,311	3,184	5,417	7,959	9,646	11,141	11,627	11,781	11,898	12,022
Month \$	\$ 3,704	\$ 4,641	\$ 26,654	\$ 50,031	\$ 59,636	\$ 67,861	\$ 45,066	\$ 39,931	\$ 12,960	\$ 4,123	\$ 3,119	\$ 3,303
YTD \$	\$ 3,704	\$ 8,345	\$ 34,999	\$ 85,029	\$ 144,665	\$ 212,526	\$ 257,592	\$ 297,523	\$ 310,483	\$ 314,606	\$ 317,725	\$ 321,028
BP Length	30	31	30	33	32	31	29	30	29	32	30	29
HDD	-	35	395	718	897	1,130	563	500	143	7	-	-
CDD	198	78	-	-	-	-	-	4	29	31	-	-
Month Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704
YTD Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704

### SimActual vs. Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	36.9%	-13.9%	-16.7%	-11.0%	-14.0%	-21.6%	1.7%	0.5%	-2.0%	21.1%	15.3%	26.3%
YTD Use	36.9%	3.1%	-12.7%	-11.7%	-12.7%	-15.7%	-13.1%	-11.5%	-11.2%	-10.9%	-10.7%	-10.4%
Month \$	36.9%	-13.9%	-16.7%	-11.0%	-14.0%	-21.6%	1.7%	0.5%	-2.0%	21.1%	15.3%	26.3%
YTD \$	36.9%	3.1%	-12.7%	-11.7%	-12.7%	-15.7%	-13.1%	-11.5%	-11.2%	-10.9%	-10.7%	-10.4%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

### Use Avoidance

Month Use	(37)	28	200	230	364	702	(28)	(7)	10	(27)	(16)	(26)
YTD Use	(37)	(9)	191	421	786	1,487	1,460	1,453	1,462	1,435	1,420	1,394

### Cost Avoidance

Month Use \$	\$ (999)	\$ 749	\$ 5,344	\$ 6,154	\$ 9,732	\$ 18,733	\$ (737)	\$ (184)	\$ 260	\$ (719)	\$ (414)	\$ (689)
YTD \$	\$ (999)	\$ (250)	\$ 5,094	\$ 11,248	\$ 20,980	\$ 39,714	\$ 38,977	\$ 38,793	\$ 39,052	\$ 38,334	\$ 37,919	\$ 37,231

# Meter Detail Report

Reference: Actual usage and costs for past Year.

Baseline: Current usage and costs based upon historic patterns of Unit use.

SimActual: Actual usage and calculated costs for current Year.

## Meter: PA 1.17 Water

### Reference

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	244	346	400	452	318	557	489	763	585	695	572	866
YTD Use	244	590	990	1,442	1,760	2,317	2,806	3,569	4,154	4,849	5,421	6,287
Month \$	\$ 2,262	\$ 3,207	\$ 3,708	\$ 4,194	\$ 2,948	\$ 5,163	\$ 4,533	\$ 7,073	\$ 5,423	\$ 6,443	\$ 5,302	\$ 8,028
YTD \$	\$ 2,262	\$ 5,469	\$ 9,177	\$ 13,371	\$ 16,319	\$ 21,482	\$ 26,015	\$ 33,088	\$ 38,511	\$ 44,954	\$ 50,256	\$ 58,284
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	134	442	604	812	833	969	832	349	236	47	4	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 9.270	\$ 9.269	\$ 9.270	\$ 9.279	\$ 9.270	\$ 9.269	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.271	\$ 9.269	\$ 9.270
YTD Rate	\$ 9.270	\$ 9.269	\$ 9.270	\$ 9.273	\$ 9.272	\$ 9.271	\$ 9.271	\$ 9.271	\$ 9.271	\$ 9.271	\$ 9.271	\$ 9.271

### Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	430	333	371	427	377	509	466	752	587	661	536	836
YTD Use	430	763	1,135	1,562	1,940	2,449	2,915	3,668	4,254	4,915	5,451	6,287
Month \$	\$ 5,361	\$ 4,148	\$ 4,628	\$ 5,325	\$ 4,702	\$ 6,347	\$ 5,810	\$ 9,373	\$ 7,308	\$ 8,230	\$ 6,676	\$ 10,415
YTD \$	\$ 5,361	\$ 9,509	\$ 14,137	\$ 19,462	\$ 24,164	\$ 30,511	\$ 36,321	\$ 45,694	\$ 53,002	\$ 61,233	\$ 67,909	\$ 78,324
BP Length	31	32	29	30	33	29	28	33	29	30	27	34
HDD	12	147	564	797	1,110	1,118	663	638	203	18	-	-
CDD	202	40	-	-	-	-	-	6	46	12	-	-
Month Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458
YTD Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458

### SimActual

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	447	417	459	422	485	425	421	464	358	409	365	475
YTD Use	447	864	1,323	1,745	2,230	2,655	3,076	3,540	3,898	4,307	4,672	5,147
Month \$	\$ 5,569	\$ 5,195	\$ 5,718	\$ 5,257	\$ 6,042	\$ 5,295	\$ 5,245	\$ 5,781	\$ 4,460	\$ 5,095	\$ 4,547	\$ 5,918
YTD \$	\$ 5,569	\$ 10,764	\$ 16,482	\$ 21,739	\$ 27,782	\$ 33,076	\$ 38,321	\$ 44,102	\$ 48,562	\$ 53,657	\$ 58,204	\$ 64,122
BP Length	31	32	29	30	33	29	28	33	29	30	27	34
HDD	12	147	564	797	1,110	1,118	663	638	203	18	-	-
CDD	202	40	-	-	-	-	-	6	46	12	-	-
Month Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458
YTD Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458

### SimActual vs. Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	3.9%	25.2%	23.6%	-1.3%	28.5%	-16.6%	-9.7%	-38.3%	-39.0%	-38.1%	-31.9%	-43.2%
YTD Use	3.9%	13.2%	16.6%	11.7%	15.0%	8.4%	5.5%	-3.5%	-8.4%	-12.4%	-14.3%	-18.1%
Month \$	3.9%	25.2%	23.6%	-1.3%	28.5%	-16.6%	-9.7%	-38.3%	-39.0%	-38.1%	-31.9%	-43.2%
YTD \$	3.9%	13.2%	16.6%	11.7%	15.0%	8.4%	5.5%	-3.5%	-8.4%	-12.4%	-14.3%	-18.1%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

### Use Avoidance

Month Use	(17)	(84)	(88)	5	(108)	84	45	288	229	252	171	361
YTD Use	(17)	(101)	(188)	(183)	(290)	(206)	(161)	128	356	608	779	1,140

### Cost Avoidance

Month Use \$	\$ (207)	\$ (1,047)	\$ (1,091)	\$ 68	\$ (1,340)	\$ 1,052	\$ 565	\$ 3,593	\$ 2,848	\$ 3,135	\$ 2,129	\$ 4,497
YTD \$	\$ (207)	\$ (1,255)	\$ (2,345)	\$ (2,277)	\$ (3,618)	\$ (2,566)	\$ (2,000)	\$ 1,592	\$ 4,441	\$ 7,576	\$ 9,705	\$ 14,202

# Meter Detail Report

Reference: Actual usage and costs for past Year.

Baseline: Current usage and costs based upon historic patterns of Unit use.

SimActual: Actual usage and calculated costs for current Year.

## Meter: PA 1-20 Electric

### Reference

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	84,432	73,196	70,953	76,009	90,147	75,593	74,397	70,170	66,203	70,897	83,634	91,172
YTD Use	84,432	157,628	228,581	304,590	394,737	470,330	544,727	614,897	681,100	751,997	835,631	926,803
Month \$	\$ 9,612	\$ 8,333	\$ 8,078	\$ 8,654	\$ 10,263	\$ 8,606	\$ 8,470	\$ 7,989	\$ 7,537	\$ 8,071	\$ 9,522	\$ 10,380
YTD \$	\$ 9,612	\$ 17,945	\$ 26,023	\$ 34,677	\$ 44,940	\$ 53,546	\$ 62,016	\$ 70,005	\$ 77,542	\$ 85,613	\$ 95,135	\$ 105,515
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	134	442	604	812	833	969	832	349	236	47	4	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114
YTD Rate	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114

### Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	76,179	68,513	76,725	81,482	90,348	74,095	68,866	67,729	71,298	75,247	80,913	95,408
YTD Use	76,179	144,692	221,417	302,898	393,247	467,341	536,208	603,937	675,235	750,482	831,395	926,803
Month \$	\$ 8,669	\$ 7,797	\$ 8,731	\$ 9,273	\$ 10,282	\$ 8,432	\$ 7,837	\$ 7,708	\$ 8,114	\$ 8,563	\$ 9,208	\$ 10,857
YTD \$	\$ 8,669	\$ 16,466	\$ 25,197	\$ 34,470	\$ 44,751	\$ 53,183	\$ 61,020	\$ 68,728	\$ 76,842	\$ 85,405	\$ 94,613	\$ 105,470
BP Length	29	29	32	31	32	29	29	30	32	30	29	33
HDD	56	389	816	872	1,297	850	590	344	43	-	-	-
CDD	96	8	-	-	-	-	-	16	48	-	-	-
Month Rate	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114
YTD Rate	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114

### SimActual

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	90,914	101,477	155,963	168,799	232,933	172,439	131,544	105,355	95,393	109,811	115,297	114,843
YTD Use	90,914	192,391	348,354	517,153	750,086	922,525	1,054,069	1,159,424	1,254,817	1,364,628	1,479,924	1,594,767
Month \$	\$ 10,346	\$ 11,548	\$ 17,749	\$ 19,209	\$ 26,508	\$ 19,624	\$ 14,970	\$ 11,989	\$ 10,856	\$ 12,496	\$ 13,121	\$ 13,069
YTD \$	\$ 10,346	\$ 21,894	\$ 39,643	\$ 58,852	\$ 85,360	\$ 104,983	\$ 119,953	\$ 131,942	\$ 142,798	\$ 155,295	\$ 168,415	\$ 181,484
BP Length	29	29	32	31	32	29	29	30	32	30	29	33
HDD	56	389	816	872	1,297	850	590	344	43	-	-	-
CDD	96	8	-	-	-	-	-	16	48	-	-	-
Month Rate	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114
YTD Rate	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114

### SimActual vs. Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	19.3%	48.1%	103.3%	107.2%	157.8%	132.7%	91.0%	55.6%	33.8%	45.9%	42.5%	20.4%
YTD Use	19.3%	33.0%	57.3%	70.7%	90.7%	97.4%	96.6%	92.0%	85.8%	81.8%	78.0%	72.1%
Month \$	19.3%	48.1%	103.3%	107.2%	157.8%	132.7%	91.0%	55.6%	33.8%	45.9%	42.5%	20.4%
YTD \$	19.3%	33.0%	57.3%	70.7%	90.7%	97.4%	96.6%	92.0%	85.8%	81.8%	78.0%	72.1%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

### Use Avoidance

Month Use	(14,735)	(32,964)	(79,238)	(87,317)	(142,585)	(98,344)	(62,678)	(37,626)	(24,095)	(34,563)	(34,383)	(19,435)
YTD Use	(14,735)	(47,699)	(126,937)	(214,254)	(356,839)	(455,183)	(517,861)	(555,487)	(579,583)	(614,146)	(648,529)	(667,964)

### Cost Avoidance

Month Use \$	\$ (1,677)	\$ (3,751)	\$ (9,017)	\$ (9,937)	\$ (16,226)	\$ (11,192)	\$ (7,133)	\$ (4,282)	\$ (2,742)	\$ (3,933)	\$ (3,913)	\$ (2,212)
YTD \$	\$ (1,677)	\$ (5,428)	\$ (14,445)	\$ (24,382)	\$ (40,608)	\$ (51,800)	\$ (58,933)	\$ (63,214)	\$ (65,956)	\$ (69,890)	\$ (73,803)	\$ (76,014)

# Meter Detail Report

Reference: Actual usage and costs for past Year.

Baseline: Current usage and costs based upon historic patterns of Unit use.

SimActual: Actual usage and calculated costs for current Year.

## Meter: PA 1-20 Gas

### Reference

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	212	867	1,714	3,700	4,290	4,764	4,436	2,036	1,058	461	146	159
YTD Use	212	1,079	2,793	6,493	10,783	15,547	19,983	22,019	23,077	23,538	23,684	23,843
Month \$	\$ 4,213	\$ 17,228	\$ 34,059	\$ 73,522	\$ 85,247	\$ 94,665	\$ 88,148	\$ 40,457	\$ 21,024	\$ 9,161	\$ 2,901	\$ 3,159
YTD \$	\$ 4,213	\$ 21,441	\$ 55,500	\$ 129,022	\$ 214,269	\$ 308,934	\$ 397,082	\$ 437,539	\$ 458,563	\$ 467,724	\$ 470,625	\$ 473,784
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	53	300	454	657	678	829	679	221	125	16	-	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 19.873	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.872	\$ 19.870	\$ 19.868
YTD Rate	\$ 19.873	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871

### Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	128	512	3,510	3,417	6,780	4,447	3,021	2,206	359	85	94	85
YTD Use	128	640	4,150	7,567	14,346	18,793	21,814	24,020	24,380	24,465	24,559	24,644
Month \$	\$ 3,417	\$ 13,661	\$ 93,741	\$ 91,241	\$ 181,043	\$ 118,752	\$ 80,683	\$ 58,905	\$ 9,593	\$ 2,277	\$ 2,513	\$ 2,277
YTD \$	\$ 3,417	\$ 17,079	\$ 110,820	\$ 202,061	\$ 383,104	\$ 501,857	\$ 582,540	\$ 641,444	\$ 651,038	\$ 653,315	\$ 655,828	\$ 658,105
BP Length	32	29	34	30	34	28	29	32	30	29	32	29
HDD	6	76	604	590	1,183	773	520	374	48	-	-	-
CDD	148	33	-	-	-	-	-	16	48	-	-	-
Month Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704
YTD Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704

### SimActual

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	90	131	161	448	537	405	364	319	291	250	266	250
YTD Use	90	221	382	830	1,367	1,772	2,135	2,455	2,745	2,995	3,261	3,511
Month \$	\$ 2,403	\$ 3,509	\$ 4,289	\$ 11,964	\$ 14,346	\$ 10,805	\$ 9,710	\$ 8,527	\$ 7,758	\$ 6,663	\$ 7,101	\$ 6,673
YTD \$	\$ 2,403	\$ 5,912	\$ 10,201	\$ 22,165	\$ 36,510	\$ 47,315	\$ 57,024	\$ 65,551	\$ 73,309	\$ 79,971	\$ 87,072	\$ 93,745
BP Length	32	29	34	30	34	28	29	32	30	29	32	29
HDD	6	76	604	590	1,183	773	520	374	48	-	-	-
CDD	148	33	-	-	-	-	-	16	48	-	-	-
Month Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704
YTD Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704

### SimActual vs. Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	-29.7%	-74.3%	-95.4%	-86.9%	-92.1%	-90.9%	-88.0%	-85.5%	-19.1%	192.6%	182.6%	193.0%
YTD Use	-29.7%	-65.4%	-90.8%	-89.0%	-90.5%	-90.6%	-90.2%	-89.8%	-88.7%	-87.8%	-86.7%	-85.8%
Month \$	-29.7%	-74.3%	-95.4%	-86.9%	-92.1%	-90.9%	-88.0%	-85.5%	-19.1%	192.6%	182.6%	193.0%
YTD \$	-29.7%	-65.4%	-90.8%	-89.0%	-90.5%	-90.6%	-90.2%	-89.8%	-88.7%	-87.8%	-86.7%	-85.8%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

### Use Avoidance

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	38	380	3,350	2,969	6,242	4,042	2,658	1,887	69	(164)	(172)	(165)
YTD Use	38	418	3,768	6,737	12,979	17,021	19,679	21,566	21,634	21,470	21,298	21,134

### Cost Avoidance

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use \$	\$ 1,014	\$ 10,152	\$ 89,453	\$ 79,277	\$ 166,698	\$ 107,948	\$ 70,973	\$ 50,378	\$ 1,836	\$ (4,385)	\$ (4,588)	\$ (4,396)
YTD \$	\$ 1,014	\$ 11,166	\$ 100,619	\$ 179,896	\$ 346,594	\$ 454,542	\$ 525,515	\$ 575,893	\$ 577,729	\$ 573,344	\$ 568,756	\$ 564,360

# Meter Detail Report

Reference: Actual usage and costs for past Year.

Baseline: Current usage and costs based upon historic patterns of Unit use.

SimActual: Actual usage and calculated costs for current Year.

## Meter: PA 1 20 Water

### Reference

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	1,363	821	1,139	1,023	1,287	907	1,340	1,219	3,533	1,488	1,179	1,018
YTD Use	1,363	2,184	3,323	4,346	5,633	6,540	7,880	9,099	12,632	14,120	15,299	16,317
Month \$	\$ 12,635	\$ 7,611	\$ 10,559	\$ 9,482	\$ 11,930	\$ 8,408	\$ 12,422	\$ 11,300	\$ 32,751	\$ 13,794	\$ 10,929	\$ 9,437
YTD \$	\$ 12,635	\$ 20,246	\$ 30,805	\$ 40,287	\$ 52,217	\$ 60,625	\$ 73,047	\$ 84,347	\$ 117,098	\$ 130,892	\$ 141,821	\$ 151,258
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	134	442	604	812	833	969	832	349	236	47	4	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.269	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270
YTD Rate	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270

### Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	1,363	821	1,139	1,023	1,287	907	1,340	1,219	3,533	1,488	1,179	1,018
YTD Use	1,363	2,184	3,323	4,346	5,633	6,540	7,880	9,099	12,632	14,120	15,299	16,317
Month \$	\$ 16,980	\$ 10,228	\$ 14,190	\$ 12,745	\$ 16,034	\$ 11,299	\$ 16,694	\$ 15,186	\$ 44,014	\$ 18,538	\$ 14,688	\$ 12,682
YTD \$	\$ 16,980	\$ 27,208	\$ 41,398	\$ 54,143	\$ 70,176	\$ 81,476	\$ 98,170	\$ 113,356	\$ 157,371	\$ 175,908	\$ 190,596	\$ 203,279
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	43	202	719	758	1,258	938	715	501	135	-	-	-
CDD	96	33	-	-	-	-	-	16	48	-	-	-
Month Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458
YTD Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458

### SimActual

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	26	43	50	60	46	44	48	47	44	59	76	90
YTD Use	26	69	119	179	225	269	317	363	408	466	542	632
Month \$	\$ 324	\$ 536	\$ 623	\$ 747	\$ 568	\$ 554	\$ 592	\$ 579	\$ 554	\$ 729	\$ 949	\$ 1,123
YTD \$	\$ 324	\$ 860	\$ 1,483	\$ 2,230	\$ 2,798	\$ 3,352	\$ 3,944	\$ 4,524	\$ 5,078	\$ 5,807	\$ 6,756	\$ 7,879
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	43	202	719	758	1,258	938	715	501	135	-	-	-
CDD	96	33	-	-	-	-	-	16	48	-	-	-
Month Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458
YTD Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458

### SimActual vs. Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	-98.1%	-94.8%	-95.6%	-94.1%	-96.5%	-95.1%	-96.5%	-96.2%	-98.7%	-96.1%	-93.5%	-91.1%
YTD Use	-98.1%	-96.8%	-96.4%	-95.9%	-96.0%	-95.9%	-96.0%	-96.0%	-96.8%	-96.7%	-96.5%	-96.1%
Month \$	-98.1%	-94.8%	-95.6%	-94.1%	-96.5%	-95.1%	-96.5%	-96.2%	-98.7%	-96.1%	-93.5%	-91.1%
YTD \$	-98.1%	-96.8%	-96.4%	-95.9%	-96.0%	-95.9%	-96.0%	-96.0%	-96.8%	-96.7%	-96.5%	-96.1%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

### Use Avoidance

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	1,337	778	1,089	963	1,241	863	1,292	1,173	3,489	1,429	1,103	928
YTD Use	1,337	2,115	3,204	4,167	5,408	6,271	7,563	8,736	12,224	13,654	14,757	15,685

### Cost Avoidance

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use \$	\$ 16,656	\$ 9,692	\$ 13,567	\$ 11,997	\$ 15,466	\$ 10,745	\$ 16,101	\$ 14,607	\$ 43,461	\$ 17,809	\$ 13,739	\$ 11,559
YTD \$	\$ 16,656	\$ 26,349	\$ 39,916	\$ 51,913	\$ 67,379	\$ 78,124	\$ 94,225	\$ 108,832	\$ 152,293	\$ 170,102	\$ 183,840	\$ 195,400

# Meter Detail Report

Reference: Actual usage and costs for past Year.

Baseline: Current usage and costs based upon historic patterns of Unit use.

SimActual: Actual usage and calculated costs for current Year.

## Meter: PA 1-31 Gas

### Reference

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	64	467	738	1,111	1,151	1,444	1,160	333	168	15	-	-
YTD Use	64	531	1,269	2,380	3,531	4,975	6,135	6,468	6,636	6,651	6,651	6,651
Month \$	\$ 1,262	\$ 9,288	\$ 14,664	\$ 22,088	\$ 22,868	\$ 28,696	\$ 23,054	\$ 6,608	\$ 3,341	\$ 297	\$ -	\$ -
YTD \$	\$ 1,262	\$ 10,550	\$ 25,214	\$ 47,302	\$ 70,170	\$ 98,866	\$ 121,920	\$ 128,528	\$ 131,809	\$ 132,166	\$ 132,166	\$ 132,166
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	34	250	395	595	616	773	621	178	90	8	-	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 19.719	\$ 19.889	\$ 19.870	\$ 19.881	\$ 19.868	\$ 19.873	\$ 19.874	\$ 19.844	\$ 19.887	\$ 19.800	\$ -	\$ -
YTD Rate	\$ 19.719	\$ 19.868	\$ 19.869	\$ 19.875	\$ 19.873	\$ 19.873	\$ 19.873	\$ 19.871	\$ 19.872	\$ 19.872	\$ 19.872	\$ 19.872

### Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	1	32	582	1,190	1,690	1,709	899	762	173	4	1	1
YTD Use	1	33	615	1,804	3,494	5,203	6,102	6,864	7,037	7,042	7,042	7,043
Month \$	\$ 19	\$ 865	\$ 15,529	\$ 31,766	\$ 45,134	\$ 45,630	\$ 24,008	\$ 20,343	\$ 4,632	\$ 117	\$ 17	\$ 18
YTD \$	\$ 19	\$ 883	\$ 16,413	\$ 48,179	\$ 93,313	\$ 138,943	\$ 162,951	\$ 183,294	\$ 187,925	\$ 188,043	\$ 188,060	\$ 188,078
BP Length	32	29	30	33	34	29	29	30	31	30	30	31
HDD	-	17	311	637	905	915	481	408	93	2	-	-
CDD	216	52	-	-	-	-	-	4	48	12	-	-
Month Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704
YTD Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704

### SimActual

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	94	90	301	414	523	530	387	400	199	84	86	88
YTD Use	94	184	484	899	1,422	1,951	2,338	2,739	2,938	3,022	3,108	3,196
Month \$	\$ 2,508	\$ 2,393	\$ 8,030	\$ 11,066	\$ 13,966	\$ 14,145	\$ 10,335	\$ 10,690	\$ 5,319	\$ 2,240	\$ 2,294	\$ 2,347
YTD \$	\$ 2,508	\$ 4,900	\$ 12,930	\$ 23,996	\$ 37,963	\$ 52,108	\$ 62,443	\$ 73,132	\$ 78,452	\$ 80,692	\$ 82,986	\$ 85,334
BP Length	32	29	30	33	34	29	29	30	31	30	30	31
HDD	-	17	311	637	905	915	481	408	93	2	-	-
CDD	216	52	-	-	-	-	-	4	48	12	-	-
Month Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704
YTD Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704

### SimActual vs. Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	13417.4%	176.7%	-48.3%	-65.2%	-69.1%	-69.0%	-57.0%	-47.5%	14.9%	1812.6%	13090.1%	12961.8%
YTD Use	13417.4%	454.8%	-21.2%	-50.2%	-59.3%	-62.5%	-61.7%	-60.1%	-58.3%	-57.1%	-55.9%	-54.6%
Month \$	13417.3%	176.7%	-48.3%	-65.2%	-69.1%	-69.0%	-57.0%	-47.5%	14.9%	1812.6%	13090.1%	12961.8%
YTD \$	13417.3%	454.8%	-21.2%	-50.2%	-59.3%	-62.5%	-61.7%	-60.1%	-58.3%	-57.1%	-55.9%	-54.6%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

### Use Avoidance

Month Use	(93)	(57)	281	775	1,167	1,179	512	361	(26)	(80)	(85)	(87)
YTD Use	(93)	(150)	130	906	2,073	3,252	3,764	4,125	4,099	4,020	3,935	3,847

### Cost Avoidance

Month Use \$	\$ (2,489)	\$ (1,528)	\$ 7,499	\$ 20,700	\$ 31,168	\$ 31,485	\$ 13,673	\$ 9,653	\$ (688)	\$ (2,123)	\$ (2,277)	\$ (2,329)
YTD \$	\$ (2,489)	\$ (4,017)	\$ 3,482	\$ 24,183	\$ 55,350	\$ 86,835	\$ 100,509	\$ 110,161	\$ 109,474	\$ 107,350	\$ 105,074	\$ 102,744

3.18

# Meter Detail Report

Reference: Actual usage and costs for past Year.

Baseline: Current usage and costs based upon historic patterns of Unit use.

SimActual: Actual usage and calculated costs for current Year.

## Meter: PA 1-31 Water

### Reference

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	341	267	258	267	255	181	382	411	97	491	325	381
YTD Use	341	608	866	1,133	1,388	1,569	1,951	2,362	2,459	2,950	3,275	3,656
Month \$	\$ 3,161	\$ 2,475	\$ 2,392	\$ 2,471	\$ 2,364	\$ 1,678	\$ 3,541	\$ 3,810	\$ 899	\$ 4,552	\$ 3,013	\$ 3,532
YTD \$	\$ 3,161	\$ 5,636	\$ 8,028	\$ 10,499	\$ 12,863	\$ 14,541	\$ 18,082	\$ 21,892	\$ 22,791	\$ 27,343	\$ 30,356	\$ 33,888
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	134	442	604	812	833	969	832	349	236	47	4	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 9.270	\$ 9.270	\$ 9.271	\$ 9.255	\$ 9.271	\$ 9.271	\$ 9.270	\$ 9.270	\$ 9.268	\$ 9.271	\$ 9.271	\$ 9.270
YTD Rate	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.267	\$ 9.267	\$ 9.268	\$ 9.268	\$ 9.268	\$ 9.268	\$ 9.269	\$ 9.269	\$ 9.269

### Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	406	314	275	250	278	220	269	416	242	276	419	389
YTD Use	406	720	995	1,245	1,523	1,743	2,012	2,428	2,670	2,946	3,365	3,754
Month \$	\$ 5,056	\$ 3,910	\$ 3,431	\$ 3,109	\$ 3,464	\$ 2,745	\$ 3,350	\$ 5,187	\$ 3,013	\$ 3,439	\$ 5,221	\$ 4,846
YTD \$	\$ 5,056	\$ 8,966	\$ 12,397	\$ 15,506	\$ 18,970	\$ 21,715	\$ 25,063	\$ 30,252	\$ 33,265	\$ 36,704	\$ 41,926	\$ 46,772
BP Length	34	31	32	29	33	30	28	32	30	29	31	34
HDD	12	58	480	777	958	1,250	780	592	320	42	-	-
CDD	246	97	7	-	-	-	-	4	28	32	-	-
Month Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458
YTD Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458

### SimActual

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	257	216	219	201	214	187	170	192	167	178	220	216
YTD Use	257	473	692	893	1,107	1,294	1,464	1,656	1,823	2,001	2,221	2,437
Month \$	\$ 3,202	\$ 2,691	\$ 2,728	\$ 2,504	\$ 2,666	\$ 2,330	\$ 2,118	\$ 2,392	\$ 2,081	\$ 2,218	\$ 2,741	\$ 2,691
YTD \$	\$ 3,202	\$ 5,893	\$ 8,621	\$ 11,125	\$ 13,791	\$ 16,121	\$ 18,239	\$ 20,631	\$ 22,711	\$ 24,929	\$ 27,669	\$ 30,360
BP Length	34	31	32	29	33	30	28	32	30	29	31	34
HDD	12	58	480	777	958	1,250	780	592	320	42	-	-
CDD	246	97	7	-	-	-	-	4	28	32	-	-
Month Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458
YTD Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458

### SimActual vs. Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	-36.7%	-31.2%	-20.5%	-19.5%	-23.0%	-15.1%	-36.8%	-53.9%	-31.0%	-35.5%	-47.5%	-44.5%
YTD Use	-36.7%	-34.3%	-30.5%	-28.3%	-27.3%	-25.8%	-27.2%	-31.8%	-31.7%	-32.1%	-34.0%	-35.1%
Month \$	-36.7%	-31.2%	-20.5%	-19.5%	-23.0%	-15.1%	-36.8%	-53.9%	-31.0%	-35.5%	-47.5%	-44.5%
YTD \$	-36.7%	-34.3%	-30.5%	-28.3%	-27.3%	-25.8%	-27.2%	-31.8%	-31.7%	-32.1%	-34.0%	-35.1%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

### Use Avoidance

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	149	98	56	49	64	33	99	224	75	98	199	173
YTD Use	149	247	303	352	416	449	548	772	847	945	1,144	1,317

### Cost Avoidance

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use \$	\$ 1,855	\$ 1,219	\$ 703	\$ 605	\$ 798	\$ 415	\$ 1,232	\$ 2,795	\$ 933	\$ 1,222	\$ 2,481	\$ 2,155
YTD \$	\$ 1,855	\$ 3,073	\$ 3,776	\$ 4,381	\$ 5,179	\$ 5,594	\$ 6,826	\$ 9,621	\$ 10,554	\$ 11,776	\$ 14,256	\$ 16,411

# Meter Detail Report

Reference: Actual usage and costs for past Year.

Baseline: Current usage and costs based upon historic patterns of Unit use.

SimActual: Actual usage and calculated costs for current Year.

## Meter: PA 1-40 Gas

### Reference

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	64	213	291	390	401	466	400	168	114	23	2	-
YTD Use	64	277	568	958	1,359	1,825	2,225	2,393	2,507	2,530	2,532	2,532
Month \$	\$ 1,281	\$ 4,226	\$ 5,775	\$ 7,766	\$ 7,965	\$ 9,265	\$ 7,955	\$ 3,337	\$ 2,257	\$ 449	\$ 38	\$ -
YTD \$	\$ 1,281	\$ 5,507	\$ 11,282	\$ 19,048	\$ 27,013	\$ 36,278	\$ 44,233	\$ 47,570	\$ 49,827	\$ 50,276	\$ 50,314	\$ 50,314
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	134	442	604	812	833	969	832	349	236	47	4	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 20.016	\$ 19.840	\$ 19.845	\$ 19.913	\$ 19.863	\$ 19.882	\$ 19.888	\$ 19.863	\$ 19.798	\$ 19.522	\$ 19.000	\$ -
YTD Rate	\$ 20.016	\$ 19.881	\$ 19.863	\$ 19.883	\$ 19.877	\$ 19.878	\$ 19.880	\$ 19.879	\$ 19.875	\$ 19.872	\$ 19.871	\$ 19.871

### Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	6	27	187	419	421	641	384	268	162	21	0	1
YTD Use	6	33	221	639	1,061	1,701	2,085	2,353	2,516	2,536	2,537	2,537
Month \$	\$ 162	\$ 731	\$ 4,998	\$ 11,185	\$ 11,248	\$ 17,106	\$ 10,246	\$ 7,160	\$ 4,338	\$ 552	\$ 13	\$ 14
YTD \$	\$ 162	\$ 893	\$ 5,891	\$ 17,076	\$ 28,324	\$ 45,430	\$ 55,677	\$ 62,837	\$ 67,175	\$ 67,727	\$ 67,741	\$ 67,754
BP Length	32	29	29	34	31	32	29	29	32	30	30	31
HDD	12	56	389	871	876	1,332	798	557	337	42	-	-
CDD	226	96	8	-	-	-	-	4	28	32	-	-
Month Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704
YTD Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704

### SimActual

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	17	16	37	117	65	101	60	76	49	14	4	8
YTD Use	17	33	70	187	252	353	413	489	538	552	556	564
Month \$	\$ 454	\$ 414	\$ 988	\$ 3,124	\$ 1,736	\$ 2,697	\$ 1,605	\$ 2,027	\$ 1,309	\$ 379	\$ 115	\$ 224
YTD \$	\$ 454	\$ 868	\$ 1,856	\$ 4,980	\$ 6,716	\$ 9,413	\$ 11,018	\$ 13,045	\$ 14,354	\$ 14,733	\$ 14,848	\$ 15,072
BP Length	32	29	29	34	31	32	29	29	32	30	30	31
HDD	12	56	389	871	876	1,332	798	557	337	42	-	-
CDD	226	96	8	-	-	-	-	4	28	32	-	-
Month Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704
YTD Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704

### SimActual vs. Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	180.8%	-43.4%	-80.2%	-72.1%	-84.6%	-84.2%	-84.3%	-71.7%	-69.8%	-31.3%	769.9%	1544.6%
YTD Use	180.8%	-2.8%	-68.5%	-70.8%	-76.3%	-79.3%	-80.2%	-79.2%	-78.6%	-78.2%	-78.1%	-77.8%
Month \$	180.8%	-43.4%	-80.2%	-72.1%	-84.6%	-84.2%	-84.3%	-71.7%	-69.8%	-31.3%	769.9%	1544.6%
YTD \$	180.8%	-2.8%	-68.5%	-70.8%	-76.3%	-79.3%	-80.2%	-79.2%	-78.6%	-78.2%	-78.1%	-77.8%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

### Use Avoidance

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	(11)	12	150	302	356	540	324	192	113	6	(4)	(8)
YTD Use	(11)	1	151	453	809	1,349	1,672	1,865	1,978	1,984	1,981	1,973

### Cost Avoidance

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use \$	\$ (292)	\$ 317	\$ 4,010	\$ 8,061	\$ 9,512	\$ 14,409	\$ 8,641	\$ 5,133	\$ 3,030	\$ 173	\$ (102)	\$ (211)
YTD \$	\$ (292)	\$ 25	\$ 4,035	\$ 12,096	\$ 21,608	\$ 36,017	\$ 44,658	\$ 49,792	\$ 52,822	\$ 52,995	\$ 52,893	\$ 52,682

# Meter Detail Report

Reference: Actual usage and costs for past Year.

Baseline: Current usage and costs based upon historic patterns of Unit use.

SimActual: Actual usage and calculated costs for current Year.

## Meter: PA 1-40 Water

### Reference

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	179	112	78	110	75	100	130	95	107	192	89	59
YTD Use	179	291	369	479	554	654	784	879	986	1,178	1,267	1,326
Month \$	\$ 1,659	\$ 1,038	\$ 723	\$ 1,022	\$ 695	\$ 927	\$ 1,205	\$ 881	\$ 992	\$ 1,780	\$ 825	\$ 547
YTD \$	\$ 1,659	\$ 2,697	\$ 3,420	\$ 4,442	\$ 5,137	\$ 6,064	\$ 7,269	\$ 8,150	\$ 9,142	\$ 10,922	\$ 11,747	\$ 12,294
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	134	442	604	812	833	969	832	349	236	47	4	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 9.268	\$ 9.268	\$ 9.269	\$ 9.291	\$ 9.267	\$ 9.270	\$ 9.269	\$ 9.274	\$ 9.271	\$ 9.271	\$ 9.270	\$ 9.271
YTD Rate	\$ 9.268	\$ 9.268	\$ 9.268	\$ 9.273	\$ 9.273	\$ 9.272	\$ 9.272	\$ 9.272	\$ 9.272	\$ 9.272	\$ 9.272	\$ 9.271

### Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	157	89	86	111	75	109	118	101	127	164	83	113
YTD Use	157	246	332	442	517	626	744	844	972	1,135	1,218	1,332
Month \$	\$ 1,952	\$ 1,114	\$ 1,066	\$ 1,378	\$ 929	\$ 1,360	\$ 1,465	\$ 1,255	\$ 1,584	\$ 2,040	\$ 1,036	\$ 1,414
YTD \$	\$ 1,952	\$ 3,067	\$ 4,133	\$ 5,511	\$ 6,440	\$ 7,800	\$ 9,265	\$ 10,520	\$ 12,104	\$ 14,144	\$ 15,180	\$ 16,594
BP Length	31	27	30	35	27	29	30	31	30	30	32	34
HDD	58	364	738	975	1,141	837	673	415	59	-	-	-
CDD	105	8	-	-	-	-	-	16	48	-	-	-
Month Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458
YTD Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458

### SimActual

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	239	152	92	109	49	108	60	318	181	96	42	121
YTD Use	239	391	483	592	641	749	809	1,127	1,308	1,405	1,447	1,568
Month \$	\$ 2,977	\$ 1,894	\$ 1,146	\$ 1,363	\$ 609	\$ 1,343	\$ 749	\$ 3,955	\$ 2,260	\$ 1,201	\$ 524	\$ 1,506
YTD \$	\$ 2,977	\$ 4,871	\$ 6,017	\$ 7,380	\$ 7,989	\$ 9,332	\$ 10,081	\$ 14,037	\$ 16,296	\$ 17,497	\$ 18,022	\$ 19,528
BP Length	31	27	30	35	27	29	30	31	30	30	32	34
HDD	58	364	738	975	1,141	837	673	415	59	-	-	-
CDD	105	8	-	-	-	-	-	16	48	-	-	-
Month Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458
YTD Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458

### SimActual vs. Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	52.5%	69.9%	7.5%	-1.1%	-34.4%	-1.3%	-48.9%	215.2%	-42.7%	-41.1%	-49.4%	6.5%
YTD Use	52.5%	58.8%	45.6%	33.9%	24.1%	19.6%	8.8%	33.4%	34.6%	23.7%	18.7%	17.7%
Month \$	52.5%	69.9%	7.5%	-1.1%	-34.4%	-1.3%	-48.9%	215.2%	42.7%	-41.1%	-49.4%	6.5%
YTD \$	52.5%	58.8%	45.6%	33.9%	24.1%	19.6%	8.8%	33.4%	34.6%	23.7%	18.7%	17.7%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

### Use Avoidance

Month Use	(82)	(63)	(6)	1	26	1	57	(217)	(54)	67	41	(7)
YTD Use	(82)	(145)	(151)	(150)	(124)	(123)	(65)	(282)	(337)	(269)	(228)	(236)

### Cost Avoidance

Month Use \$	\$ (1,025)	\$ (779)	\$ (80)	\$ 16	\$ 319	\$ 17	\$ 716	\$ (2,701)	\$ (676)	\$ 839	\$ 512	\$ (93)
YTD \$	\$ (1,025)	\$ (1,804)	\$ (1,884)	\$ (1,869)	\$ (1,549)	\$ (1,532)	\$ (816)	\$ (3,517)	\$ (4,193)	\$ (3,353)	\$ (2,842)	\$ (2,934)

# Meter Detail Report

Reference: Actual usage and costs for past Year.

Baseline: Current usage and costs based upon historic patterns of Unit use.

SimActual: Actual usage and calculated costs for current Year.

## Meter: PA 1-41 Gas

### Reference

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	68	224	445	748	745	727	635	272	142	90	39	63
YTD Use	68	292	737	1,485	2,230	2,957	3,592	3,864	4,006	4,096	4,135	4,198
Month \$	\$ 1,351	\$ 4,451	\$ 8,842	\$ 14,869	\$ 14,804	\$ 14,446	\$ 12,618	\$ 5,405	\$ 2,822	\$ 1,788	\$ 775	\$ 1,252
YTD \$	\$ 1,351	\$ 5,802	\$ 14,644	\$ 29,513	\$ 44,317	\$ 58,763	\$ 71,381	\$ 76,786	\$ 79,608	\$ 81,396	\$ 82,171	\$ 83,423
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	53	300	454	657	678	829	679	221	125	16	-	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 19.868	\$ 19.871	\$ 19.870	\$ 19.878	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.873	\$ 19.867	\$ 19.872	\$ 19.873
YTD Rate	\$ 19.868	\$ 19.870	\$ 19.870	\$ 19.874	\$ 19.873	\$ 19.873	\$ 19.872	\$ 19.872	\$ 19.872	\$ 19.872	\$ 19.872	\$ 19.872

### Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	40	64	376	673	882	1,006	530	472	153	47	40	39
YTD Use	40	105	480	1,153	2,035	3,041	3,571	4,044	4,197	4,244	4,284	4,323
Month \$	\$ 1,072	\$ 1,721	\$ 10,038	\$ 17,971	\$ 23,552	\$ 26,867	\$ 14,148	\$ 12,614	\$ 4,090	\$ 1,266	\$ 1,072	\$ 1,036
YTD \$	\$ 1,072	\$ 2,793	\$ 12,831	\$ 30,802	\$ 54,354	\$ 81,221	\$ 95,369	\$ 107,983	\$ 112,073	\$ 113,339	\$ 114,411	\$ 115,447
BP Length	30	31	30	33	33	30	29	30	29	32	30	29
HDD	-	25	366	685	912	1,052	535	-471	125	5	-	-
CDD	198	78	-	-	-	-	-	4	29	31	-	-
Month Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704
YTD Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704

### SimActual

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	73	73	262	363	423	433	310	292	123	72	60	60
YTD Use	73	145	407	771	1,194	1,627	1,937	2,229	2,352	2,424	2,484	2,544
Month \$	\$ 1,941	\$ 1,936	\$ 7,002	\$ 9,696	\$ 11,301	\$ 11,571	\$ 8,270	\$ 7,803	\$ 3,277	\$ 1,925	\$ 1,610	\$ 1,594
YTD \$	\$ 1,941	\$ 3,877	\$ 10,879	\$ 20,576	\$ 31,877	\$ 43,448	\$ 51,718	\$ 59,521	\$ 62,798	\$ 64,723	\$ 66,333	\$ 67,928
BP Length	30	31	30	33	33	30	29	30	29	32	30	29
HDD	-	25	366	685	912	1,052	535	-471	125	5	-	-
CDD	198	78	-	-	-	-	-	4	29	31	-	-
Month Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704
YTD Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704

### SimActual vs. Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	81.1%	12.5%	-30.2%	-46.0%	-52.0%	-56.9%	-41.5%	-38.1%	-19.9%	52.1%	50.2%	53.9%
YTD Use	81.1%	38.8%	-15.2%	-33.2%	-41.4%	-46.5%	-45.8%	-44.9%	-44.0%	-42.9%	-42.0%	-41.2%
Month \$	81.1%	12.5%	-30.2%	-46.0%	-52.0%	-56.9%	-41.5%	-38.1%	-19.9%	52.1%	50.2%	53.9%
YTD \$	81.1%	38.8%	-15.2%	-33.2%	-41.4%	-46.5%	-45.8%	-44.9%	-44.0%	-42.9%	-42.0%	-41.2%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

### Use Avoidance

Month Use	(33)	(8)	114	310	459	573	220	180	30	(25)	(20)	(21)
YTD Use	(33)	(41)	73	383	842	1,414	1,635	1,815	1,845	1,821	1,800	1,779

### Cost Avoidance

Month Use \$	\$ (870)	\$ (215)	\$ 3,036	\$ 8,275	\$ 12,251	\$ 15,296	\$ 5,878	\$ 4,811	\$ 814	\$ (659)	\$ (538)	\$ (558)
YTD \$	\$ (870)	\$ (1,085)	\$ 1,951	\$ 10,226	\$ 22,477	\$ 37,773	\$ 43,651	\$ 48,462	\$ 49,276	\$ 48,616	\$ 48,078	\$ 47,519

# Meter Detail Report

Reference: Actual usage and costs for past Year.

Baseline: Current usage and costs based upon historic patterns of Unit use.

SimActual: Actual usage and calculated costs for current Year.

## Meter: PA I-41 Water

### Reference

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	271	251	323	253	269	271	167	321	514	277	270	267
YTD Use	271	522	845	1,098	1,367	1,638	1,805	2,126	2,640	2,917	3,187	3,454
Month \$	\$ 2,512	\$ 2,327	\$ 2,994	\$ 2,341	\$ 2,494	\$ 2,512	\$ 1,548	\$ 2,976	\$ 4,765	\$ 2,568	\$ 2,503	\$ 2,475
YTD \$	\$ 2,512	\$ 4,839	\$ 7,833	\$ 10,174	\$ 12,668	\$ 15,180	\$ 16,728	\$ 19,704	\$ 24,469	\$ 27,037	\$ 29,540	\$ 32,015
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	134	442	604	812	833	969	832	349	236	47	4	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 9.269	\$ 9.271	\$ 9.269	\$ 9.253	\$ 9.271	\$ 9.269	\$ 9.269	\$ 9.271	\$ 9.270	\$ 9.271	\$ 9.270	\$ 9.270
YTD Rate	\$ 9.269	\$ 9.270	\$ 9.270	\$ 9.266	\$ 9.267	\$ 9.267	\$ 9.268	\$ 9.268	\$ 9.269	\$ 9.269	\$ 9.269	\$ 9.269

### Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	279	243	323	270	261	267	162	338	497	286	270	267
YTD Use	279	522	845	1,115	1,377	1,643	1,805	2,143	2,640	2,926	3,196	3,463
Month \$	\$ 3,477	\$ 3,026	\$ 4,024	\$ 3,368	\$ 3,256	\$ 3,323	\$ 2,013	\$ 4,206	\$ 6,197	\$ 3,559	\$ 3,362	\$ 3,332
YTD \$	\$ 3,477	\$ 6,503	\$ 10,527	\$ 13,895	\$ 17,151	\$ 20,473	\$ 22,487	\$ 26,692	\$ 32,889	\$ 36,449	\$ 39,811	\$ 43,143
BP Length	31	30	30	33	30	28	30	31	30	31	31	31
HDD	52	194	719	788	1,272	926	683	509	127	-	-	-
CDD	96	33	-	-	-	-	16	48	-	-	-	-
Month Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458
YTD Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458

### SimActual

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	422	367	289	324	334	265	290	320	315	298	339	339
YTD Use	422	789	1,078	1,402	1,736	2,001	2,291	2,611	2,926	3,224	3,563	3,902
Month \$	\$ 5,257	\$ 4,572	\$ 3,600	\$ 4,036	\$ 4,161	\$ 3,301	\$ 3,613	\$ 3,987	\$ 3,924	\$ 3,713	\$ 4,223	\$ 4,223
YTD \$	\$ 5,257	\$ 9,829	\$ 13,430	\$ 17,466	\$ 21,627	\$ 24,929	\$ 28,542	\$ 32,528	\$ 36,452	\$ 40,165	\$ 44,388	\$ 48,612
BP Length	31	30	30	33	30	28	30	31	30	31	31	31
HDD	52	194	719	788	1,272	926	683	509	127	-	-	-
CDD	96	33	-	-	-	-	16	48	-	-	-	-
Month Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458
YTD Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458

### SimActual vs. Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	51.2%	51.1%	-10.5%	19.8%	27.8%	-0.6%	79.4%	-5.2%	-36.7%	4.3%	25.6%	26.8%
YTD Use	51.2%	51.1%	27.6%	25.7%	26.1%	21.8%	26.9%	21.9%	10.8%	10.2%	11.5%	12.7%
Month \$	51.2%	51.1%	-10.5%	19.8%	27.8%	-0.6%	79.4%	-5.2%	-36.7%	4.3%	25.6%	26.8%
YTD \$	51.2%	51.1%	27.6%	25.7%	26.1%	21.8%	26.9%	21.9%	10.8%	10.2%	11.5%	12.7%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

### Use Avoidance

Month Use	(143)	(124)	34	(54)	(73)	2	(128)	18	182	(12)	(69)	(72)
YTD Use	(143)	(267)	(233)	(287)	(359)	(358)	(486)	(468)	(286)	(298)	(367)	(439)

### Cost Avoidance

Month Use \$	\$ (1,780)	\$ (1,546)	\$ 424	\$ (668)	\$ (905)	\$ 21	\$ (1,599)	\$ 219	\$ 2,273	\$ (153)	\$ (861)	\$ (892)
YTD \$	\$ (1,780)	\$ (3,326)	\$ (2,903)	\$ (3,571)	\$ (4,476)	\$ (4,455)	\$ (6,055)	\$ (5,836)	\$ (3,563)	\$ (3,716)	\$ (4,577)	\$ (5,469)

# Meter Detail Report

Reference: Actual usage and costs for past Year.

Baseline: Current usage and costs based upon historic patterns of Unit use.

SimActual: Actual usage and calculated costs for current Year.

## Meter: PA 1-44 Gas

### Reference

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	60	114	213	197	300	233	129	149	67	61	29	42
YTD Use	60	174	387	584	884	1,117	1,246	1,395	1,462	1,523	1,552	1,594
Month \$	\$ 1,192	\$ 2,265	\$ 4,232	\$ 3,919	\$ 5,961	\$ 4,630	\$ 2,563	\$ 2,961	\$ 1,331	\$ 1,212	\$ 576	\$ 835
YTD \$	\$ 1,192	\$ 3,457	\$ 7,689	\$ 11,608	\$ 17,569	\$ 22,199	\$ 24,762	\$ 27,723	\$ 29,054	\$ 30,266	\$ 30,842	\$ 31,677
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	243	566	724	936	957	1,081	956	469	339	112	17	7
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 19.867	\$ 19.868	\$ 19.869	\$ 19.893	\$ 19.870	\$ 19.871	\$ 19.868	\$ 19.872	\$ 19.866	\$ 19.869	\$ 19.862	\$ 19.881
YTD Rate	\$ 19.867	\$ 19.868	\$ 19.868	\$ 19.877	\$ 19.874	\$ 19.874	\$ 19.873	\$ 19.873	\$ 19.873	\$ 19.873	\$ 19.872	\$ 19.873

### Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	45	69	206	198	311	246	175	144	77	25	26	26
YTD Use	45	114	321	519	830	1,076	1,251	1,396	1,473	1,498	1,523	1,550
Month \$	\$ 1,192	\$ 1,855	\$ 5,513	\$ 5,290	\$ 8,317	\$ 6,566	\$ 4,682	\$ 3,856	\$ 2,064	\$ 660	\$ 683	\$ 706
YTD \$	\$ 1,192	\$ 3,047	\$ 8,560	\$ 13,849	\$ 22,166	\$ 28,732	\$ 33,415	\$ 37,271	\$ 39,335	\$ 39,995	\$ 40,678	\$ 41,384
BP Length	32	29	34	30	33	30	28	30	32	29	30	31
HDD	88	226	895	870	1,428	1,111	764	599	252	-	-	-
CDD	160	35	-	-	-	-	-	16	48	-	-	-
Month Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704
YTD Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704

### SimActual

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	38	64	243	238	350	2,380	213	188	47	34	30	31
YTD Use	38	102	345	583	933	3,313	3,526	3,714	3,761	3,795	3,825	3,855
Month \$	\$ 1,015	\$ 1,709	\$ 6,489	\$ 6,361	\$ 9,333	\$ 63,565	\$ 5,677	\$ 5,020	\$ 1,252	\$ 908	\$ 804	\$ 820
YTD \$	\$ 1,015	\$ 2,724	\$ 9,213	\$ 15,574	\$ 24,907	\$ 88,472	\$ 94,150	\$ 99,170	\$ 100,423	\$ 101,331	\$ 102,134	\$ 102,954
BP Length	32	29	34	30	33	30	28	30	32	29	30	31
HDD	88	226	895	870	1,428	1,111	764	599	252	-	-	-
CDD	160	35	-	-	-	-	-	16	48	-	-	-
Month Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704
YTD Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704

### SimActual vs. Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	-14.9%	-7.9%	17.7%	20.3%	12.2%	868.1%	21.2%	30.2%	-39.3%	37.5%	17.7%	16.2%
YTD Use	-14.9%	-10.6%	7.6%	12.5%	12.4%	207.9%	181.8%	166.1%	155.3%	153.4%	151.1%	148.8%
Month \$	-14.9%	-7.9%	17.7%	20.3%	12.2%	868.1%	21.2%	30.2%	-39.3%	37.5%	17.7%	16.2%
YTD \$	-14.9%	-10.6%	7.6%	12.5%	12.4%	207.9%	181.8%	166.1%	155.3%	153.4%	151.1%	148.8%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

### Use Avoidance

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	7	5	(37)	(40)	(38)	(2,134)	(37)	(44)	30	(9)	(5)	(4)
YTD Use	7	12	(24)	(65)	(103)	(2,237)	(2,274)	(2,318)	(2,288)	(2,297)	(2,301)	(2,306)

### Cost Avoidance

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use \$	\$ 177	\$ 146	\$ (976)	\$ (1,071)	\$ (1,016)	\$ (56,999)	\$ (995)	\$ (1,164)	\$ 811	\$ (248)	\$ (121)	\$ (114)
YTD \$	\$ 177	\$ 323	\$ (653)	\$ (1,724)	\$ (2,741)	\$ (59,740)	\$ (60,735)	\$ (61,899)	\$ (61,088)	\$ (61,335)	\$ (61,456)	\$ (61,570)

# Meter Detail Report

Reference: Actual usage and costs for past Year.

Baseline: Current usage and costs based upon historic patterns of Unit use.

SimActual: Actual usage and calculated costs for current Year.

## Meter: PA 1-45 Gas

### Reference

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	80	162	288	498	486	428	461	152	137	187	67	53
YTD Use	80	242	530	1,028	1,514	1,942	2,403	2,555	2,692	2,879	2,946	2,999
Month \$	\$ 1,590	\$ 3,219	\$ 5,723	\$ 9,892	\$ 9,657	\$ 8,505	\$ 9,160	\$ 3,020	\$ 2,722	\$ 3,716	\$ 1,331	\$ 1,053
YTD \$	\$ 1,590	\$ 4,809	\$ 10,532	\$ 20,424	\$ 30,081	\$ 38,586	\$ 47,746	\$ 50,766	\$ 53,488	\$ 57,204	\$ 58,535	\$ 59,588
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	92	382	544	750	771	913	770	293	188	30	-	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 19.875	\$ 19.870	\$ 19.872	\$ 19.863	\$ 19.870	\$ 19.871	\$ 19.870	\$ 19.868	\$ 19.869	\$ 19.872	\$ 19.866	\$ 19.868
YTD Rate	\$ 19.875	\$ 19.872	\$ 19.872	\$ 19.868	\$ 19.869	\$ 19.869	\$ 19.869	\$ 19.869	\$ 19.869	\$ 19.869	\$ 19.869	\$ 19.869

### Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	73	96	279	445	574	555	353	323	150	73	68	70
YTD Use	73	169	449	894	1,467	2,023	2,375	2,699	2,849	2,922	2,990	3,060
Month \$	\$ 1,962	\$ 2,563	\$ 7,455	\$ 11,887	\$ 15,316	\$ 14,828	\$ 9,424	\$ 8,633	\$ 4,005	\$ 1,958	\$ 1,816	\$ 1,876
YTD \$	\$ 1,962	\$ 4,525	\$ 11,980	\$ 23,867	\$ 39,183	\$ 54,011	\$ 63,435	\$ 72,068	\$ 76,072	\$ 78,030	\$ 79,846	\$ 81,722
BP Length	32	29	30	33	34	29	30	31	30	30	30	31
HDD	2	66	457	802	1,075	1,060	622	553	173	12	-	-
CDD	216	52	-	-	-	-	-	4	48	12	-	-
Month Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704
YTD Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704

### SimActual

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	65	70	231	351	428	406	316	279	132	69	64	57
YTD Use	65	135	366	718	1,146	1,552	1,868	2,147	2,279	2,348	2,412	2,469
Month \$	\$ 1,738	\$ 1,877	\$ 6,169	\$ 9,384	\$ 11,427	\$ 10,837	\$ 8,444	\$ 7,450	\$ 3,522	\$ 1,853	\$ 1,712	\$ 1,519
YTD \$	\$ 1,738	\$ 3,616	\$ 9,784	\$ 19,168	\$ 30,595	\$ 41,432	\$ 49,876	\$ 57,326	\$ 60,848	\$ 62,702	\$ 64,413	\$ 65,933
BP Length	32	29	30	33	34	29	30	31	30	30	30	31
HDD	2	66	457	802	1,075	1,060	622	553	173	12	-	-
CDD	216	52	-	-	-	-	-	4	48	12	-	-
Month Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704
YTD Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704

### SimActual vs. Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	-11.4%	-26.8%	-17.3%	-21.1%	-25.4%	-26.9%	-10.4%	-13.7%	-12.0%	-5.3%	-5.7%	-19.0%
YTD Use	-11.4%	-20.1%	-18.3%	-19.7%	-21.9%	-23.3%	-21.4%	-20.5%	-20.0%	-19.6%	-19.3%	-19.3%
Month \$	-11.4%	-26.8%	-17.3%	-21.1%	-25.4%	-26.9%	-10.4%	-13.7%	-12.0%	-5.3%	-5.7%	-19.0%
YTD \$	-11.4%	-20.1%	-18.3%	-19.7%	-21.9%	-23.3%	-21.4%	-20.5%	-20.0%	-19.6%	-19.3%	-19.3%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

### Use Avoidance

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	8	26	48	94	146	149	37	44	18	4	4	13
YTD Use	8	34	82	176	322	471	508	552	570	574	578	591

### Cost Avoidance

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use \$	\$ 223	\$ 686	\$ 1,286	\$ 2,503	\$ 3,889	\$ 3,992	\$ 980	\$ 1,182	\$ 482	\$ 104	\$ 104	\$ 357
YTD \$	\$ 223	\$ 909	\$ 2,195	\$ 4,698	\$ 8,587	\$ 12,579	\$ 13,559	\$ 14,741	\$ 15,224	\$ 15,328	\$ 15,432	\$ 15,789

# Meter Detail Report

Reference: Actual usage and costs for past Year.

Baseline: Current usage and costs based upon historic patterns of Unit use.

SimActual: Actual usage and calculated costs for current Year.

## Meter: PA 1-45 Water

### Reference

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	203	229	215	186	240	245	184	645	259	174	249	207
YTD Use	203	432	647	833	1,073	1,318	1,502	2,147	2,406	2,580	2,829	3,036
Month \$	\$ 1,882	\$ 2,123	\$ 1,993	\$ 1,724	\$ 2,225	\$ 2,271	\$ 1,706	\$ 5,979	\$ 2,401	\$ 1,613	\$ 2,308	\$ 1,919
YTD \$	\$ 1,882	\$ 4,005	\$ 5,998	\$ 7,722	\$ 9,947	\$ 12,218	\$ 13,924	\$ 19,903	\$ 22,304	\$ 23,917	\$ 26,225	\$ 28,144
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	134	442	604	812	833	969	832	349	236	47	4	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 9.271	\$ 9.271	\$ 9.270	\$ 9.269	\$ 9.271	\$ 9.269	\$ 9.272	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.269	\$ 9.271
YTD Rate	\$ 9.271	\$ 9.271	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270

### Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	210	222	215	201	233	242	178	653	251	182	248	207
YTD Use	210	432	647	848	1,082	1,324	1,502	2,155	2,406	2,588	2,836	3,043
Month \$	\$ 2,621	\$ 2,761	\$ 2,678	\$ 2,510	\$ 2,906	\$ 3,017	\$ 2,218	\$ 8,140	\$ 3,123	\$ 2,268	\$ 3,085	\$ 2,580
YTD \$	\$ 2,621	\$ 5,382	\$ 8,060	\$ 10,570	\$ 13,477	\$ 16,494	\$ 18,712	\$ 26,852	\$ 29,974	\$ 32,242	\$ 35,327	\$ 37,907
BP Length	31	30	30	33	30	28	30	31	30	31	31	31
HDD	52	194	719	788	1,272	926	683	509	127	-	-	-
CDD	96	33	-	-	-	-	-	16	48	-	-	-
Month Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458
YTD Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458

### SimActual

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	172	204	182	188	183	184	198	208	250	236	240	240
YTD Use	172	376	558	746	929	1,113	1,311	1,519	1,769	2,005	2,245	2,485
Month \$	\$ 2,143	\$ 2,541	\$ 2,267	\$ 2,342	\$ 2,280	\$ 2,292	\$ 2,467	\$ 2,591	\$ 3,115	\$ 2,940	\$ 2,990	\$ 2,990
YTD \$	\$ 2,143	\$ 4,684	\$ 6,952	\$ 9,294	\$ 11,574	\$ 13,866	\$ 16,333	\$ 18,924	\$ 22,038	\$ 24,978	\$ 27,968	\$ 30,958
BP Length	31	30	30	33	30	28	30	31	30	31	31	31
HDD	52	194	719	788	1,272	926	683	509	127	-	-	-
CDD	96	33	-	-	-	-	-	16	48	-	-	-
Month Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458
YTD Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458

### SimActual vs. Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	-18.2%	-7.9%	-15.3%	-6.7%	-21.5%	-24.0%	11.2%	-68.2%	-0.3%	29.6%	-3.1%	15.9%
YTD Use	-18.2%	-13.0%	-13.8%	-12.1%	-14.1%	-15.9%	-12.7%	-29.5%	-26.5%	-22.5%	-20.8%	-18.3%
Month \$	-18.2%	-7.9%	-15.3%	-6.7%	-21.5%	-24.0%	11.2%	-68.2%	-0.3%	29.6%	-3.1%	15.9%
YTD \$	-18.2%	-13.0%	-13.8%	-12.1%	-14.1%	-15.9%	-12.7%	-29.5%	-26.5%	-22.5%	-20.8%	-18.3%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

### Use Avoidance

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	38	18	33	13	50	58	(20)	445	1	(54)	8	(33)
YTD Use	38	56	89	102	153	211	191	636	637	583	591	558

### Cost Avoidance

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use \$	\$ 478	\$ 219	\$ 411	\$ 168	\$ 626	\$ 725	\$ (248)	\$ 5,548	\$ 8	\$ (672)	\$ 95	\$ (410)
YTD Use	\$ 478	\$ 698	\$ 1,109	\$ 1,277	\$ 1,903	\$ 2,628	\$ 2,379	\$ 7,928	\$ 7,936	\$ 7,263	\$ 7,359	\$ 6,949

# Meter Detail Report

Reference: Actual usage and costs for past Year.

Baseline: Current usage and costs based upon historic patterns of Unit use.

SimActual: Actual usage and calculated costs for current Year.

## Meter: PA I-46 Gas

### Reference

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	29	99	278	415	489	488	363	130	88	17	36	24
YTD Use	29	128	406	821	1,310	1,798	2,161	2,291	2,379	2,396	2,432	2,456
Month \$	\$ 576	\$ 1,967	\$ 5,524	\$ 8,256	\$ 9,717	\$ 9,697	\$ 7,213	\$ 2,583	\$ 1,749	\$ 338	\$ 715	\$ 477
YTD \$	\$ 576	\$ 2,543	\$ 8,067	\$ 16,323	\$ 26,040	\$ 35,737	\$ 42,950	\$ 45,533	\$ 47,282	\$ 47,620	\$ 48,335	\$ 48,812
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	16	184	312	502	523	689	534	120	50	2	-	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 19.862	\$ 19.869	\$ 19.871	\$ 19.894	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.869	\$ 19.875	\$ 19.882	\$ 19.861	\$ 19.875
YTD Rate	\$ 19.862	\$ 19.867	\$ 19.869	\$ 19.882	\$ 19.878	\$ 19.876	\$ 19.875	\$ 19.875	\$ 19.875	\$ 19.875	\$ 19.875	\$ 19.875

### Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	34	68	388	369	777	430	307	155	44	32	31	34
YTD Use	34	102	490	859	1,636	2,065	2,373	2,528	2,572	2,604	2,635	2,668
Month \$	\$ 905	\$ 1,820	\$ 10,366	\$ 9,843	\$ 20,751	\$ 11,471	\$ 8,207	\$ 4,142	\$ 1,181	\$ 849	\$ 820	\$ 905
YTD \$	\$ 905	\$ 2,725	\$ 13,091	\$ 22,934	\$ 43,685	\$ 55,156	\$ 63,362	\$ 67,504	\$ 68,686	\$ 69,534	\$ 70,355	\$ 71,260
BP Length	32	29	34	31	32	29	29	30	32	30	29	32
HDD	-	53	494	471	1,043	560	388	173	15	-	-	-
CDD	90	33	-	-	-	-	-	16	48	-	-	-
Month Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704
YTD Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704

### SimActual

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	53	128	339	322	473	332	281	209	64	47	40	45
YTD Use	53	181	520	842	1,315	1,647	1,928	2,137	2,202	2,248	2,288	2,333
Month \$	\$ 1,410	\$ 3,418	\$ 9,053	\$ 8,593	\$ 12,631	\$ 8,874	\$ 7,512	\$ 5,579	\$ 1,720	\$ 1,252	\$ 1,063	\$ 1,196
YTD \$	\$ 1,410	\$ 4,828	\$ 13,881	\$ 22,474	\$ 35,105	\$ 43,979	\$ 51,491	\$ 57,070	\$ 58,790	\$ 60,042	\$ 61,105	\$ 62,301
BP Length	32	29	34	31	32	29	29	30	32	30	29	32
HDD	-	53	494	471	1,043	560	388	173	15	-	-	-
CDD	90	33	-	-	-	-	-	16	48	-	-	-
Month Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704
YTD Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704

### SimActual vs. Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	55.8%	87.8%	-12.7%	-12.7%	-39.1%	-22.6%	-8.5%	34.7%	45.6%	47.6%	29.6%	32.2%
YTD Use	55.8%	77.2%	6.0%	-2.0%	-19.6%	-20.3%	-18.7%	-15.5%	-14.4%	-13.7%	-13.1%	-12.6%
Month \$	55.8%	87.8%	-12.7%	-12.7%	-39.1%	-22.6%	-8.5%	34.7%	45.6%	47.6%	29.6%	32.2%
YTD \$	55.8%	77.2%	6.0%	-2.0%	-19.6%	-20.3%	-18.7%	-15.5%	-14.4%	-13.7%	-13.1%	-12.6%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

### Use Avoidance

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	(19)	(60)	49	47	304	97	26	(54)	(20)	(15)	(9)	(11)
YTD Use	(19)	(79)	(30)	17	321	419	445	391	371	355	346	335

### Cost Avoidance

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use \$	\$ (505)	\$ (1,598)	\$ 1,313	\$ 1,250	\$ 8,120	\$ 2,597	\$ 695	\$ (1,437)	\$ (539)	\$ (404)	\$ (243)	\$ (291)
YTD \$	\$ (505)	\$ (2,103)	\$ (790)	\$ 460	\$ 8,579	\$ 11,177	\$ 11,871	\$ 10,435	\$ 9,896	\$ 9,492	\$ 9,250	\$ 8,959

# Meter Detail Report

Reference: Actual usage and costs for past Year.

Baseline: Current usage and costs based upon historic patterns of Unit use.

SimActual: Actual usage and calculated costs for current Year.

## Meter: PA 1-46 Water

### Reference

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	173	111	184	174	153	370	165	262	179	714	208	168
YTD Use	173	284	468	642	795	1,165	1,330	1,592	1,771	2,485	2,693	2,861
Month \$	\$ 1,604	\$ 1,029	\$ 1,706	\$ 1,616	\$ 1,418	\$ 3,430	\$ 1,530	\$ 2,429	\$ 1,659	\$ 6,619	\$ 1,928	\$ 1,557
YTD \$	\$ 1,604	\$ 2,633	\$ 4,339	\$ 5,955	\$ 7,373	\$ 10,803	\$ 12,333	\$ 14,762	\$ 16,421	\$ 23,040	\$ 24,968	\$ 26,525
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	134	442	604	812	833	969	832	349	236	47	4	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 9.272	\$ 9.270	\$ 9.272	\$ 9.287	\$ 9.268	\$ 9.270	\$ 9.273	\$ 9.271	\$ 9.268	\$ 9.270	\$ 9.269	\$ 9.268
YTD Rate	\$ 9.272	\$ 9.271	\$ 9.271	\$ 9.276	\$ 9.274	\$ 9.273	\$ 9.273	\$ 9.273	\$ 9.272	\$ 9.272	\$ 9.271	\$ 9.271

### Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	173	106	189	169	154	340	199	250	173	713	218	181
YTD Use	173	279	467	636	791	1,131	1,330	1,580	1,753	2,467	2,685	2,866
Month \$	\$ 2,151	\$ 1,321	\$ 2,350	\$ 2,104	\$ 1,923	\$ 4,239	\$ 2,483	\$ 3,113	\$ 2,160	\$ 8,886	\$ 2,721	\$ 2,260
YTD \$	\$ 2,151	\$ 3,472	\$ 5,821	\$ 7,926	\$ 9,849	\$ 14,087	\$ 16,570	\$ 19,683	\$ 21,843	\$ 30,729	\$ 33,450	\$ 35,710
BP Length	30	29	32	30	31	27	33	29	29	33	30	33
HDD	38	169	727	750	1,189	943	807	469	175	3	-	-
CDD	107	33	-	-	-	-	-	16	39	9	-	-
Month Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458
YTD Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458

### SimActual

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	876	901	886	769	788	436	562	340	674	827	327	281
YTD Use	876	1,777	2,663	3,432	4,220	4,656	5,218	5,558	6,232	7,059	7,386	7,667
Month \$	\$ 10,913	\$ 11,225	\$ 11,038	\$ 9,580	\$ 9,811	\$ 5,433	\$ 7,006	\$ 4,238	\$ 8,393	\$ 10,299	\$ 4,074	\$ 3,501
YTD \$	\$ 10,913	\$ 22,138	\$ 33,176	\$ 42,756	\$ 52,567	\$ 58,000	\$ 65,006	\$ 69,245	\$ 77,638	\$ 87,937	\$ 92,011	\$ 95,511
BP Length	30	29	32	30	31	27	33	29	29	33	30	33
HDD	38	169	727	750	1,189	943	807	469	175	3	-	-
CDD	107	33	-	-	-	-	-	16	39	9	-	-
Month Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458
YTD Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458

### SimActual vs. Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	407.4%	749.8%	369.8%	355.3%	410.2%	28.2%	182.2%	36.2%	288.6%	15.9%	49.7%	54.9%
YTD Use	407.4%	537.7%	469.9%	439.5%	433.7%	311.7%	292.3%	251.8%	255.4%	186.2%	175.1%	167.5%
Month \$	407.4%	749.8%	369.8%	355.3%	410.2%	28.2%	182.2%	36.2%	288.6%	15.9%	49.7%	54.9%
YTD \$	407.4%	537.7%	469.9%	439.5%	433.7%	311.7%	292.3%	251.8%	255.4%	186.2%	175.1%	167.5%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

### Use Avoidance

Month Use	(703)	(795)	(697)	(600)	(633)	(96)	(363)	(90)	(500)	(113)	(109)	(100)
YTD Use	(703)	(1,498)	(2,196)	(2,796)	(3,429)	(3,525)	(3,888)	(3,978)	(4,479)	(4,592)	(4,701)	(4,800)

### Cost Avoidance

Month Use \$	\$ (8,762)	\$ (9,904)	\$ (8,688)	\$ (7,476)	\$ (7,888)	\$ (1,194)	\$ (4,523)	\$ (1,126)	\$ (6,233)	\$ (1,413)	\$ (1,353)	\$ (1,241)
YTD \$	\$ (8,762)	\$ (18,666)	\$ (27,354)	\$ (34,830)	\$ (42,718)	\$ (43,913)	\$ (48,436)	\$ (49,561)	\$ (55,795)	\$ (57,207)	\$ (58,561)	\$ (59,801)

# Meter Detail Report

Reference: Actual usage and costs for past Year.

Baseline: Current usage and costs based upon historic patterns of Unit use.

SimActual: Actual usage and calculated costs for current Year.

## Meter: PA 1-47 Gas

### Reference

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	31	91	174	164	267	251	192	106	54	27	28	23
YTD Use	31	122	296	460	727	978	1,170	1,276	1,330	1,357	1,385	1,408
Month \$	\$ 616	\$ 1,808	\$ 3,457	\$ 3,260	\$ 5,305	\$ 4,988	\$ 3,815	\$ 2,106	\$ 1,073	\$ 537	\$ 556	\$ 457
YTD \$	\$ 616	\$ 2,424	\$ 5,881	\$ 9,141	\$ 14,446	\$ 19,434	\$ 23,249	\$ 25,355	\$ 26,428	\$ 26,965	\$ 27,521	\$ 27,978
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	34	250	395	595	616	773	621	178	90	8	-	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 19.871	\$ 19.868	\$ 19.868	\$ 19.878	\$ 19.869	\$ 19.873	\$ 19.870	\$ 19.868	\$ 19.870	\$ 19.889	\$ 19.857	\$ 19.870
YTD Rate	\$ 19.871	\$ 19.869	\$ 19.868	\$ 19.872	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871

### Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	34	57	192	213	328	246	174	109	42	35	32	32
YTD Use	34	91	283	496	825	1,071	1,245	1,354	1,396	1,431	1,462	1,494
Month \$	\$ 900	\$ 1,531	\$ 5,139	\$ 5,688	\$ 8,769	\$ 6,369	\$ 4,649	\$ 2,917	\$ 1,118	\$ 931	\$ 844	\$ 844
YTD \$	\$ 900	\$ 2,431	\$ 7,570	\$ 13,258	\$ 22,027	\$ 28,596	\$ 33,245	\$ 36,162	\$ 37,280	\$ 38,211	\$ 39,054	\$ 39,898
BP Length	30	31	31	34	29	29	31	30	30	32	29	29
HDD	4	81	545	605	1,020	737	482	263	32	-	-	-
CDD	90	33	-	-	-	-	-	16	48	-	-	-
Month Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704
YTD Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704

### SimActual

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	303	645	1,782	1,995	2,428	2,239	1,973	1,468	310	295	268	272
YTD Use	303	948	2,730	4,725	7,153	9,392	11,365	12,833	13,143	13,438	13,706	13,978
Month \$	\$ 8,091	\$ 17,224	\$ 47,587	\$ 53,275	\$ 64,838	\$ 59,791	\$ 52,688	\$ 39,202	\$ 8,276	\$ 7,876	\$ 7,157	\$ 7,264
YTD \$	\$ 8,091	\$ 25,316	\$ 72,903	\$ 126,178	\$ 191,016	\$ 250,807	\$ 303,494	\$ 342,696	\$ 350,975	\$ 358,852	\$ 366,009	\$ 373,273
BP Length	30	31	31	34	29	29	31	30	30	32	29	29
HDD	4	81	545	605	1,020	737	482	263	32	-	-	-
CDD	90	33	-	-	-	-	-	16	48	-	-	-
Month Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704
YTD Rate	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704	\$ 26.704

### SimActual vs. Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	799.1%	1024.7%	826.1%	836.6%	639.4%	810.2%	1033.4%	1243.8%	640.7%	746.2%	748.3%	761.0%
YTD Use	799.1%	941.2%	863.1%	851.7%	767.2%	777.1%	812.9%	847.7%	841.5%	839.1%	837.2%	835.6%
Month \$	799.1%	1024.7%	826.1%	836.6%	639.4%	810.2%	1033.4%	1243.8%	640.7%	746.2%	748.3%	761.0%
YTD \$	799.1%	941.2%	863.1%	851.7%	767.2%	777.1%	812.9%	847.7%	841.5%	839.1%	837.2%	835.6%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

### Use Avoidance

Month Use	(269)	(588)	(1,590)	(1,782)	(2,100)	(1,993)	(1,799)	(1,359)	(268)	(260)	(236)	(240)
YTD Use	(269)	(857)	(2,447)	(4,229)	(6,328)	(8,321)	(10,120)	(11,479)	(11,747)	(12,007)	(12,244)	(12,484)

### Cost Avoidance

Month Use \$	\$ (7,191)	\$ (15,693)	\$ (42,449)	\$ (47,587)	\$ (56,069)	\$ (53,222)	\$ (48,039)	\$ (36,285)	\$ (7,161)	\$ (6,947)	\$ (6,313)	\$ (6,420)
YTD Use \$	\$ (7,191)	\$ (22,884)	\$ (65,333)	\$ (112,920)	\$ (168,989)	\$ (222,211)	\$ (270,249)	\$ (306,534)	\$ (313,695)	\$ (320,642)	\$ (326,955)	\$ (333,375)

# Meter Detail Report

Reference: Actual usage and costs for past Year.

Baseline: Current usage and costs based upon historic patterns of Unit use.

SimActual: Actual usage and calculated costs for current Year.

## Meter: PA 1-47 Water

### Reference

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	147	105	139	95	66	84	202	111	174	128	146	132
YTD Use	147	252	391	486	552	636	838	949	1,123	1,251	1,397	1,529
Month \$	\$ 1,363	\$ 973	\$ 1,283	\$ 881	\$ 612	\$ 779	\$ 1,873	\$ 1,029	\$ 1,613	\$ 1,187	\$ 1,353	\$ 1,224
YTD \$	\$ 1,363	\$ 2,336	\$ 3,619	\$ 4,500	\$ 5,112	\$ 5,891	\$ 7,764	\$ 8,793	\$ 10,406	\$ 11,593	\$ 12,946	\$ 14,170
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	134	442	604	812	833	969	832	349	236	47	4	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 9.272	\$ 9.267	\$ 9.230	\$ 9.274	\$ 9.273	\$ 9.274	\$ 9.272	\$ 9.270	\$ 9.270	\$ 9.273	\$ 9.267	\$ 9.273
YTD Rate	\$ 9.272	\$ 9.270	\$ 9.256	\$ 9.259	\$ 9.261	\$ 9.263	\$ 9.265	\$ 9.266	\$ 9.266	\$ 9.267	\$ 9.267	\$ 9.267

### Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	139	120	108	94	64	122	169	119	179	146	128	138
YTD Use	139	259	367	460	524	646	815	934	1,112	1,259	1,386	1,524
Month \$	\$ 1,727	\$ 1,494	\$ 1,344	\$ 1,170	\$ 792	\$ 1,515	\$ 2,109	\$ 1,480	\$ 2,227	\$ 1,820	\$ 1,592	\$ 1,716
YTD \$	\$ 1,727	\$ 3,222	\$ 4,566	\$ 5,736	\$ 6,528	\$ 8,044	\$ 10,152	\$ 11,632	\$ 13,858	\$ 15,679	\$ 17,271	\$ 18,987
BP Length	32	31	26	34	27	30	29	29	34	33	28	31
HDD	60	408	694	929	1,152	873	655	392	99	-	-	-
CDD	105	8	-	-	-	-	-	16	48	-	-	-
Month Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458
YTD Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458

### SimActual

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	256	85	110	117	123	117	123	117	163	132	276	210
YTD Use	256	341	451	568	691	808	931	1,048	1,212	1,344	1,620	1,830
Month \$	\$ 3,189	\$ 1,059	\$ 1,370	\$ 1,459	\$ 1,532	\$ 1,459	\$ 1,532	\$ 1,460	\$ 2,036	\$ 1,644	\$ 3,442	\$ 2,612
YTD \$	\$ 3,189	\$ 4,248	\$ 5,619	\$ 7,077	\$ 8,610	\$ 10,069	\$ 11,601	\$ 13,061	\$ 15,097	\$ 16,741	\$ 20,183	\$ 22,796
BP Length	32	31	26	34	27	30	29	29	34	33	28	31
HDD	60	408	694	929	1,152	873	655	392	99	-	-	-
CDD	105	8	-	-	-	-	-	16	48	-	-	-
Month Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458
YTD Rate	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458	\$ 12.458

### SimActual vs. Baseline

	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022
Month Use	84.6%	-29.1%	1.9%	24.7%	93.5%	-3.7%	-27.3%	-1.3%	-8.6%	-9.7%	116.2%	52.2%
YTD Use	84.6%	31.9%	23.1%	23.4%	31.9%	25.2%	14.3%	12.3%	8.9%	6.8%	16.9%	20.1%
Month \$	84.6%	-29.1%	1.9%	24.7%	93.5%	-3.7%	-27.3%	-1.3%	-8.6%	-9.7%	116.2%	52.2%
YTD \$	84.6%	31.9%	23.1%	23.4%	31.9%	25.2%	14.3%	12.3%	8.9%	6.8%	16.9%	20.1%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

### Use Avoidance

Month Use	(117)	35	(2)	(23)	(59)	5	46	2	15	14	(148)	(72)
YTD Use	(117)	(82)	(84)	(108)	(167)	(163)	(116)	(115)	(99)	(85)	(234)	(306)

### Cost Avoidance

Month Use \$	\$ (1,462)	\$ 435	\$ (26)	\$ (289)	\$ (740)	\$ 57	\$ 576	\$ 20	\$ 191	\$ 176	\$ (1,850)	\$ (896)
YTD \$	\$ (1,462)	\$ (1,027)	\$ (1,053)	\$ (1,341)	\$ (2,082)	\$ (2,025)	\$ (1,449)	\$ (1,429)	\$ (1,238)	\$ (1,062)	\$ (2,912)	\$ (3,808)

## Option A Savings

This section of the report provides Housing Authority of the City of Pittsburgh with a breakdown of the savings achieved from the Option A ECMs.

Annual cost avoidance is calculated based on the stipulated & one-time reconciliation

ECM #	ECM Description	kWh	kWh \$	MCF	MCF \$	Water	Water \$	Total \$
1	Retrofit Tenant Area Lighting	1,729,869	\$ 137,180					\$ 137,180
2	Retrofit Common Area Lighting	884,399	\$ 76,928					\$ 76,928
6	High Efficiency Refrigerators	96,142	\$ 10,941					\$ 10,941
10, 11	Water Conservation	222,931	\$ 25,370	840	\$ 21,769	1,797	\$ 21,731	\$ 68,869
16	Building Envelope Improvements	22,012	\$ 2,505					\$ 2,505
18	Roof Replacement and/or Added Insulation	146	\$ 17					\$ 17
21	Limiting Thermostats	92,546	\$ 10,532	2,294	\$ 59,463			\$ 69,994
30	Replace Rooftop Ventilations Units	13,243	\$ 1,507					\$ 1,507
32	Ventilation Unit Heat Recovery	3,842	\$ 437					\$ 437
37	Insulate Make Up Air Duct on Roof	212	\$ 24					\$ 24
<b>Total</b>		<b>3,065,343</b>	<b>\$ 265,441</b>	<b>3,133</b>	<b>\$ 81,231</b>	<b>1,797</b>	<b>\$ 21,731</b>	<b>\$ 368,403</b>

3.35

# Lighting Savings

## ECM: Interior Tenant Area Lighting Retrofit

HA Site #	Site Name	Proposed Savings		As Installed Savings		Difference	
		Electric kWh	Electric \$	Electric kWh	Electric \$	Electric kWh	Electric \$
PA 1-02	Bedford Dwellings	280,238	\$ 31,891	380,228	\$ 43,270	99,990	\$ 11,379
PA 1-04	Arlington Heights						
PA 1-05	Allegheny Dwellings	293,553	\$ 33,406	295,457	\$ 33,623	1,904	\$ 217
PA 1-09	Northview Heights*						
PA 1-09H	Northview High Rise*						
PA 1-11	Hamilton-Larimer	36,147	\$ 4,114	41,936	\$ 4,772	5,789	\$ 659
PA 1-15	Pennsylvania-Bidwell	84,245	\$ 9,587	84,959	\$ 9,668	714	\$ 81
PA 1-17	Pressley Street	82,441	\$ 9,382	68,020	\$ 7,741	-14,421	\$ (1,641)
PA 1-20	Homewood North*						
PA 1-31	Murray Tower	26,150	\$ 2,976	46,433	\$ 5,284	20,283	\$ 2,308
PA 1-32	Glen Hazel Family	162,295	\$ 18,469	153,182	\$ 17,432	-9,113	\$ (1,037)
PA 1-40	Mazza Pavilion (Brookline)						
PA 1-41	Caliguiri Plaza (Allentown)	42,285	\$ 4,812	53,296	\$ 6,065	11,011	\$ 1,253
PA 1-44	Finello Pavilion (South Oakland)	20,869	\$ 2,375	24,773	\$ 2,819	3,904	\$ 444
PA 1-45	Morse Gardens	2,572	\$ 293	7,332	\$ 834	4,760	\$ 542
PA 1-46	Carrick Regency	26,293	\$ 2,992	33,678	\$ 3,833	7,385	\$ 840
PA 1-47	Gualtieri Manor	13,122	\$ 1,493	16,158	\$ 1,839	3,036	\$ 345
		1,493,088	\$169,913	1,729,869	\$ 137,180	236,781	\$ 26,946

## ECM: Interior Common Area Lighting Retrofit

HA Site #	Site Name	Proposed Savings		As Installed Savings		Difference	
		Electric kWh	Electric \$	Electric kWh	Electric \$	Electric kWh	Electric \$
PA 1-02	Bedford Dwellings	194,663	\$ 22,153	106,355	\$ 12,103	-88,308	\$ (10,049)
PA 1-04	Arlington Heights						
PA 1-05	Allegheny Dwellings	273,650	\$ 31,141	31,790	\$ 3,618	-241,860	\$ (27,524)
PA 1-09	Northview Heights*						
PA 1-09H	Northview High Rise*						
PA 1-11	Hamilton-Larimer	6,905	\$ 786	32,079	\$ 3,651	25,174	\$ 2,865
PA 1-15	Pennsylvania-Bidwell	39,943	\$ 4,546	15,929	\$ 1,813	-24,014	\$ (2,733)
PA 1-17	Pressley Street	213,553	\$ 24,302	278,784	\$ 31,726	65,231	\$ 7,423
PA 1-20	Homewood North*						
PA 1-31	Murray Tower	98,968	\$ 11,263	67,034	\$ 7,628	-31,934	\$ (3,634)
PA 1-32	Glen Hazel Family	0	\$ -	0	\$ -	0	\$ -
PA 1-40	Mazza Pavilion (Brookline)						
PA 1-41	Caliguiri Plaza (Allentown)	28,301	\$ 3,221	30,311	\$ 3,449	2,010	\$ 229
PA 1-44	Finello Pavilion (South Oakland)	33,577	\$ 3,821	17,579	\$ 2,000	-15,998	\$ (1,821)
PA 1-45	Morse Gardens	10,159	\$ 1,156	9,164	\$ 1,043	-995	\$ (113)
PA 1-46	Carrick Regency	41,723	\$ 4,748	53,933	\$ 6,138	12,210	\$ 1,389
PA 1-47	Gualtieri Manor	58,996	\$ 6,714	33,036	\$ 3,759	-25,960	\$ (2,954)
		1,306,960	\$148,732	884,399	\$ 76,928	-422,561	\$ (48,087)

Cost per kWh

\$0.1138

\* Buildings are Opt C, therefore savings not included in lighting savings totals

3.36

# High Efficiency Refrigerators

The table below shows a summary of the proposed number of high efficiency refrigerators and their locations along with the actual installed number and locations of the refrigerators.

Locations	# of Proposed Installations	# of Actual Installations
Addison Terrace	61	75
Bedford Dwellings	51	45
Allegheny Dwellings	29	40
Northview Heights	65	72
Hamilton-Larimer	30	0
Glen Hazel Family	69	70
<b>Totals</b>	<b>305</b>	<b>302</b>

HA Site #	Site Name	% of Units Occupied	Existing Refrig. Code #	Quan.	Existing Refrigerators		New Refrigerators			Annual Electric Savings
					Annual kWh	Annual Cost	Refrig. Code #	Annual kWh	Annual Cost	
PA 1-02	Bedford Dwellings	93.1%	10	18	11,696	\$ 1,331	1	6,468	\$ 736	5,228
PA 1-02	Bedford Dwellings	93.1%	12	8	10,360	\$ 1,179	1	2,875	\$ 327	7,485
PA 1-02	Bedford Dwellings	93.1%	13	25	24,787	\$ 2,821	1	8,984	\$ 1,022	15,803
PA 1-05	Allegheny Dwellings	92.9%	14	17	12,588	\$ 1,433	1	6,097	\$ 694	6,491
PA 1-05	Allegheny Dwellings	92.9%	13	12	11,874	\$ 1,351	1	4,303	\$ 490	7,570
PA 1-09	Northview Heights*	83.6%	4	30	20,247	\$ 2,304	1	9,685	\$ 1,102	10,563
PA 1-09	Northview Heights*	83.6%	5	7	7,095	\$ 807	1	2,260	\$ 257	4,836
PA 1-09	Northview Heights*	83.6%	6	28	26,930	\$ 3,065	1	9,039	\$ 1,029	17,891
PA 1-11	Hamilton-Larimer	93.3%	8	3	2,859	\$ 325	1	1,081	\$ 123	1,778
PA 1-11	Hamilton-Larimer	93.3%	11	27	27,443	\$ 3,123	1	9,727	\$ 1,107	17,716
PA 1-32	Glen Hazel Family	96.9%	1	61	51,234	\$ 5,830	1	22,810	\$ 2,596	28,424
PA 1-32	Glen Hazel Family	96.9%	2	1	1,138	\$ 130	1	374	\$ 43	764
PA 1-32	Glen Hazel Family	96.9%	3	7	7,500	\$ 854	1	2,618	\$ 298	4,883
		<b>88.6%</b>		<b>305</b>	<b>206,394</b>	<b>23,488</b>		<b>83,737</b>	<b>9,529</b>	<b>96,142</b>

Electrical Savings - kWh                      96,142  
 Electrical Savings - \$                              \$ 10,941

\* Building is Opt C, therefore savings not included in refrigerator savings total

## Water Conservation Savings

ECM: **Low Flow Faucet Restrictors & Shower Heads**

HA Site #	Site Name	Annual Savings				Savings % of Total			
		Natural Gas - MCF	Electric - kWh	Water - Mgals	Sewer - Mgals	Natural Gas - MCF	Electric - kWh	Water - Mgals	Sewer - Mgals
PA 1-01	Addison Terrace	3,958	0	8,469	8,469	7.05%	0.00%	16.13%	0.00%
PA 1-04	Arlington Heights	919	0	1,967	1,967	8.00%	0.00%	14.73%	0.00%
PA 1-05	Allegheny Dwellings	0	222,931	3,011	3,011	0.00%	9.64%	29.17%	0.00%
PA 1-09	Northview Heights	3,550	0	7,596	7,596	6.34%	0.00%	30.91%	0.00%
PA 1-09H	Northview High Rise	355	0	759	759	5.70%	0.00%	27.81%	0.00%
PA 1-11	Hamilton-Larimer	268	0	574	574	13.43%	0.00%	16.52%	0.00%
PA 1-15	Pennsylvania-Bidwell	433	0	928	928	3.86%	0.00%	20.28%	0.00%
PA 1-17	Pressley Street	533	0	1,141	1,141	4.07%	0.00%	18.14%	0.00%
PA 1-20	Homewood North	1,222	0	2,614	2,614	5.12%	0.00%	16.02%	0.00%
PA 1-31	Murray Towers	196	0	418	418	2.94%	0.00%	11.45%	0.00%
PA 1-32	Glen Hazel Family	840	0	1,797	1,797	6.35%	0.00%	16.30%	0.00%
PA 1-40	Mazza Pavilion (Brookline)	89	0	190	190	3.51%	0.00%	14.35%	0.00%
PA 1-41	Caliguiri Plaza (Allentown)	341	0	730	730	8.12%	0.00%	21.13%	0.00%
PA 1-45	Morse Gardens	227	0	485	485	7.56%	0.00%	15.98%	0.00%
PA 1-46	Carrick Regency	198	0	424	424	8.06%	0.00%	14.81%	0.00%
PA 1-47	Gualtieri Manor	96	0	205	205	6.82%	0.00%	13.44%	0.00%
		<b>1,194</b>	<b>222,931</b>	<b>2,556</b>	<b>2,556</b>	<b>0.42%</b>	<b>0.98%</b>	<b>1.59%</b>	<b>0.00%</b>

ECM	Electric Savings kWh	Electric Savings Dollars	Water Savings Mgal	Water Savings Dollars	Natural Gas Savings MCF	Natural Gas Savings Dollars
Low Flow Aerators & Showerheads	222,931	\$25,370	1,797	\$21,731	840	\$21,769
<b>Total</b>	<b>222,931</b>	<b>\$25,370</b>	<b>1,797</b>	<b>\$21,731</b>	<b>840</b>	<b>\$21,769</b>

# Building Envelope Savings

HA Site #	Site Name	Annual Savings				Savings % of Total			
		Electric kWh	Natural Gas MCF	Water Mgals	Sewer Mgals	Natural Gas MCF	Electric kWh	Water Mgals	Sewer Mgals
PA 1-01	Addison Terrace	17,919	1,676			2.99%	0.42%		
PA 1-02	Bedford Dwellings	3,075	288			0.55%	0.10%		
PA 1-04	Arlington Heights	3,829	358			3.12%	0.57%		
PA 1-05	Allegheny Dwellings	7,255	636			3.70%	0.31%		
PA 1-09H	Northview High Rise	585	63			1.02%	0.13%		
PA 1-15	Pennsylvania-Bidwell	3,688	345			3.07%	0.55%		
PA 1-17	Pressley Street	4,321	539			4.11%	0.30%		
PA 1-20	Homewood North*	7,904	739			3.10%	0.85%		
PA 1-31	Murray Towers	674	56			0.84%	0.16%		
PA 1-40	Mazza Pavilion (Brookline)		0			0.00%	0.00%		
PA 1-41	Caliguiri Plaza (Allentown)	1,161	131			3.12%	0.14%		
PA 1-44	Finello Pavilion (South Oakland)	668	65			4.08%	0.14%		
PA 1-46	Carrick Regency	1,170	132			5.37%	0.18%		
		<b>44,345</b>				<b>0.00%</b>	<b>0.19%</b>		

HA Site #	Site Name	Present Annual Heating Usages		CFM Saved	Calculated Annual Savings				
		MCFs	KWhs		Htg. Eff.	Gas MCFs	Htg.kWh	EER	Clg.kWh
PA 1-02	Bedford Dwellings	41,774	-	1,471	75%	288	-	9	3,075
PA 1-04	Arlington Heights	9,308	-	1,831	75%	358	-	9	
PA 1-05	Allegheny Dwellings	16,009	-	3,470	80%	636	-	9	7,255
PA 1-09H	Northview High Rise*	4,979	-	280	65%	63	-	9	
PA 1-15	Pennsylvania-Bidwell	9,326	-	1,764	75%	345	-	9	3,688
PA 1-17	Pressley Street	11,137	-	2,755	75%	539	-	12	4,321
PA 1-20	Homewood North*	20,267	-	3,780	75%	739	-	9	
PA 1-31	Murray Towers	5,388	-	323	85%	56	-	9	674
PA 1-40	Mazza Pavilion (Brookline)		-	82	83%	-	-	10	
PA 1-41	Caliguiri Plaza (Allentown)	3,527	-	740	83%	131	-	12	1,161
PA 1-44	Finello Pavilion (South Oakland)	1,291	-	355	80%	65	-	10	668
PA 1-46	Carrick Regency	2,235	-	746	83%	132	-	12	1,170
	<b>Total</b>	<b>234,896</b>	-			<b>5,028</b>	-		<b>22,012</b>

\*MCF Saved Cals  $MCF/yr. = cfm \times Ca \times DDh \times 24 / 1030000 / Eh$

\*kWh Saved Cals  $Heating kWh/yr. = dcfm \times Ca \times DDh \times 24 / 3413 / Eh$   
 $Cooling kWh/yr. = dcfm \times Ca \times DDc \times 24 / 3413 / Ec$

Where: dcfm= Change in Infiltration Rate, Cu. Ft./Min.  
 Eh= Heating Efficiency  
 EER= Energy Efficiency Ratio, Btu/kWh  
 DDh= Heating Degree Days per Year  
 DDc= Cooling Degree Days per Year  
 Ca= Heat capacity factor for air

Area	Electrical Savings kWh	Electrical Savings \$	Natural Gas Savings MCF	Natural Gas Savings \$	Total \$
Building Envelope*	22,012	\$2,505	Option C Savings	\$2,505	

\* Buildings are Opt. C, therefore savings not included in building envelope savings totals

## Roof Replacement and Added Insulation Savings

HA Site #	Site Name	Annual Savings		Savings % of Total	
		Natural Gas - MCF	Electric - kWh	Natural Gas - MCF	Electric - kWh
PA 1-02	Bedford Dwellings	0	0	0.00%	0.00%
PA 1-04	Arlington Heights	123		1.07%	0.20%
PA 1-09	Northview Heights*	425	4,548	0.76%	0.11%
PA 1-20	Homewood North*	219	2,336	0.92%	0.25%
PA 1-31	Murray Towers	12	146	0.18%	0.03%
		<b>779</b>	<b>146</b>		

**\*Heating MBH Saved Cales**

$$\text{Roof MBH/yr.} = \text{DDh} \times 24 / 1000 \times \Lambda \times \text{dU}$$

$$\text{Facade MBH/yr.} = \text{DDh} \times 24 / 1000 \times \Lambda \times \text{dU}$$

**\*Cooling MBH Saved Cales**

$$\text{Roof MBH/yr.} = \text{DDc} \times 24 / 1000 \times \Lambda \times \text{dU}$$

$$\text{Facade MBH/yr.} = \text{DDc} \times 24 / 1000 \times \Lambda \times \text{dU}$$

Where: **DDh= Heating Degree Days per Year**  
**DDc= Cooling Degree Days per Year**  
**dU= Change in Heat Transmission (U) Value**  
**Λ= Total Area, sf**

Area	Electric kWh Saved	Electric \$ Saved	Natural Gas Saved MCF	Natural Gas \$ Saved	Total \$
All Areas	146	\$17	Option C Savings		\$17

\* Buildings are Opt C, therefore savings not included in roof replacement savings totals

## Limiting Thermostats Proposed Savings

HA Site #	Site Name	Annual Savings		Savings % of Total	
		Natural Gas - MCF	Electric - kWh	Natural Gas - MCF	Electric - kWh
PA 1-04	Arlington Heights	1,194	14,973	10.39%	2.22%
PA 1-09	Northview Heights	5,678	88,252	10.14%	2.20%
PA 1-11	Hamilton-Larimer	318	0	15.89%	0.00%
PA 1-20	Homewood North	1,715	0	7.19%	0.00%
PA 1-32	Glen Hazel Family*	2,294	0	17.35%	0.00%
PA 1-40	Mazza Pavilion (Brookline)		0	0.00%	0.00%
PA 1-41	Caliguiri Plaza (Allentown)	893	30,433	21.27%	3.73%
PA 1-44	Finello Pavilion (South Oaks)	452	19,733	28.34%	4.02%
PA 1-45	Morse Gardens	835	19,469	27.84%	3.39%
PA 1-46	Carrick Regency	755	15,161	30.74%	2.33%
PA 1-47	Gualtieri Manor	453	7,751	32.14%	2.68%
		<b>2,294</b>	<b>92,546</b>	<b>0.81%</b>	<b>0.47%</b>

\* All sites are Opt C, Gas except Glen Hazel Family, therefore the savings above are only for Glen Hazel Family, Option A

HA Site #	Site Name	Present Modified* Gas Heating MCF/yr	Present Modified* Electric Cooling kWh/yr	% of Cooling Controlled by Tenant Tstats	Indoor Temp. Heating	Indoor Temp. Cooling	Gas Savings MCF/yr	Electric Clg Savings kWh/yr
PA 1-04	Arlington Heights	9,486	62,618	100%	75	74	1,194	14,973
PA 1-09	Northview Heights	48,596	397,647	100%	75	74	6,118	95,085
PA 1-11	Hamilton-Larimer	1,893	19,858	0%	76	74	318	0
PA 1-20	Homewood North	20,429	76,634	0%	74	74	1,715	0
PA 1-32	Glen Hazel Family*	10,931	186,049	0%	77	74	2,294	0
PA 1-40	Mazza Pavilion (Brookline)	2,082	33,545	0%	77	74	437	0
PA 1-41	Caliguiri Plaza (Allentown)	3,547	165,286	77%	78	74	893	30,433
PA 1-44	Finello Pavilion (South Oaks)	1,346	98,241	84%	80	74	452	19,733
PA 1-45	Morse Gardens	2,487	119,734	68%	80	74	835	19,469
PA 1-46	Carrick Regency	2,250	91,887	69%	80	74	755	15,161
PA 1-47	Gualtieri Manor	1,348	55,891	58%	80	74	453	7,751

Heating Degree Days @ 60=	4606	Cooling Degree Days @ 70=	292
Heating Degree Days @ 65=	5829	Cooling Degree Days @ 65=	726
DD/Deg.F=	245	DD/Deg.F=	87
% reduction per Deg.F=	4%	% reduction per Deg.F=	12%
Target indoor Temp.=	72	Target indoor Temp.=	76

Area	Electrical Savings kWh	Electrical Savings \$	Natural Gas Savings MCF	Natural Gas Savings \$	Total \$
All Areas	92,546	\$10,532	2,294	\$59,463	\$69,994

# Replace Ventilation Units, New Chiller & Insulate Duct Savings

ECM: **Replace Existing Gas Fired Rooftop Corridor Ventilation Units**

HA Site #	Site Name	Annual Savings		Savings % of Total	
		Natural Gas - MCF	Electric - kWh	Natural Gas - MCF	Electric - kWh
PA1-31	Murray Towers	103	13,243	1.55%	3.06%
PA 1-40	Mazza Pavilion (Brookline)	60	6,445	2.35%	2.72%
<b>Totals</b>		<b>163</b>	<b>19,688</b>	<b>0.06%</b>	<b>0.09%</b>

HA Site #	Site Name	CFM	Current Ventilation Units		New Ventilation Units		Cooling kW per Ton	kWh per Year*
			Heating Efficiency	MCF per Year*	Heating Efficiency	MCF per Year*		
PA1-31	Murray Towers	8,445	0.75	1,652	0.80	1,548	1	13,243
PA 1-40	Mazza Pavilion (Brookline)	4,110	0.75	804	0.81	744	1	
<b>Totals</b>		<b>12,555</b>		<b>2,456</b>		<b>2,293</b>		<b>13,243</b>

\*MCF per Year Calcs  $MCF/yr. = cfm \times Ca \times H \times dT / Eh / 1030000$

\*kWh per Year Calcs  $kWh/yr. = cfm \times Ca \times Ec \times H \times dT / 12000$

Where:

- Ca= Heat capacity factor for air
- dT= Change in Temperature, Deg.F
- cfm= Airflow Cubic Feet per Minute
- H= Hours of Operation at Design Capacity per Year
- Eh= Heating Efficiency
- Ec= Cooling Efficiency, kW/Ton

ECM: **Insulate Exterior Duct Runs of Make Up Air Handling Unit**

HA Site #	Site Name	Annual Savings		Savings % of Total	
		Natural Gas - MCF	Electric - kWh	Natural Gas - MCF	Electric - kWh
PA1-31	Murray Towers	20	212	0.31%	0.05%

MAU Heating Temp:	85
MAU Cooling Temp:	70
Heating Efficiency:	70.0%
EER:	10

HA Site #	Site Name	Total Surface Area Sq. Ft.	Present U-Factor	Current MCFs	Current kWh	New U-Factor	Heating MCFs Saved	Cooling kWhs Saved
PA1-31	Murray Towers	100	1	23	236	0	21	212

\*MCF Saved Calcs  $MCF/yr. = A \times dU \times H \times dT / Bmcf / Eh$

\*kWh Saved Calcs  $kWh/yr. = A \times dU \times H \times dT / K / EER$

Where:

- dU= Change in Heat Transmission (U) Value
- H= Equivalent Hours of Operation at Design Capacity per Year
- A= Total SF of Duct Surface
- dT= Change in Temperature, Deg.F
- EER= Energy Efficiency Ratio, MBtu/kWh
- Eh= Heating Efficiency
- Bmcf= Btus per MCF of natural gas= 1,040,000
- K= Watts per Kilowatt= 1000

ECM Number	Electrical Savings kWh	Electrical Savings \$	Natural Gas Savings MCF	Natural Gas Savings \$	Total \$
30 New Unit	13,243	\$1,507			\$1,507
32 Heat Recovery / New Chiller*	3,842	\$437			\$437
37 Insulate Duct	212	\$24			\$24
Option C Savings					

\*Note: As per change order 1, the new chiller's potential to save is estimated to be the same as the originally proposed heat recovery savings. The original proposed savings are shown.

3.42

## Adjustment Summary

Adjustment 1 - Elimination of Mazza Pavilion	\$28,047
Adjustment 2 - Elimination of Heat Pump Units	\$132,077
Adjustment 3 - Elimination of Addison Terrace	\$371,785
Adjustment 4 - Limiting Thermostats	\$180,702
Adjustment 5 - Northview Heights Excess Water Use	\$98,257
	<hr/> <hr/> \$810,867

# Adjustment Detail

**1. Change Order 2 - Elimination of Mazza Pavilion**

Discussion:

During installation Mazza Pavilion was removed from the project via Change Order #2 Rev #2 dated 30 July, 2008. This Change Order required that the effect of that elimination to be noted as savings adjustment. The following values are adjustments to comply with that requirement.

Mazza Pavilion	Electric Savings	\$2,816
	Gas Savings	\$22,886
	Water Savings	\$2,345
	<b>Total Savings</b>	<b><u>\$28,047</u></b>

**2. Change Order 2 - Elimination of Geothermal Units**

Discussion:

During the installation it was determined that a modification in the scope and number of geothermal units was in order. These changes are detailed in Change Order #2 Rev # 2 dated 30 July 2008. In this order, the savings guarantee was not adjusted, but it was stated that a Baseline Adjustment would be made to compensate for the lost savings due to these units being eliminated. The calculation below quantify those adjustments.

Calculations:

Geothermal deduction savings:

HA Site #	Site Name	Common Sq. Feet	Bldg Sq. Feet	Year Built	# of Flrs	# of Units	# of Bldgs											
								2 BR	3 BR	4 BR	5 BR	6 BR						
PA 1-09	Northview Heights	30,000	595,100	1960	2	501	75	36	353	87	25	0						
								Gas Savings per BR (MCF):					2,714	26,613	6,550	1,885		
								Electric Savings per BR (kWh):					(137,490)	(1,348,162)	(332,267)	(95,479)		
								Units Eliminated:					66	27	3			
								% units Eliminated:					0.19	0.31	0.12			
								Gas Savings Eliminated (MCF):					4,976	2,036	226			
								Electric Savings Eliminated (kWh):					(252,064)	(103,117)	(11,457)			
PA 1-20	Homewood North	8,000	145,550	1970	2 & 3	135	20	38	58	30	0	9						
								Gas Savings per BR (MCF):					4,952	7,558	3,909	0	1,173	
								Electric Savings per BR (kWh):					(238,706)	(364,340)	(188,452)	0	(36,536)	
								Units Eliminated:					13	2		1		
								% units Eliminated:					22%	7%		11%		
								Gas Savings Eliminated (MCF):					1,694	261		130		
								Electric Savings Eliminated (kWh):					(81,862)	(12,563)		(6,282)		
								Natural Gas		Electric		Water						
								MCF	\$	kWh	\$	kGal	\$					
Delete 96 units, Northview Heights								7,238	\$ 143,810	\$ 19.87	-366,639	\$ (41,724)	\$ 0.1138					
Delete 16 units, Homewood North								2,085	\$ 41,428	\$ 19.87	-100,508	\$ (11,438)	\$ 0.1138					
								\$ 185,238		\$ (53,161)								

# Adjustment Detail

**3. Elimination of Addison Terrace**

Discussion:

Addison Terrace was removed from use due to HA no longer manages property.

This change required that the affect of that elimination be noted as an adjustment to savings.

The following values are adjustments to comply with that requirement. Savings are based on 2011-12 demonstrated performance

Addison Terrace	Electric Savings	\$88,451
	Gas Savings	\$275,643
	Water Savings	<u>\$7,691</u>
	Total Savings	<u><u>\$371,785</u></u>

**4. Limiting Thermostats Adjustment**

	Gas Savings (MCF)	Savings Adjustment (\$)
Northview Heights	5,678	\$126,986
Arlington Heights	1,194	\$26,706
Gualtieri Manor	453	\$10,121
Carrick Regency	755	<u>\$16,889</u>
<b>Total</b>	<b>7,325</b>	<u><u>\$180,702</u></u>

**5. Northview Heights Excess Water Use Resulting in Reduced Gas and Water Savings Due to Legionella High Temperature Water Purge**

	Water Savings (kGal)	Savings Adjustment (\$)
Northview Heights (Water)	8,355	\$98,257

## Building Utilities Baselines

HA Site #	Site Name	Natural Gas - MCF			Electric - kWh			Water - Mgal			Total	AMP #
		MCF/yr.	Cost/yr.	\$ per MCF	kWh/yr.	Cost/yr.	\$ per kWh	Mgal/yr.	Cost/yr.	\$ per Mgal	Cost/yr.	
PA 1-01	Addison Terrace	56,106	\$ 1,114,862	\$ 19.87	4,288,267	\$ 488,211	\$ 0.11	52,514	\$ 486,808	\$ 9.27	\$ 2,089,881	1
PA 1-02	Bedford Dwellings	52,217	\$ 1,037,590	\$ 19.87	3,209,330	\$ 365,376	\$ 0.11	-	\$ -	\$ -	\$ 1,402,966	2
PA 1-04	Arlington Heights	11,491	\$ 228,332	\$ 19.87	675,017	\$ 76,849	\$ 0.11	13,355	\$ 123,801	\$ 9.27	\$ 428,982	4
PA 1-05	Allegheny Dwellings	17,214	\$ 342,053	\$ 19.87	2,312,239	\$ 263,244	\$ 0.11	10,321	\$ 95,679	\$ 9.27	\$ 700,975	5
PA 1-09	Northview Heights	56,014	\$ 1,113,030	\$ 19.87	4,018,889	\$ 457,543	\$ 0.11	24,572	\$ 227,782	\$ 9.27	\$ 1,798,355	9
PA 1-09H	Northview High Rise	6,224	\$ 123,670	\$ 19.87	446,543	\$ 50,838	\$ 0.11	2,730	\$ 25,309	\$ 9.27	\$ 199,817	9
PA 1-11	Hamilton-Larimer	1,999	\$ 39,716	\$ 19.87	143,352	\$ 16,320	\$ 0.11	3,476	\$ 32,222	\$ 9.27	\$ 88,259	11
PA 1-15	Pennsylvania-Bidwell	11,237	\$ 223,279	\$ 19.87	667,553	\$ 76,000	\$ 0.11	4,573	\$ 42,396	\$ 9.27	\$ 341,674	15
PA 1-17	Pressley Street	13,102	\$ 260,345	\$ 19.87	1,439,800	\$ 163,918	\$ 0.11	6,287	\$ 58,284	\$ 9.27	\$ 482,547	17
PA 1-20	Homewood North	23,843	\$ 473,784	\$ 19.87	926,803	\$ 105,515	\$ 0.11	16,317	\$ 151,258	\$ 9.27	\$ 730,556	20
PA 1-31	Murray Towers	6,651	\$ 132,166	\$ 19.87	433,333	\$ 49,334	\$ 0.11	3,656	\$ 33,888	\$ 9.27	\$ 215,388	31
PA 1-32	Glen Hazel Family	13,222	\$ 262,732	\$ 19.87	1,128,794	\$ 128,511	\$ 0.11	11,021	\$ 102,168	\$ 9.27	\$ 493,411	10
PA 1-40	Mazza Pavilion (Brookline)	2,532	\$ 50,314	\$ 19.87	236,747	\$ 26,953	\$ 0.11	1,326	\$ 12,294	\$ 9.27	\$ 89,560	40
PA 1-41	Caliguiri Plaza (Allentown)	4,198	\$ 83,423	\$ 19.87	814,918	\$ 92,777	\$ 0.11	3,454	\$ 32,015	\$ 9.27	\$ 208,216	41
PA 1-44	Finello Pavilion (South Oakland)	1,594	\$ 31,677	\$ 19.87	491,377	\$ 55,942	\$ 0.11	-	\$ -	\$ -	\$ 87,619	44
PA 1-45	Morse Gardens	2,999	\$ 59,588	\$ 19.87	574,185	\$ 65,370	\$ 0.11	3,036	\$ 28,144	\$ 9.27	\$ 153,101	45
PA 1-46	Carrick Regency	2,456	\$ 48,812	\$ 19.87	650,483	\$ 74,056	\$ 0.11	2,861	\$ 26,525	\$ 9.27	\$ 149,392	46
PA 1-47	Gualtieri Manor	1,408	\$ 27,980	\$ 19.87	288,945	\$ 32,896	\$ 0.11	1,529	\$ 14,170	\$ 9.27	\$ 75,046	47
		<b>284,508</b>	<b>\$ 5,653,351</b>	<b>\$ 19.87</b>	<b>22,746,575</b>	<b>\$ 2,589,654</b>	<b>\$ 0.114</b>	<b>161,029</b>	<b>\$ 1,492,741</b>	<b>\$ 9.27</b>	<b>\$ 9,735,745</b>	

Natural Gas Cost: \$19.8706 per MCF  
 Electric Cost: \$0.1138 per Kwh  
 Water Cost: \$9.2700 Per Mgal.  
 Combined Water/Sewer: \$9.2700 Per Mgal.

## Site Inspection

The site visit inspection was conducted at that sites listed below.

Qty	Site	Address	Lighting (Bath & Kitchen)	Water Kitchen	Water Bathroom	Water Shower	Water WC	Window & Air Sealing	Refrig
				1.5 GPM	.5 GPM	2.0 GPM	1.6 GPM		
1	Northview Heights	717 Mt. Pleasant	X	no faucet	X	no shower head	X		Vacant, no refrig.
2	Northview Heights	821 Mt. Pleasant	X	no water fixtures or toilet					Vacant, no refrig.
3	Northview Heights	723 Mt. Pleasant	Change to LED	incorrect faucet	X	no shower head	X		Vacant, no refrig.
4	Northview Heights	855 Mt. Pleasant	X	X	X	X	X		Vacant, no refrig.
1	Pressley	601 Pressley #1604	X	X	X	X	X	X	
2	Pressley	601 Pressley #909	X	X	X	X	X	X	
3	Pressley	601 Pressley #407	X	X	X	X	X	X	
1	Carrick	2129 Brownsville Rd #1G	X	no faucet	X	X	X		
2	Carrick	2129 Brownsville Rd #4A	X	X	X	X	X		
3	Carrick	2129 Brownsville Rd #3K		Could not access					
1	Caliguri Plaza	803 E. Warrington #618		Not vacated and resident was not notified					
2	Caliguri Plaza	803 E. Warrington #715	X	X	X	2.5	X	X	
3	Caliguri Plaza	803 E. Warrington #1109	X	X	X	X	X	X	
	It was also noted that outside lights are on during daylight								
1	Murray Towers	2825 Murray Ave #305	X	X	X	X	X	X	
2	Murray Towers	2825 Murray Ave #409	X	X	X	X	X	X	
3	Murray Towers	2825 Murray Ave #706	X	X	X	X	X	X	

## Site Inspection

The site visit inspection was conducted at that sites listed below.

Qty	Site	Address	Lighting (Bath & Kitchen)	Water Kitchen	Water Bathroom	Water Shower	Water WC	Window & Air Sealing	Refrig	
				1.5 GPM	.5 GPM	2.0 GPM	1.6 GPM			
1	Arlington	3146 Cordell #621	X	Aerator missing	X	X	X	X		
2	Arlington	3132 Cordell #646	Could not access							
3	Arlington	3150 Cordell #630	X	Aerator missing	X	X	X	X		

Notes: Shower heads should be a maximum of 2.0 GPM

### Limiting Thermostats

Qty	Site	Address	Occ Heat	Limit Heat	Occ Cool	Limit Cool	Current Temp	
1	Northview Heights	717 Mt. Pleasant Rd.	65°				65°	
2	Northview Heights	821 Mt. Pleasant Rd.			73°		60°	
3	Northview Heights	723 Mt. Pleasant Rd.	65°				65°	
4	Northview Heights	855 Mt. Pleasant Rd.	65°				65°	
1	Caliguiri Plaza	803 E. Warrington #618					52°	
2	Caliguiri Plaza	803 E. Warrington #715					68°	
3	Caliguiri Plaza	803 E. Warrington #1109	Thermostat was shut off					76°

Notes:

## Glossary of Terms

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actual cost	Actual energy cost taken directly from utility bill.
actual savings	Savings derived through the Metrix™ program; baseline less actual costs. Positive actual savings indicate utility costs have been reduced after adjusting for weather and other variables in dollars.
balance point	(HtgDD), the outdoor temperature below which space heating is required or (ClgDD), the outdoor temperature above which space cooling is required.
baseline	The adjusted, tuned pre-retrofit bills (usually 1 year) used to compare to post-installation usage in order to calculate savings.
baseline cost	Cost calculated for the baseline using current rates.
billed dollars	Amount billed from utility company.
bill matching	Adjustment made by Metrix™ to account for differing number of days in the billing period before calculating cost avoidance.
cost avoidance	The difference between the baseline cost and the actual or SimActual cost in dollars.
degree-day	Unit representing one degree of difference between the balance point selected and the average temperature during one day.
EER	Energy Efficiency Ratio of cooling equipment defined as the cooling effect in BTU's divided by the power use in watts
guarantee period	Time period specified in contract for which Honeywell will guarantee energy savings.
guarantee year	Number identifying for which year the review is performed based on the number of years the guarantee is in effect.
guaranteed savings	Those savings Honeywell promises the customer through the use of maintenance programs, retrofits, upgrades and energy management systems.

## Glossary of Terms

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HVAC	Industry standard abbreviation for Heating, Ventilating and Air Conditioning.
HtgDD/ClgDD	HtgDD = Heating degree-days ClgDD = Cooling degree-days
kW	Kilowatt - a unit of electrical power, equal to 1000 watts.
kWh	Kilowatt hours - a unit of electrical energy or work, equal to that done by one kilowatt acting for one hour.
modification	An allowance for changes in the facility which affect utility usage that occur while tracking the performance of a meter. Modifications correct both the actual and baseline usage and cost for meters.
pre-installation	Time period (start month and stop month, typically one year's time) that is used as a benchmark for comparison which consists of all energy bills applicable to the retrofit.
R <sup>2</sup>	A measure of how well the independent variable in a regression can explain changes in the dependent variable. An R <sup>2</sup> = "1.0" indicates a perfect correlation.
rate tariff	Actual amount the utility company charges per unit of energy or demand; used by Metrix™ to calculate utility costs for the SimActual & Baseline scenarios.
reference year	The actual usage for designated baseline period.
review period	Time period for which savings are reported.
runtime adjustment	Adjustment made for those hours equipment has run beyond the operating hours specified in the contract.
simactual	The total cost for the billing period as calculated by Metrix™.
weather adjustment	Adjustment made by Metrix™ for weather variations using degree days.



## Report Delivery Receipt

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Honeywell has presented the Cost Avoidance Review for Housing Authority of the City of Pittsburgh; Contract No. 40105935. This report details energy savings results for Year 11 and indicates cost avoidance of \$3,956,587 for the year, as compared to the energy guarantee per the contract of \$3,375,920.

**Please sign below to acknowledge receipt of this report. Your signature does not indicate acceptance of the results.** If the results are not agreed upon, Housing Authority of the City of Pittsburgh has forty-five (45) days from the delivery date of this report to provide a detailed explanation and request for action, in writing, to Honeywell International Inc., Energy Analysis, 4263 Monroe Street, Toledo, Ohio 43606. Otherwise, the cost avoidance results will be deemed accepted.

Received by:

Presented by:

\_\_\_\_\_  
Name (please print)

\_\_\_\_\_  
Name (please print)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

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