

2023 MTW Report

Annual Moving to Work Report
Based on Form HUD 50900



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Housing Authority City of Pittsburgh

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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 2023 (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 2023, 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 can 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 full cadre of 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 importantly, the HACP is helping to change the lives of the residents who call these communities their home.

It is the HACP's duty and responsibility 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.

- **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 Demonstration, 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 2023, the HACP administered six (6) grants within the Resident Self-Sufficiency (RSS) Program as listed in the chart below:

Grant Name	Dollar Amount Awarded
Family Self-Sufficiency (FSS)	\$377,268
Resident Opportunity & Self-Sufficiency (ROSS)	\$461,568

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 \$550,000 in scholarship funds for HACP residents through an ongoing collaboration with the Pittsburgh-based nonprofit NEED. In FY 2023, the HACP provided scholarships to thirty-one (31) 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 Wifi on Wheels (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 WOW 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 concluded its existing Energy Performance Contract (EPC) for improvements that included the installation of various energy conservation measures for which energy and cost savings underwent performance monitoring and verification for a twelve (12) year period, ending in August 2023. The HACP remains committed to continuing these preservation and revitalization efforts to the greatest extent feasible, with the funding available throughout the MTW demonstration. The HACP continues to track its energy, water, and electricity usage through the EPA's Energy Star Portfolio Manager for benchmarking purposes. The data is 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 status of projects relating to Repositioning of the HACP's Housing Stock are as follows:

Development	FY 2023
Acquisition and Build-Out of New Administrative Space and Disposition of HACP Office	The HACP headquarters moved to 412 Boulevard of the Allies in Juen 2023. In FY 2023, HUD approved the HACP's disposition of its ownership interest of the old office spaces at the John P. Robin Civic Building (200 Ross Street) to the Urban Redevelopment Authority of Pittsburgh (URA). The HACP and URA expect to complete the real estate transaction by the end of 2024.
Allegheny Dwellings Choice Neighborhood Planning Grant	Allegheny Dwellings public housing is a part of a potential Choice Neighborhoods Planning Grant (CNPB) application that is coordinated by the Fineview Citizens Council (FCC), Allegheny Dwellings Tenant Council and TREK Development Group in partnership with the HACP. The 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 Planning grant agreement. HUD has extended the completion due date of the early action activities to June 30, 2023, and FCC and HACP met the new deadline. The FCC initiated the grant close-out process in December 2023.
Bedford Dwellings Redevelopment	<p>HUD awarded the Choice Neighborhoods Implementation Grant (CNIG) for Bedford Dwellings and the surrounding Hill District neighborhood to the HACP (lead-grantee) and the City of Pittsburgh (co-grantee) on July 26, 2023.</p> <p>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 (Bedford Dwellings Phase I). 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>For Bedford Dwellings Phase II, the ARMDC and Trek applied for one-9% and two-4% LIHTC awards in January 2024 and February 2024 respectively.</p>
Bedford Dwellings Phase I	This second phase of the Bedford Dwellings/Hill District Choice Neighborhoods housing redevelopment will consist of 123 rental housing units (including 90 PBV units). The PBV units are designated as replacement units for Bedford Dwellings public housing. This offsite development is known as Reed-Roberts. Financial closing for Phase IA occurred in February 2024 and Phase IB financial closing is scheduled for the end of March 2024. Construction is projected to be completed in Q4 of 2025.

Bedford Dwellings Phase II (RAD)	The ARMDC and its co-developer, Trek Development Group, has applied for one-9% and two-4% LIHTC awards for this third phase of Bedford Dwellings/Hill District Choice Neighborhoods housing redevelopment. This phase will consist of 180 rental housing units to generate replacement housing units adjacent to the existing Bedford Dwellings residential units in the Hill District. This phase will consist of 180 rental housing units (103 will be PBV units). Financial closing is projected to be Q4 of 2024.
City's Edge Residential Development	The development achieved financial closing in May 2023 and is currently under construction. This phase is the first phase of Bedford Dwellings/Hill District Choice Neighborhoods housing redevelopment plan. The joint venture of ARMDC and its co-developer, MidPoint Group of Companies, Inc. is part of the Choice Neighborhoods Housing Implementation Entity. This development is a new construction, mixed-used, mixed-income, nine-story condominium elevator building. The development consists of 110 units; 92 are supported by PBVs 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.
Disposition, Acquisition and Redevelopment of Properties	In March 2022, the HACP acquired vacant land parcels for scattered site replacement housing development for the Larimer/East Liberty Choice Neighborhoods Implementation Grant. The HACP Board of Commissioners approved a streamlined side-yard disposition program, also known as, Surplus Property Sales (SPS) Program in December 2022. The FY 2023 MTW Plan listed 29 SPS properties. The HACP has received letter of intent from adjacent property owners for 7 parcels. The HACP is planning to submit streamlined disposition requests to the HUD Field Office for 7 parcels in Q2 2024.
Larimer/East Liberty Phase III	Phase III is part of the Larimer/East Liberty Choice Neighborhood Implementation Grant (CNIG). 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 was completed in December 2023.
Larimer/East Liberty Phase IV	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 the stabilized operation stage.

Larimer/East Liberty Phase V Scattered Site Replacement Units	Phase V of the Larimer/East Liberty CNIG housing development includes large-family scattered site replacement units, two 3-bedroom units (on Auburn Street) and one 5-bedroom (on Mayflower Street) under the CNIG. 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 5-bedroom unit located on Mayflower Street is now complete. The anticipated date of completion for the three (3) bedroom duplex homes on Auburn Street is March 31, 2024.
Manchester Redevelopment (RAD)	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 the 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 approved a 4% LIHTC application in Q4 of 2023. Financial closing with 4% tax exempt bond is scheduled in Q2 of 2024. Construction will last approximately 20 months.
New Pennley Place Phase I (RAD)	New Pennley Place RAD has obtained an amended Commitment to Enter into a Housing Assistance Payments Contract (CHAP) in February 2024 for the RAD to PBV conversion of 38 public housing units (20 1-bedroom units, 16 2-bedroom units, 2 3-bedroom units) in the East Liberty neighborhood. The HACP and the owner entity are working to complete the RAD conversion process by Q2 2024.
Northview Heights Midrise	The ARMDC has re-submitted a 4% LIHTC application to the Pennsylvania Housing Finance Agency (PHFA) for this 43 units traditional 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. The originally anticipated financial closing, land disposition and construction dates were delayed due to the Pittsburgh Bureau of Fire's delay of fire permit issuance. These delays necessitated reapplication for tax credits from PHFA. Financial closing is now expected in Q2 of 2026.

Oak Hill RAD	A Converted Awaiting Transfer request has been approved by HUD for early demolition of the units. 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. The developer plans to submit a FY 2025 housing tax credit application to PHFA to develop the replacement units of Oak Hill Major Reconstruction of Obsolete Properties (MROP) with RAD PBRA.
St. Clair and Vacant Lots	The URA in coordination with the 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 the URA/ALT's lack of funding commitment.
Scattered Site Improvement Planning and Implementation	<p>In 2023, the HACP utilized non-federal funds to acquire a 23-unit apartment building (330 46th Street) in the Lawrenceville neighborhood to increase the supply of low-income affordable housing in neighborhoods of opportunity. The HACP plans to convert these newly acquired units into the public housing platform in 2024.</p> <p>In 2022, the HACP acquired 11 units situated in three Pittsburgh neighborhoods: Brighton Heights, Central Northside, and Point Breeze North, referred to collectively as the "11-Unit Acquisition." The sites include a mix of 2- and 3-bedroom units including one single family home and two multifamily buildings. The HACP submitted to the HUD Field Office an acquisition/development proposal to convert the scattered site units acquired in 2022 to low-income public housing units. The HUD Field Office is reviewing the proposal.</p>
Single Family Homes Pilot and Partnership Programs	This project is currently on hold while the HACP concentrates its homeownership efforts on the first-time homebuyer subsidy program and the homeownership component of the Bedford Dwellings/Hill District Choice Neighborhoods Implementation Grant in partnership with the URA.
Turnkey Development of Scattered Sites	This project was terminated due to various reasons including the developer's lack of project management capacity and financial resources and significant project delays.

2018 PBV/GAP Financing RFP (MTW Local Non- Traditional Activity)	<ol style="list-style-type: none"> 1. <u>North Negley Residences (Beacon Communities):</u> <ol style="list-style-type: none"> a. Financial closing occurred in April 2021 and construction was completed in June 2023. b. 13 PBV units, 32 non-PBV units, totaling 45 units c. Gap financing amount: \$1,095,000 2. <u>New Granada Square Apartment (CHN Housing Partners):</u> <ol style="list-style-type: none"> a. The construction was completed in January 2023. b. 10 PBV units, 30 non-PBV units, totaling 40 units c. Gap financing amount: \$1,000,000.
2019 PBV/GAP Financing RFP (MTW Local Non- Traditional Activity)	<ol style="list-style-type: none"> 1. <u>Gladstone Residences (The Community Builders, Inc.):</u> <ol style="list-style-type: none"> a. Financial closing occurred in June 2022 and the project is currently under construction. Construction completion is anticipated for June 2024. b. 20 PBV units, 31 non-PBV units, totaling 51 units c. Gap financing amount: \$1,000,000 2. <u>Harvard Beatty Street Housing (TREK Development Group, Inc.):</u> <ol style="list-style-type: none"> a. The construction is complete and the PBV HAP Contract has been fully executed in February 2023. b. 8 PBV units, 14 non-PBV units, totaling 22 units c. This is a PBV-only project with no gap financing award. 3. <u>Fifth and Dinwiddie – North Bar Redevelopment (Bridging the Gap Development, Inc.):</u> <ol style="list-style-type: none"> a. The developer has encountered a significant amount of financial gap since being awarded in 2021, which required project modification. The original plan consisted of 2 condominium buildings; however, was adapted to 1 building because of the financial gap. The developer is working with PHFA to reallocate 4% volume cap bond and tax credits. The HACP/ARMDC is closely monitoring the progress of this project. b. Original plans: 23 PBV units, 154 non-PBV units, totaling 177 units. New plans: 35 PBV units, 68 non-PBV units, totaling 103 units. c. Original gap financing amount: \$2,000,000. New gap financing amount: \$4,850,000 pending evidence of financial commitments.

	<p>4. <u>Stanton-Highland Apartments (Action Housing Inc.):</u></p> <ul style="list-style-type: none"> a. Financial closing was achieved in December 2022 and the project is currently under construction. b. 23 PBV units c. Gap financing amount: \$2,457,755
<p>2020 PBV/GAP Financing RFP (MTW Local Non-Traditional Activity)</p>	<p>1. <u>Cedarwood Homes (Tryko Partners):</u></p> <ul style="list-style-type: none"> a. Financial closing occurred in April 2023 and construction completion is anticipated for March 2024. b. 24 PBV units and 22 non-PBV units, totaling 46 units c. Gap financing amount: \$2,160,000
<p>2021 PBV/GAP Financing RFP (MTW Local Non-Traditional Activity)</p>	<p>1. <u>Letsche School (Beacon Communities):</u></p> <ul style="list-style-type: none"> a. Financial closing occurred in June 2023 and construction completion is anticipated for August 2024. b. 25 PBV units, 21 non-PBV units, totaling 46 units c. Gap financing amount: \$2,250,000 <p>2. <u>Oakland Pride Housing (Affirmative Investments & Presbyterian Senior Care Network):</u></p> <ul style="list-style-type: none"> a. 35 PBV units, 13 non-PBV units, totaling 48 units b. The developer was awarded 4% tax credits. c. Gap financing amount: \$2,700,000 <p>3. <u>2159 Centre Avenue (Amain Christian Community Development Corporation):</u></p> <ul style="list-style-type: none"> a. 12 PBV units b. This project does not include tax credits. c. Gap financing amount: \$1,000,000 <p>The following projects were terminated, per PBV/Gap Financing Program guidelines, as they failed to secure 9% tax credit reserves:</p> <p>1. <u>N. Homewood Avenue (McCormack Baron Salazar):</u></p> <ul style="list-style-type: none"> a. 15 PBV units, 45 non-PBV units, totaling 60 units b. Gap financing amount: \$1,350,000 <p>2. <u>4800 Block of Second Avenue (The Community Builders):</u></p> <ul style="list-style-type: none"> a. 24 PBV units, 20 non-PBV units, totaling 44 units b. Gap financing amount: \$1,920,000

	<p>3. <u>Hazelwood Green (Tishman Speyer HG Developer, LLC):</u></p> <p>a. 54 PBV units, 51 non-PBV units, totaling 105 units</p> <p>b. Gap financing amount: \$4,860,000</p> <p>4. <u>Legacy Village (Bridging the Gap Development, LLC):</u></p> <p>a. 11 PBV units, 24 non-PBV units, totaling 35 units</p> <p>b. Gap financing amount: \$990,000</p>
Veterans Affairs Supportive Housing (VASH) PBV / Tiny Homes	This project is currently on hold indefinitely due to a lack of partnership.

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:

- Oak Hill (Conversion completed in 2017)
- Glen Hazel Family Community and Glen Hazel High Rise (Conversion completed in 2018)
- Manchester Redevelopment (CHAP award in March 2020)
- New Pennley Place (CHAP award in March 2022)
- Bedford Dwellings Redevelopment RAD, part of Bedford Dwellings/Hill District Choice Neighborhoods Implementation Grant (CNIG) (CHAP awarded in January 2023)

Active RAD Developments

1. 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.
2. 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 the East Liberty neighborhood). The proposed RAD conversion is part of a larger re-syndication 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.
3. Bedford Dwellings redevelopment was awarded a HUD CHAP for RAD PBRA in January 2023. The HACP, ARMDC, and its co-developer are working to amend the CHAP for sub-phases and updated contract rent with a rent comparability study by Q2 of 2024.

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:

- Federal Infrastructure Funding.
- Low-Income Housing Tax Credits (LIHTC), Historic Tax Credits, and/or New Market Tax Credits.
- Federal, State, and Local Housing Trust Funds dollars as available.
- Other Federal, State, and Local funds such as CDBG, HOME, PA Department of Community and Economic Development Programs, and others that become available.
- HUD's new and evolving financing and transformation initiatives (if authorized), or other similar approaches.
- Project-basing Housing Choice Vouchers (PBVs).
- Project-Based Rental Assistance (HUD Multifamily)
- The HACP's MTW Step Up to Market Financing Program.
- Gap Financing Program, an MTW local non-traditional development sources approved by HUD.
- Choice Neighborhood Planning and Implementation Grant Funds.
- Local Blended Subsidy with MTW block grant operating subsidy.
- Public Housing Authority Mortgaged Transactions (PMT) under Section 30 of the United States Housing Act of 1937.
- 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 Financial Charts below 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 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. These charts reflect figures in place as of the end of fiscal year 2023, showing updated figures for the reporting year and years following for a total of five (5) years. Additionally, charts are included before each to showcase the variations between what was in effect at the time of the MTW Plan verses changes as of the time of the MTW Report for the 2023 reporting year. The changes are due to insufficient source funding levels triggering a recalibration of planned uses.

Projected Sources and Uses

Sources	Projected Sources	2023 Planned	2023 Actual
	MTW Funding (HCV)	9,770,191	20,250,794
	CFP Projected Future Funding	11,257,021	11,257,021
	Program Income	0	0
	MTW Reserves	5,896,518	5,896,518
	CN Implementation Grant	0	0
	Total All Projected Sources	26,923,730	37,404,333
Uses	Proposed Uses	2023 Planned	2023 Actual
	Subtotal Development	15,000,000	12,185,745
	Subtotal Modernization	11,923,730	15,382,113
	Total All Proposed Uses	26,923,730	27,567,858

Projected Sources	2023	2024	2025	2026	2027	5-Year SubTotals
MtW Funding (HCV)	20,250,794	16,208,336	7,054,026	7,054,026	7,054,026	57,621,208
CFP Projected Future Funding	11,257,021	11,257,021	11,257,021	11,257,021	11,257,021	56,285,105
Program Income	0	3,000,000	0	3,500,000	3,000,000	9,500,000
MtW Reserves	5,896,518	5,214,357	13,564,551	8,866,280	9,737,220	43,278,926
CN Implementation Grant	0	3,500,000	16,500,000	5,800,000	11,500,000	37,300,000
Total All Projected Sources	37,404,333	39,179,714	48,375,598	36,477,327	42,548,267	203,985,239

Proposed Uses	2023	2024	2025	2026	2027	5-Year Subtotals
Subtotal Development	12,185,745	23,000,000	34,500,000	26,500,000	29,000,000	125,185,745
Subtotal Modernization	15,382,113	7,025,404	13,875,598	12,677,327	13,548,267	62,508,709
Total All Proposed Uses	27,567,858	30,025,404	48,375,598	39,177,327	42,548,267	187,694,454

Projected Development Uses

Development Project	2023 Planned Projected	2023 Actual Projected
Bedford Dwellings CNIG	0	0
Manchester RAD	0	4,185,745
Turnkey Public Housing	2,000,000	2,000,000
Bedford Redevelopment Phase 1	3,000,000	3,000,000
Bedford Redevelopment Phase 2	2,000,000	2,000,000
Bedford Redevelopment Phase 3	0	0
Bedford Redevelopment Phase 4	0	0
Bedford Redevelopment Phase 5	0	0
Bedford Redevelopment Phase 6	0	0
PBV/Gap Financing Program	7,000,000	0
Allegheny Dwellings Redevelopment	1,000,000	1,000,000
Infill For-Sale Rehab Demonstration	0	0
Total	15,000,000	12,185,745

Development Project	2023	2024	2025	2026	2027	5 Year Total
Bedford Dwellings CNIG	0	3,500,000	0	0	0	3,500,000
Manchester RAD	4,185,745	0	0	0	0	4,185,745
Turnkey Public Housing	2,000,000	0	0	0	0	2,000,000
Bedford Redevelopment Phase 1	3,000,000	3,000,000	0	0	0	6,000,000
Bedford Redevelopment Phase 2	2,000,000	7,000,000	0	0	0	9,000,000
Bedford Redevelopment Phase 3	0	2,500,000	3,000,000	0	0	5,500,000
Bedford Redevelopment Phase 4	0	0	4,000,000	5,500,000	0	9,500,000
Bedford Redevelopment Phase 5	0	0	0	2,500,000	4,000,000	6,500,000
Bedford Redevelopment Phase 6	0	0	0	0	3,500,000	3,500,000
PBV/Gap Financing Program	0	7,000,000	10,000,000	10,000,000	10,000,000	37,000,000
Allegheny Dwellings Redevelopment	1,000,000	0	0	0	0	1,000,000
Infill For-Sale Rehab Demonstration	0	0	1,000,000	0	0	1,000,000
Total	12,185,745	23,000,000	18,000,000	18,000,000	17,500,000	88,685,745

Projected Modernization Uses

AMP	COMMUNITY	2023 Planned Projected Obligations	2023 Actual Projected Obligations
01	Addison Terrace / Additions (201 Kirkpatrick St Central Maintenance)	222,525.14	222,525.14
02	Bedford Dwellings	6,274,193.36	873,418.00
15	Pennsylvania Bidwell	1,424,009.20	974,365.00
17	Pressley St High Rise	1,377,600.34	1,108,897.00
05	Allegheny Dwellings	1,966,187.30	734,662.00
09	Northview Heights (Family / Elderly)	4,035,259.86	1,144,010.00
20	Homewood North	2,336,150.21	2,336,150.00
04	Arlington Heights	2,592,529.81	2,592,530.00
22/39	Scattered Sites North/South Includes D.O.C. 1205 Liverpool St [Direct Opportunities Center] & former AMP-11 Hamilton Larimer	2,787,061.00	2,787,061.00
31	Murray Towers	404,773.54	404,773.00
40	Mazza Pavilion	218,302.50	218,302.00
41	Caliguiri Plaza	48,747.66	48,747.00
44	Finello Pavilion	557,909.61	557,909.00
45	Morse Gardens	448,768.21	448,768.00
46	Carrick Regency	510,315.75	510,315.00
47	Gualtieri Manor	319,681.61	319,681.00
999	Authority Wide	3,850,000.00	100,000.00
Grand Total All AMPs		29,374,015.10	15,382,113.14

AMP: 1
Addison Terrace / Additions
(201 KIRKPATRICK ST CENTRAL
MAINTENANCE)

Work Items	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	2027 Projected Obligations	5-Year Budget Total
Totals	222,525.14	98,518.28	87,985.25	15,706.08	14,208.00	438,942.75

AMP: 2
Bedford Dwellings

Work Items	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	2027 Projected Obligations	5-Year Budget Total
Totals	873,418.00	1,257,657.87	3,012,425.85	369,858.24	2,000,233.83	12,914,369.16

AMP: 15
Pennsylvania Bidwell

Work Items	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	2027 Projected Obligations	5-Year Budget Total
Totals	974,365.00	0.00	2,291,144.66	783,375.59	841,913.40	5,340,442.85

AMP: 17
Pressley St High Rise

Work Items	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	2027 Projected Obligations	5-Year Budget Total
Totals	1,108,897.00	1,562,673.47	990,431.97	2,097,802.73	1,993,826.39	8,022,334.91

AMP: 5
Allegheny Dwellings

Work Items	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	2027 Projected Obligations	5-Year Budget Total
Totals	734,662.00	231,503.64	1,563,489.73	1,301,666.73	1,956,249.85	7,019,097.24

AMP: 9
Northview Heights (Family / Elderly)

Work Items	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	2027 Projected Obligations	5-Year Budget Total
Totals	1,144,010.00	822,883.69	1,122,472.04	3,833,523.71	1,031,278.93	7,909,058.49

AMP: 20
Homewood North

Work Items	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	2027 Projected Obligations	5-Year Budget Total
Totals	2,336,150.00	29,493.02	109,580.67	833,366.82	0.00	972,440.51

AMP: 4
Arlington Heights

Work Items	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	2027 Projected Obligations	5-Year Budget Total
Totals	2,592,530.00	237,608.64	1,611,651.08	1,138,337.87	1,359,827.01	4,347,424.61

22/39

Scattered Sites North/South

AMP: [includes D.O.C. 1205 Liverpool St
(Direct Opportunities Center) &
former AMP-11 Hamilton Larimer

Work Items	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	2027 Projected Obligations	5-Year Budget Total
Totals	2,787,061.00	106,147.06	421,149.28	830,136.95	957,954.80	2,315,388.09

31

AMP: Murray Towers

Work Items	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	2027 Projected Obligations	5-Year Budget Total
Totals	404,773.00	0.00	0.00	0.00	0.00	0.00

40

AMP: Mazza Pavillion

Work Items	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	2027 Projected Obligations	5-Year Budget Total
Totals	218,302.00	7,695.13	17,427.81	20,070.79	201,649.83	246,843.56

41

AMP: Caliguiri Plaza

Work Items	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	2027 Projected Obligations	5-Year Budget Total
Totals	48,747.00	286,546.00	182,686.98	0.00	0.00	469,232.98

44

AMP: Finello Pavillion

Work Items	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	2027 Projected Obligations	5-Year Budget Total
Totals	557,909.00	132,183.00	94,337.00	223,277.00	161,401.00	611,198.00

45

AMP: Morse Gardens

Work Items	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	2027 Projected Obligations	5-Year Budget Total
Totals	448,768.00	370,742.32	258,813.46	468,453.48	449,338.74	1,547,347.99

46

AMP: Carrick Regency

Work Items	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	2027 Projected Obligations	5-Year Budget Total
Totals	510,315.00	208,369.00	289,833.55	215,095.72	211,129.19	924,427.47

47

AMP: Gualtieri Manor

Work Items	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	2027 Projected Obligations	5-Year Budget Total
Totals	319,681.00	17,098.00	125,282.40	11,655.69	184,255.69	338,291.77

AMP: 999
Authority Wide

Work Items	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	2027 Projected Obligations	5-Year Budget Total
Totals	100,000.00	1,656,284.88	1,696,886.00	535,000.00	2,185,000.00	6,073,170.88
GRAND TOTAL All AMPs	15,382,113.14	7,025,404.00	13,875,597.73	12,677,327.40	13,548,266.66	59,490,011.24

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 created a wraparound service model to embrace our residents in Low Income Public Housing (LIPH). The goal is that HACP residents will make incremental changes that lead toward self-sufficiency. The core areas in the Resident Self-Sufficiency Department: **Family Self Sufficiency (FSS); Resident Opportunity for Self-Sufficiency (ROSS); Resident Employment Program; Clinical Coordination & Referrals; Resident Relations Services; Community Liaison (MOA & MOU) and Tax Preparation Services.**

The **FSS** program in accordance with FSS Final Rule published June 16, 2022, which amended the FSS regulation in 24 Part CFR 984 and established 24 CFR Part 887. This program predicated on helping participants to increase their earnings and build assets. FSS Coordinators utilize case management/coaching and establishing with the participants Individualize Training Service Plans to help to move through the continuum of substantive changes in building wealth and assets.

The **ROSS** program provides the developmental essentials required to participate in the FSS program i.e. Workforce development and employment, credit and rent repair assistance to list a few.

The **Resident Employment Program** division of RSS focuses on residents finding sustainable employment, resume building, interviewing, and qualifications to match employer search. REP also works with residents and resident owned businesses to foster positive relationships with employers. This program seeks and monitors Section 3 activity authority wide and serves employment teams while supporting other departments.

The **Clinical Coordinator and Referral** Manager oversees the completion of required clinical documentation related to individual caseloads in a timely manner, as well as develops a preliminary treatment plan, monitors linkage and progress, and assessments (psychosocial assessments, completing standardized assessments, and/or outcome-based measures).

Resident Relations focuses on supporting residents of the HACP in areas of conflict resolution, mental health referrals, resident support, and more. Resident Relations supports community programs, develops plans and proposals for community activities, and assists with service provision, emergency responses and improving customer service.

Community Liaison Division concentrates on empowering and promoting self-sufficiency through a range of resources, community activities, service provision, and activity agreements. We ensure that providers and employers are in line with the HACP policies and procedures to offer the best service possible to our residents.

The HACP continues to modify and expand its service delivery model designed to promote self-sufficiency; by offering Eviction Prevention Services, Youth programming, and Tax Preparation. In 2024, plans are underway to launch a new 2.0 “Workforce on Wheels” a mobile unit to improve digital literacy by performing tasks through Microsoft Word, Power Point, Microsoft Excel and basic internet navigation to Increase the number of residents attaining Self Sufficiency by accessing Employment, Educational Resources, and Self Sufficiency Coordination. The overall arching goal is to encourage families to participate in the FSS/ ROSS, REP/EPP and Youth Programming. The comprehensiveness of these initiatives is to create an environment where residents have a place to live and a path to launch their individualistic dreams.

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 2022 MTW Annual Plan amendment 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 2023 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 and correct any fatal errors in a timely manner.
- Continue to enforce effective policies to minimize any risk for discriminatory practices.
- Seek to continue to remove all barriers to housing for people with disabilities.
- Have no fiscal year audit findings.
- Effectively participate in the HUD Community Choice Demonstration to study the effects of mobility-related services on local HCV families.
- 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 and OwnPGH Programs.

The HACP accomplished the majority of the FY 2023 short-term goals and will continue in FY 2024 toward the completion of the others.

II. GENERAL HOUSING AUTHORITY OPERATING INFORMATION

(I) GENERAL OPERATING INFORMATION
ANNUAL MTW REPORT

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	19	Leased/Issued (HAP)	No	CNIG Replacement Units
Larimer/East Liberty Phase IV	18	18	Leased/Issued (HAP)	No	CNIG Replacement Units
Bedford Redevelopment Phase I	90	90	Committed (AHAP)	No	PBV + Gap Financing
City's Edge	92	92	Committed (AHAP)	No	PBV in non-traditional mixed finance development
New Granada Square	10	10	Leased/Issued (HAP)	No	PBV + Gap Financing
New Pennley Place	38	38	Committed (CHAP)	Yes	Rad/PBV
North Negley Residence	13	13	Leased/Issued (HAP)	No	PBV + Gap Financing
Manchester Redevelopment	86	86	Committed (RCC)	Yes	RAD/PBV
Harvard Beatty Street Housing	8	8	Leased/Issued (HAP)	No	PBV only
Stanton-Highland Apartments	23	23	Committed (AHAP)	No	PBV + Gap Financing
Gladstone Residences	20	20	Committed (AHAP)	No	PBV + Gap Financing
Fifth and Dinwiddie	35	35	Committed (AHAP)	No	PBV + Gap Financing
Cedarwood Homes	24	24	Committed (AHAP)	No	PBV + Gap Financing
2159 Centre Avenue	12	0	Committed (Pre-HAP)	No	PBV + Gap Financing
Letsche School Apartments	25	25	Committed (CHAP)	No	PBV + Gap Financing
Total: Planned or Actual Newly Project-Based	513	501			

* 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:

- **Manchester Redevelopment:** Financial closing will occur in March/April 2024. PHFA and HUD's review of closing documents have been delayed due to the number of closing documents for this scattered site project.
- **Fifth and Dinwiddie:** Financial closing has not been achieved due to financial gap. The developer is working to secure various gap financing services. The developer is aiming to close the finances by the end of 2024.
- **2159 Centre Avenue:** Financial closing has not been achieved due to financial gap. The project is expected to close the project finance with HUD approval by April 2024.
- **New Pennley Place:** Under PHFA 4% bond underwriting and RAD financial plan process. The RAD conversion is scheduled for Q2 of 2024. The RAD financing plan was submitted in January 2024.

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	131	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.
Middle Hill (Addison Phase III)	37	31	Leased/Issued	No	Co-development; HAP Contract in place.
Kelly Hamilton Homes (Addison Phase IV)	42	37	Leased/Issued	No	Co-development; HAP Contract in place.
Sandstone Quarry (Allegheny Dwellings I)	47	43	Leased/Issued	No	Co-development; HAP Contract in place.
Allegheny Union Baptist Association	36	20	Leased/Issued	No	PBV only; Senior Building HAP Contract in place.
Crawford Square	60	54	Leased/Issued	No	PBV + Gap Financing; HAP Contract in place.
Dinwiddie III and IV	24	18	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	4	Leased/Issued	No	PBV only; HAP Contract in place.
Elmer Williams Square	37	31	Leased/Issued	No	PBV + Gap Financing; HAP Contract in place.
Harvard Beatty Street Housing	8	6	Leased/Issued	No	PBV only
Hillcrest Apartments (Senior)	16	16	Leased/Issued	No	PBV only; Senior Building HAP Contract in place.
Larimer Pointe	40	30	Leased/Issued	No	PBV only; HAP Contract in place.
Larimer/East Liberty Phase I	28	24	Leased/Issued	No	Co-development; HAP Contract in place.
Larimer/East Liberty Phase III	19	7	Leased/Issued	No	CNIG replacement units; HAP Contract in place.
Larimer/East Liberty Phase IV	18	17	Leased/Issued	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	53	Leased/Issued	No	PBV + Gap Financing; HAP Contract in place.
Mackey Lofts	11	10	Leased/Issued	No	PBV only; HAP Contract in place. Building for hearing-impaired households.
Mellon's Orchard South	8	9	Leased/Issued	No	PBV only; HAP Contract in place.
Miller Street Apartments	9	7	Leased/Issued	No	PBV + Gap Financing; HAP Contract in place.
Milliones Manor (Senior)	39	16	Leased/Issued	No	PBV only; Senior building HAP Contract in place.
New Granada Square Apartments	10	10	Leased/Issued	No	PBV/Gap Financing; 2022 Construction Completion.
North Negley Residences (The Carina)	13	9	Leased/Issued	No	PBV + Gap Financing
Sycamore Street Apartments	15	12	Leased/Issued	No	PBV only; HAP Contract in place.
Wood Street Commons	65	50	Leased/Issued	No	PBV only; HAP Contract in place. Single room occupancy (SRO) units located downtown.
Total: Planned and Actual Existing Project-Based	901	728			

* 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. Developments 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

- Possible addition of scattered site units through acquisition and rehabilitation.
- Potential disposition of vacant lots and select deteriorating scattered sites properties.
- Potential disposition through a newly established side yard program, Surplus Property Sale (SPS) Program.
- Potential demolition of vacant, obsolete 80 MROP public housing units in Oak Hill pursuant to HUD RAD demolition approval.
- PBV units funded by the HACP/ARMDC's gap financing projects will continue to add local non-traditional units.
- The HACP plans to acquire real estate properties, both vacant land and existing rental housing properties, to provide additional low-income affordable housing units.
- Potential LIPH/PBV development projects through new pilot programs such as Faircloth-to-RAD.

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

The following activities are those that include capital expenditures during 2023:

Completed

Office Building(s) – Central Office Facility Related Services and Build Out, Facility Services Hazardous Materials Work

Murray Towers – Trash Compactor and Dumpsters Replacement

Pennsylvania Bidwell High Rise – Balcony Repairs (exigency)

Gualtieri Manor – Trash Compactors and Dumpsters Replacement

Allegheny Dwellings – Exterior Site Work Improvements

Scattered Sites – Porch Repairs, Temporary Fence Installation

Mazza Pavilion – Window Replacement, Environmental Services

Homewood North – Exterior Site Work Improvements, Hazardous Materials Work

Northview Heights – Exterior Site Work Improvements, Hazardous Materials Work, Environmental Services

Bedford Dwellings – Exterior Site Work Improvements, Hazardous Materials Work, Environmental Services

Arlington Heights - Hazardous Materials Work, Environmental Services

In Progress

Pressley Street High Rise – Roof Replacements, Guard Booth Installation

Authority Wide – Architectural and Engineering Services, Environmental Services, Construction Management Services, Hazardous Materials Work, Exterior Site Work Improvements

Several activities and projects were slated for FY 2023 implementation, however, have been deferred to FY 2024.

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	34,188	34,716	2,849	2,893
MTW Housing Choice Vouchers (HCV) Utilized	65,148	59,760	5,429	4,980
Local, Non-Traditional: Tenant-Based	N/A	N/A	N/A	N/A
Local, Non-Traditional: Property-Based	2,400	1,944	200	162
Local, Non-Traditional: Homeownership	300	768	25	64
Planned and Actual Totals:	102,036	97,188	8,503	8,099

* “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 2023 and will continue these efforts into 2024. The HCV number of vouchers utilized differs due to voucher holders having a harder time finding a unit in the City of Pittsburgh due to property owners’ lack of interest in the program’s bureaucracy. The local, non-traditional property-based actual numbers differs from the planned numbers because some of the planned developments for 2023 were not actually completed and leased in 2023 due to various construction and financing gaps. The homeownership actual numbers far exceeded the planned due to a successful partnership with the City of Pittsburgh Urban Redevelopment Authority (URA) through their OwnPGH program.

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	1,944	200	162
Homeownership	Homeownership Program / #6	300	768	25	64
Planned and Actual Totals		2,700	2,712	225	226

* 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 Public Housing Program has increased significantly in FY 2023. Actual issues include improving the rate at which we ready units for occupancy, marketing public housing units, keeping up with and modernizing our old building's maintenance requirements and costs. Also, the HACP has continued to halt lease up efforts in the following communities in anticipation of demolition/RAD conversion and CNI Redevelopment: Northview High Rise, Manchester, and portions of Bedford Dwellings. The HACP continues to create ready units for occupancy and works aggressively to convert applicant to resident, effectively maintaining a consistent occupancy rate ranging between 94% and 96% in 2024.
MTW Housing Choice Voucher	Challenges are expected as rents continue to rise particularly in emerging neighborhoods. The HACP is reviewing its tier assignment in hopes of keeping up with the ever-changing rental market. 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 & 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 able to submit appropriate proposals.</p> <p>The HACP experienced significant success with the Homeownership Program in 2023 through both the internal Homeownership Program and partnership with the Urban Redevelopment Authority (URA) OwnPGH Program. The largest issue is marketing the Homeownership Program to LIPH and HCV participants. The HACP plans to market aggressively to LIPH and HCV participants in FY 2024.</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	2,436	Partially Open	Yes
Housing Choice Voucher	Community Wide	14	Closed	No
Homeownership	N/A	N/A	N/A	N/A
Project Based Vouchers	Site Based	11,400 – distinct count; 25,516 total lists count	Partially Open	Yes
Emergency Housing Vouchers	Community Wide	0	Program ended 9/30/23	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 waiting lists and the two-bedroom waiting lists in the family and disabled/elderly communities, except for PA Bidell and Pressley Street High Rise, closed November 14, 2023. All other waiting lists in the family and disabled/elderly communities remained open during the Plan Year.
Housing Choice Voucher	The HCV waiting list remained closed during the FY 2023 Plan Year.
Homeownership	N/A
Project-Based Vouchers	The waiting lists for AUBA (Allegheny Union Baptist Association), Lemington Senior Housing, Millions Manor, The Legacy, and Hillcrest Senior Residences were partially open during the Plan Year and closed on July 21, 2023. Cornerstone Village, Crawford Square Apartments, Dinwiddie Street Housing, Doughboy Square Apartments, East Liberty Place South, Elmer Williams Square, Harvard Beatty, Kelly Hamilton Homes, Larimer Pointe, Mellon's Orchard, Middle Hill Homes, Miller Street Apartments, New Granada Square Apartments, Sandstone Quarry Apartments, Skyline Terrace, Sycamore Street Apartments, The Carina and The Lofts at Bentley waiting lists were closed during the Plan Year.
Emergency Housing Vouchers	Waiting list was partially open during the Plan Year and closed on September 30, 2023 (Program ended).

As there were 4,000+ names on the HCV waitlist as of December 31, 2022, the HACP began purging the wait list in FY 2023 (January 1, 2023-December 31, 2023) before reopening it in FY24, resulting in 14 persons remaining on the waitlist as of December 31, 2023. Monthly processing reports were compiled stating the action taken during the purge by the HACP to include, the number of applicants withdrawn and who was determined eligible and forwarded for briefing.

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	8
49%-30% Area Median Income	6
Below 30% Area Median Income	5
Total Local, Non-Traditional Households Admitted	19

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%
TOTAL	5,246	3,899	0	9,145	100%

- * “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

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%	3,146	39.96%	10.35%
2 Person	35.62%	2,335	29.66%	-5.96%
3 Person	28.00%	1,936	24.59%	-3.41%
4 Person	5.55%	383	4.86%	-0.69%
5 Person	1.21%	73	0.93%	-0.28%
6+ Person	N/A	N/A	N/A	N/A
TOTAL	100%	7,873	100%	0%

- ** 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 10.35%, and the two (2) person varied by 5.96%. Both variations can be attributed to the demolition/RAD activity in the LIPH portfolio, GAP financing, and aggressive development activities of the HACP. 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 most recent project-based developments contain mostly 1- and 2-bedroom units to make a project feasible in this tight financial market. Furthermore, the PBV developers are still experiencing 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	24	Graduated from FSS program includes zero cash assistance
Modified Rent Policy LIPH / #4	3	Graduated from FSS program zero cash assistance
Homeownership Program / #6	4	Completed Home Purchase, one (1) was in the HCV Program
	0	<i>(Households Duplicated Across MTW Activities)</i>
	31	Total Households Transitioned to Self-Sufficiency

* 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

Activity	Plan Year Approved	Plan Year Implemented	Plan Year(s) Amended
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	<p>2010 – Addition of other elements</p> <p>2014 – Expansion of eligibility to person eligible for LIPH</p> <p>2020 – Revised program manual</p>

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 2023 – Moved Rehabilitation Payment Standard to this activity
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 2023 – Moved Rehabilitation Payment Standard to activity #8
11. Asset Exclusion & Self-Certification in the HCV and Public Housing Programs	2023	2023	Has not been amended

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 (RFTA) is submitted after the 90-day qualifying period, a new initial HQS inspection must be performed before the unit is approved for tenancy. The 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 RFTA is submitted.

Metrics

<i>Cost Effectiveness</i>					
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). \$397,756 annually	Whether the outcome meets or exceeds the benchmark. Yes

CE #2: Staff Time Savings	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). 8,520 hours annually	Whether the outcome meets or exceeds the benchmark. Yes
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Housing Choice					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
HC #1: Additional Units of Housing Made Available	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). 162	Whether the outcome meets or exceeds the benchmark. Yes

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 third year in a row. Although the HACP spent more hours inspecting units than in FY 2023 and the total cost of inspections appears to have increased in FY 2023, both outcomes are far lower than the benchmarks.

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

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 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

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, the 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

<i>Cost Effectiveness</i>					
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). \$397,756 annually	Whether the outcome meets or exceeds the benchmark. Yes
CE #2: Staff Time Savings	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). 8,520 hours annually	Whether the outcome meets or exceeds the benchmark. Yes

<i>Housing Choice</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
HC #1: Additional Units of Housing Made Available	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). 39	Whether the outcome meets or exceeds the benchmark. No
HC #2: Units of Housing Preserved	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). 0	Whether the outcome meets or exceeds the benchmark. No

<i>HACP Specific Metrics</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Landlords enrolled in Preferred Owners Program	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 31	Whether the outcome meets or exceeds the benchmark. Yes
Increase in landlord satisfaction with HACP	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” Unsure	Whether the outcome meets or exceeds the benchmark. Unsure

Comparison of Outcomes to Benchmarks

The benchmarks were all achieved for this activity except for the number of additional units of housing made available and number of units preserved. The increase in landlord satisfaction with HACP could not be measured during the Plan Year because the survey was not sent to the Preferred Owners in FY 2023 due to the vacant position. 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 2023; however, was lacking staff support as the position implementing this activity remained vacant for all of FY 2023 despite interviewing and making offers. The HACP continues to actively seek the addition of a new HCV staff member who is charged with promoting and implementing the Preferred Owners Program in FY 2024.

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 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 and number of units preserved. The main reason as to why this benchmark was not met is due to the vacant position that manages the Preferred Owners Program. Furthermore, the scarcity of affordable rental housing in the City of Pittsburgh remains an ongoing issue. Owners can select the best rental candidate from a large pool of applicants and oftentimes that includes overlooking voucher holders. The Preferred Owners removed seventy-nine (79) units from participating in the HCV Program in FY 2023.

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 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

Self Sufficiency					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
SS #1: Increase in Household Income	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). \$28,579	Whether the outcome meets or exceeds the benchmark. Yes
SS #2: Increase in Household Savings	Average amount of savings/escrow of households affected by this policy in dollars (increase).	Average savings/escrow of households affected by this policy prior to implementation of the activity (in dollars). \$3,789.66	Expected average savings/escrow of households affected by this policy after implementation of the activity (in dollars). \$2,900	Actual average savings/escrow of households affected by this policy after implementation of the activity (in dollars). \$5,135	Whether the outcome meets or exceeds the benchmark. Yes

SS #3: Increase in Positive Outcomes in Employment Status	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	139	No
	(2) Employed Part- Time	737	737	39	No
	(3) Enrolled in Educational Program	50	27	34	Yes
	(4) Enrolled in Job Training Program	51	28	50	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%	62%	Yes
	(2) Employed Part- Time	14.305%	20%	15%	Yes
	(3) Enrolled in Educational Program	11.27%	7.5%	14%	Yes
	(4) Enrolled in Job Training Program	11.27%	7.5%	20%	Yes
	(5) Unemployed	48.5%	45%	27%	Yes
	(6) Other	0%	0	N/A	N/A
SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)	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	443	Yes

SS #5: Households Assisted by Services that Increase Self Sufficiency	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). 247	Whether the outcome meets or exceeds the benchmark. Yes
SS #6: Reducing Per Unit Subsidy Costs for Participating Households	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). \$808	Whether the outcome meets or exceeds the benchmark. No
SS #8: Households Transitioned to Self Sufficiency	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). 24	Whether the outcome meets or exceeds the benchmark. No

HACP Metrics					
Metric Name	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Non-elderly, Non-disabled Families with TTPs Less than \$150	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) 405	Whether the outcome meets or exceeds the benchmark. Yes

Average Overall HAP	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) \$692	Whether the outcome meets or exceeds the benchmark. Yes
Average HAP for Non-elderly, Non-disabled	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) \$717	Whether the outcome meets or exceeds the benchmark. Yes
Average HAP for Non-elderly, Non-disabled TTPs <\$150	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) \$731	Whether the outcome meets or exceeds the benchmark. No
Total HCV FSS Participants	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) 183	Whether the outcome meets or exceeds the benchmark. No
HCV FSS Participant Families Working	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) 139	Whether the outcome meets or exceeds the benchmark. No
	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) 76%	Whether the outcome meets or exceeds the benchmark. Yes

HCV FSS Participant Families Graduating from FSS	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) 24	Whether the outcome meets or exceeds the benchmark. No
HCV FSS Participant Families with Escrow Accounts	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) 191	Whether the outcome meets or exceeds the benchmark. No

Comparison of Outcomes to Benchmarks

The FSS Program in general had mixed results in FY 2023. Benchmarks such as household income, household savings, and households assisted by services have a major impact on self-sufficiency.

Update

The FSS Final Rule Action Plan made some significant adjustments as it relates to re-enrollments. Our ability to enroll individuals has created new metrics that had not existed in previous years. FSS participants are no longer required to have 12 months of unassisted TANF. New language is at the time of successfully completing ITSP, you must be cash assistance free.

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 have been the target of our FSS intervention as a possible strategy to increase participation. Outreach Education is a strong component in helping to bridge the gap within the local community and residents alike, with an emphasis on utilization of emails, Facebook, Twitter, and other social media. In all activities involving participant needs, goal setting, and support, it is important for FSS program coordinators to take a "participant-centered" approach to address specific needs. No boilerplate goals are acceptable and therefore mixed results remain consistent.

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>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
SS #1: Increase in Household Income	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). \$16,973	Whether the outcome meets or exceeds the benchmark. Yes
SS #2: Increase in Household Savings	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). \$4,347	Whether the outcome meets or exceeds the benchmark. Yes

SS #3: Increase in Positive Outcomes in Employment Status	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	35	No
	(2) Employed Part- Time	737	737	15	No
	(3) Enrolled in Educational Program	50	27	30	Yes
	(4) Enrolled in Job Training Program	51	28	25	Yes
	(5) Unemployed	N/A	N/A	N/A	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%	55%	Yes
	(2) Employed Part- Time	14.305%	20%	23%	Yes
	(3) Enrolled in Educational Program	11.27%	7.5%	47%	Yes
	(4) Enrolled in Job Training Program	11.27%	7.5%	39%	Yes
	(5) Unemployed	48.5%	45%	N/A	N/A
	(6) Other	0%	0	N/A	N/A
SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)	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	163	Yes

SS #5: Households Assisted by Services that Increase Self Sufficiency	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). 247	Whether the outcome meets or exceeds the benchmark. No
SS #6: Reducing Per Unit Subsidy Costs for Participating Households	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). \$703	Whether the outcome meets or exceeds the benchmark. No
SS #7: Increase in Agency Rental Revenue	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). \$198,669	Whether the outcome meets or exceeds the benchmark. No
SS #8: Households Transitioned to Self Sufficiency	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). 64	Whether the outcome meets or exceeds the benchmark. Yes

HACP Metrics					
Metric Name	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total LIPH FSS Participants	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) 64	Whether the outcome meets or exceeds the benchmark. No

LIPH FSS Participant Families Working	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) 36	Whether the outcome meets or exceeds the benchmark. No
	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) 58%	Whether the outcome meets or exceeds the benchmark. No
LIPH FSS Participant Families Graduating from FSS	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) 10	Whether the outcome meets or exceeds the benchmark. No
LIPH FSS Participant Families with Escrow Accounts	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) 64	Whether the outcome meets or exceeds the benchmark. No
HACP Rent Roll Amounts	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) \$796,089	Whether the outcome meets or exceeds the benchmark. Yes
HACP Rent Collection Amounts	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) \$762,211	Whether the outcome meets or exceeds the benchmark. Yes
Average Rent All Communities	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) \$315	Whether the outcome meets or exceeds the benchmark. Yes

Number of Families Working	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	678	No
Percentage of Families Working	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%	58%	Yes

Comparison of Outcomes to Benchmarks

The HACP did not meet most of the benchmarks for the number of LIPH participants in the FSS program. Stricter guidelines for continued participation in FSS modified rent programs resulted in many residents choosing not to continue in the program. The program continues to experience a decrease in new-lease ups coupled with the shrinking of the LIPH portfolio from RAD conversions.

Update

With the change in the FSS Rule allowing an updated FSS Action Plan, policies have been updated to permit re-enrollment into FSS, with re-enrollment participants criteria requires tenants to be current on their rent, which has presented to be a challenge for LIPH participants. These factors prevented the HACP from reaching its benchmark. Many program participants completed the program and exceeded the income guidelines; noting that the increase in the average escrow accounts and wage income indicate that residents were finding and obtaining better employment.

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>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
CE #1: Agency Cost Savings	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). \$109,999 (HCV) \$91,835 (LIPH)	Whether the outcome meets or exceeds the benchmark. Yes for both
CE #2: Staff Time Savings	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). 8,124 (HCV) – 2 hours per certification 2,860 (LIPH) – 1 hour per certification	Whether the outcome meets or exceeds the benchmark. Yes for both

HACP Metrics					
Metric Name	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of Annual Recertifications	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) 2,555 (HCV) 1,782 (LIPH)	Whether the outcome meets or exceeds the benchmark. Yes for HCV No for LIPH
Number of Interim Recertifications	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) 1,507 (HCV) 1,078 (LIPH)	Whether the outcome meets or exceeds the benchmark. Yes for both
Total Recertifications	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) 4,062 (HCV) 2,860 (LIPH)	Whether the outcome meets or exceeds the benchmark. Yes for HCV No for LIPH
Average Cost per Recertification	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) \$27.08 (HCV) \$32.11 (LIPH)	Whether the outcome meets or exceeds the benchmark. Yes for both
Total Estimated Costs	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) \$109,999 (HCV) \$91,835 (LIPH)	Whether the outcome meets or exceeds the benchmark. Yes for both

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. However, in public housing, the HACP did not reduce the number of annual reexaminations during the Plan year. 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 2023 and is on schedule for FY 2024.

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 still experiences challenges related to non-compliance from residents and hesitance from the courts regarding legal action and eviction. 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 experienced high staff turnover during previous Plan years and the new staff weren't fully trained until Q3 of 2023, which caused the staff to be behind on executing timely recertifications. The department is now fully staffed, and projects continue 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 2023, the homeownership assisted sixty-four (64) households in purchasing their first home. Of the sixty-four (64) closings, zero (0) households were HCV participants prior to the closing. No LIPH participants purchased homes in 2023. This sudden success can be attributed to a new partnership with the City of Pittsburgh's Urban Redevelopment Authority's (URA) and the OwnPGH program.

Metrics

<i>Cost Effectiveness</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
CE #1: Agency Cost Savings	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). \$764	Whether the outcome meets or exceeds the benchmark. Yes
CE #2: Staff Time Savings	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). 25	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours). 40	Whether the outcome meets or exceeds the benchmark. No

<i>Housing Choice</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
HC #5: Increase in Resident Mobility	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). 64	Whether the outcome meets or exceeds the benchmark. Yes
HC #6: Increase In Homeownership Opportunities	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). 25	Actual number of households that purchased a home after implementation of the activity (number). 64	Whether the outcome meets or exceeds the benchmark. Yes
HC #7: Households Assisted by Services that Increase Housing Choice	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). 25	Actual number of households receiving these services after implementation of the activity (number). 64	Whether the outcome meets or exceeds the benchmark. Yes

<i>HACP Metrics</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Closings / Purchase	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). 15 (HCV) 10 (LIPH)	Actual closings/purchases (number). 2 (HCV) 1 (LIPH) 61 (Non-Resident)	Whether the outcome meets or exceeds the benchmark. No (HCV) No (LIPH)

Applicants Completing Course & First Pre-approval	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) 5 (LIPH)	Actual applicants completing course & first mortgage pre-approval after implementation of the activity (number). 2 (HCV) 1 (LIPH) 61 (Non-Resident)	Whether the outcome meets or exceeds the benchmark. No (HCV) No (LIPH)
Total HACP Closing Funds	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 implementation of the activity (in dollars) \$140,000 (HCV) \$35,000 (LIPH)	Actual HACP closing fund amount (in dollars) \$14,000 (HCV) \$7,000 (LIPH) \$49,000 (Non-Resident)	Whether the outcome meets or exceeds the benchmark. No (HCV) No (LIPH)
Average HACP Third Mortgage Amount	Total average HACP third mortgage dollar amount (increase)	Average HACP third mortgage amount prior to implementation of the activity (in dollars) \$0	Expected average HACP third mortgage amount after implementation of the activity (in dollars) \$12,875 (HCV) \$12,875 (LIPH)	Actual HACP third mortgage amount (in dollars) \$0 (HCV) \$0 (LIPH) \$22,800 (Non-Resident)	Whether the outcome meets or exceeds the benchmark. No (HCV) No (LIPH)
Average Purchase Price	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 implementation of the activity (in dollars) \$165,000 (HCV) \$165,000 (LIPH)	Actual average purchase price amount (in dollars) \$171,500 (HCV) \$167,000 (LIPH) \$160,839 (Non-Resident)	Whether the outcome meets or exceeds the benchmark. Yes (HCV) Yes (LIPH)
Amount of non-HACP Assistance	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 implementation of the activity (in dollars) \$115,500 (HCV) \$0 (LIPH) \$319,800 (Non-Resident)	Actual non-HACP assistance amount (in dollars) \$0 (HCV) \$0 (LIPH) \$2,000,000 (Non-Resident)	Whether the outcome meets or exceeds the benchmark. No (HCV) Yes (LIPH) Yes (Non-Resident)

Foreclosures	Total number of foreclosures (decrease)	Total foreclosures prior to implementation of the activity (number) 0	Expected foreclosures after implementation of the activity (number) 0 (HCV) 0 (LIPH)	Actual foreclosures amount (number) 0 (HCV) 0 (LIPH)	Whether the outcome meets or exceeds the benchmark. Yes
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Comparison of Outcomes to Benchmarks

The HACP only met a few of the HACP benchmarks measuring HCV and LIPH data and realized it omitted non-resident benchmarks for many of the HACP metrics. This oversight will be corrected in future MTW Plan submissions. If the HACP included non-residents in the HACP benchmarks, the HACP would have met most of the self-imposed metrics. However, the HACP did meet the Housing Choice metrics increasing mobility, homeownership opportunities, and number of households assisted by housing choice services.

Update

The RSS/FSS Department is working closely with HCV and LIPH participants to encourage them to explore the possibilities of homeownership. The RSS Program promotes referrals by the HACP Housing Specialists and LIPH Property Managers and works collaboratively with these teams to increase opportunities for greater participation and success. The HACP will continue such efforts in 2024 and develop an aggressive marketing approach to increase participation and success moving forward.

iii. Actual Nonsignificant Changes

The HACP is partnering with the URA and OwnPGH Program, which allows for a non-HACP contribution of up to \$40,000 per purchase by the HACP and up to \$50,000 per purchase by the URA. This significantly increases the buying power of low-income homebuyers purchasing a home in the City of Pittsburgh. In this partnership, the HACP is the third mortgage assistance provider. Due to this partnership's success, the HACP will continue to work with the URA and OwnPGH Program to further each program's longevity.

iv. Actual Changes to Metrics/Data Collection

As planned, the HACP updated its metrics benchmarks based on current market conditions. The average HACP Second Mortgage Amount metric experienced an unplanned change during the Plan year. The HACP became the third mortgage provider since partnering with the URA and OwnPGH Program. To reflect this change, the HACP updated the Average HACP Second Mortgage Amount metric to measure the average Third Mortgage Amount. The dollar amount listed in the outcome category reflects this change. In future MTW Plan submissions, the HACP will adjust this metric to reflect this change and possibly revise this benchmark.

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*

It is anticipated the HACP's identified goal of twenty-five (25) homes will continue to be achieved or exceeded by utilizing the enhanced product as well as the OwnPGH product in future plan years. To increase its number of HCV and LIPH homebuyers, the HACP is committed to working closely with eligible HCV and LIPH households to educate them and market the benefits of homeownership. Additionally, the HACP will begin aggressively marketing Scattered Site units to existing residents for potential ownership. It is also anticipated that updating the HACP metrics to include non-resident data will also effectively allow the HACP to meet more metrics for this activity in future plan years.

6. MTW Homeownership

- 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
-

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 sixty-four (64) families purchase their first home within the City of Pittsburgh. The HACP's partnership with the OwnPGH Program proved to be an effective approach, which resulted in total contributions of \$2,000,000 from the HACP.

Metrics

<i>Self-Sufficiency</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
SS #8: Households Transitioned to Self Sufficiency	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). This number may be zero. 1	Expected households transitioned to self-sufficiency (a household's ability to maintain financial, housing, and personal/family stability) after implementation of the activity (number). 10	Actual households transitioned to self-sufficiency (a household's ability to maintain financial, housing, and personal/family stability) after implementation of the activity (number). 64	Whether the outcome meets or exceeds the benchmark. Yes

<i>Housing Choice</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
HC #6: Increase in Homeownership Opportunities	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). This number may be zero. 0	Expected number of households that purchased a home after implementation of the activity (number). 25	Actual number of households that purchased a home after implementation of the activity (number). 64	Whether the outcome meets or exceeds the benchmark. Yes
HC #7: Households Assisted by Services that Increase Housing Choice	Number of households receiving services aimed to increase housing choice (increase).	Households receiving this type of service prior to implementation of the activity (number). This number may be zero. 0	Expected number of households receiving these services after implementation of the activity (number). 25	Actual number of households receiving these services after implementation of the activity (number). 64	Whether the outcome meets or exceeds the benchmark. Yes

Comparison of Outcomes to Benchmarks

The HACP met all the benchmarks for this activity during the Plan Year and anticipates continued success in future plan years through strategically realigning the Homeownership Program and marketing plan to enhance participation from HCV and LIPH participants.

Update

The Homeownership Program flourished in FY 2023. The HACP assisted sixty-four (64) families purchase homes. The continued success of the program will depend on the ability for it to remain agile in the changing real estate market, the continuation of the URA and OwnPGH partnership, and to enhance participation from the HCV and LIPH participants through a strategic marketing plan.

iii. Actual Nonsignificant Changes

Due to the partnership with the URA and OwnPGH Program, the HACP moved from second mortgage provider to third mortgage provider. This proved to be successful in assisting income-eligible families purchase homes. However, the HACP may move back into being the second mortgage provider if the OwnPGH Program is not continued and/or we find other ways to assist families in purchasing homes.

iv. Actual Changes to Metrics/Data Collection

As planned, the HACP updated its metrics benchmarks based on current market conditions. 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 HACP did not have any challenges in achieving this activity's benchmarks during the Plan Year. However, the HACP will continue to focus on strengthening the Homeownership Program components in future plan years to continue to exceed the activity's benchmarks. The agency will also endeavor to increase participation from LIPH and HCV Programs in forthcoming years through aggressive marketing and other avenues as needed.

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.

In fall 2021, the HACP received HUD Special Purpose Voucher waiver approval to utilize this implemented activity for its Emergency Housing Voucher (EHV) and Mobility Demonstration Voucher (MDV) Programs.

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.

Metrics

<i>Cost Effectiveness</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
HC #1: Additional Units of Housing Made Available	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). 6	Whether the outcome meets or exceeds the benchmark. No

HC #5: Increase in Resident Mobility	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).	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number).	Actual increase in households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
		0	60	6	No

Comparison of Outcomes to Benchmarks

The HACP did not meet either metric for the Plan Year. Although a correlation has not been established, the HACP surmises that the increased payment standards 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 2024 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 2023 and is on schedule for FY 2024. The HACP is pleased to see the reduction of the use of this activity because the agency doesn't want to see more families becoming rent-burdened, which can set the family up for financial failure and potential eviction. 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.

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 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. 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

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
- **FY 2023:** Amended to move the Rehabilitation Payment Standard to this activity

ii. *Description*

In FY 2023, the Rehabilitation Payment Standards were moved from Activity #10 to Activity #8 considering the FY 2022 payment standard amendments making the Reasonable Accommodation Payment Standard akin to the Rehabilitation Payment Standard in methodology. Both are described in the following paragraphs.

Reasonable Accommodation Voucher Payment Standard

The HACP is authorized to establish Exception Payment Standards up to 120% of FMR (Fair Market Rent) without prior HUD approval. From FY 2004-2013, 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 (for Reasonable Accommodations)
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.

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 Reasonable Accommodation Payment Standard 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.

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: The 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

The intent of the activity is to give more housing choice and subsidize a larger part of the contract rent for HCV families, including those who have disabled family members and/or are experiencing homelessness or other qualifying events through the EHV Program. The HACP also has seen the number of property owners upgrading and improving their units and how the higher payment standards can offset the rehabilitation costs. The HACP continues its marketing efforts to let property owners know that these payment standards are available.

Metrics

<i>Housing Choice</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
HC #1: Additional Units of Housing Made Available	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). 57	Whether the outcome meets or exceeds the benchmark. Yes
HC #2: Units of Housing Preserved	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). 63	Whether the outcome meets or exceeds the benchmark. Yes
HC #5: Increase in Resident Mobility	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). 57	Whether the outcome meets or exceeds the benchmark. Yes

<i>HACP Metrics</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
New Landlord Attracted to the HCV Program	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). 10	Actual number of new landlords after implementation of the activity (number). 22	Whether the outcome meets or exceeds the benchmark. Yes

Comparison of Outcomes to Benchmarks

The HACP met all MTW standard metrics listed above for this activity. The Rehabilitation Payment Standard really gained popularity and traction during the Plan Year. The EHV Program also attracted thirteen (13) new landlords with its incentives. No HCV families 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 2024 brings more success for the Reasonable Accommodation Payment Standard.

Update

All the exception payment standards continue to be in full implementation in FY 2023 and continue to increase in popularity in FY 2024.

iii. Actual Nonsignificant Changes

The Rehabilitation Payment Standards were moved from Activity #10 to Activity #8 considering the FY 2022 payment standard amendments making the Reasonable Accommodation Payment Standard akin to the Rehabilitation Payment Standard in methodology.

The HACP also received HUD approval of an EHV waiver request to use the Reasonable Accommodation and Rehabilitation payment standards in FY 2023 and began applying them to EHV families at biennial reexamination or unit transfer, whichever occurred first.

iv. Actual Changes to Metrics/Data Collection

As planned, the HACP updated its metrics to remove two (2) and add one (1) for the Rehabilitation Payment Standard. 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

There were not any challenges meeting the benchmarks large in part due to the increasing popularity of the Rehabilitation Payment Standards and EHV lease-up incentives during the Plan Year. 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 and upcoming developments with dedicated vouchers committed through the City of Pittsburgh's Urban Redevelopment Authority and Planning Department.

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

i. Plan Year Approved, Implemented, Amended

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

ii. Description

In FY 2023, 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, Choice Neighborhoods Implementation Grant (CNIG) replacement housing, non-traditional mixed finance, 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 (Completed)
- Bedford Dwellings Redevelopment Phase I and subsequent phases (CNIG and RAD PBRA secured in 2023)
- Oak Hill Phase II Sub-Phases (Planning)
- Manchester Redevelopment RAD (Predevelopment)
- Scattered Site preservation or conversion project (Ongoing)
- Northview Heights High-Rise Replacement (Predevelopment)
- City's Edge mixed income/mixed-use development (Under construction)
- Projects identified through the PBV Gap Financing Program (Ongoing)
- VASH PBV projects, either self-development or co-development (On hold)

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 2023, 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 2024. 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. The HACP received the first cohort of downtown office-to-residential conversion proposals through its 2023 PBV/Gap Financing RFP.

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.

Two (2) other changes were approved in the FY 2022 MTW Annual Plan to include 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. Also, the HACP plans to project base 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.

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 2023 activities, please refer to the development updates chart in Section 1.B.1 of the Report.

Metrics

<i>Housing Choice</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
HC #1: Additional Units of Housing Made Available	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). 203 PBV units started construction	Whether the outcome meets or exceeds the benchmark. Yes
HC #5: Increase in Resident Mobility	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). 41 PBV units were newly available	Whether the outcome meets or exceeds the benchmark. No

Comparison of Outcomes to Benchmarks

The HACP started construction of 203 PBV units in FY 2023, which exceeded the benchmark of 100 PBV units of additional housing made available. Only 41 new units were made available for lease in FY 2023, which did not meet the benchmark number of households able to move to a better unit and/or neighborhood of opportunity. The reasons for non-completion range from the disrupted construction market 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 2023 were delayed due to construction cost increases as described above and at item VI below. FY 2023 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.

iii. Actual Nonsignificant Changes

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

iv. Actual Changes to Metrics/Data Collection

As planned, the HACP updated its metrics to remove one (1) metric regarding homeownership that does not apply 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 challenges in achieving benchmarks during the Plan Year were as follows:

- All affordable development projects have experienced a significant amount of financial gap in 2023 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

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
- **FY 2023:** Moved the Rehabilitation Payment Standard to activity #8

ii. *Description*

From FY 2019-2022, the HACP had HUD approval for two local (also known as alternative) payment standards under this activity known as Rehabilitation and Mobility. However, the HACP noticed that few landlords utilized these alternative payment standards through its MTW metric tracking. Through a detailed local rental market analysis driven by the HUD Community Choice Demonstration in FY 2022, the HACP decided to simplify its payment standards across the entire HCV Program and eliminate the Mobility Payment Standard and its scorecard criteria. The HACP is surmising that the tiered methodology will allow more landlords to access higher payment standards that align closer with the hyper-local rental market fluctuation while simplifying the criteria to determine a unit's applicable payment standard.

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:

Tier	Sort Condition (tract MGR/County MGR)	Percent above ACFMR	Number of HACP Tracts/Tier	Percent of HACP Tracts/Tier
7	$\geq .91, \leq 1$ of AC MGR	100%	0	0%
6	$\geq 1.01, \leq 1.1$ of AC MGR	110%	91	66%
5	$\geq 1.11, \leq 1.2$ of AC MGR	120%	10	7%
4	$\geq 1.21, \leq 1.3$ of AC MGR	130%	12	9%
3	$\geq 1.31, \leq 1.4$ of AC MGR	140%	3	2%
2	$\geq 1.41, \leq 1.5$ 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.

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.

Metrics

<i>Housing Choice</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
HC #2: Units of Housing Preserved	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). 400	Actual housing units preserved after implementation of the activity (number). 0	Whether the outcome meets or exceeds the benchmark. No
HC #5: Increase in Resident Mobility	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). 256	Whether the outcome meets or exceeds the benchmark. Yes

<i>Self Sufficiency</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
SS #5: Households Assisted by Services that Increase Self Sufficiency	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). 25	Actual number of households receiving self-sufficiency services after implementation of the activity (number). 77	Whether the outcome meets or exceeds the benchmark. No

<i>HACP Specific Metrics</i>					
Metric Name	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
New landlords attracted to HCV Program	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) 10	Actual number of new landlords enrolled after implementation of the activity 65	Whether the outcome meets or exceeds the benchmark. Yes

Comparison of Outcomes to Benchmarks

The HACP met all the benchmarks for this activity except for the number of units preserved, which is a huge contrast to the FY 2022 Plan Year when the HACP only met one (1) benchmark. The uptick in outcomes, especially the number of new landlords attracted to the program is an indication that the activity's modifications worked.

Update

Since the implementation of the changes, the property owners requested over two hundred (200) contract rent increases in FY 2023. The FY 2023 budget was monitored closely; however, no adjustments were needed, and the overall HAP spent stayed relatively consistent when compared to previous years. 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

As planned, the HACP received HUD waiver approval to utilize the Tiered Payment Standard for the EHV Program and began implementation immediately after receiving the approval letter. The HACP did not have any unplanned changes to this activity during the Plan Year.

iv. Actual Changes to Metrics/Data Collection

As planned, the HACP reset the benchmarks to align with the changes in the activity. The HACP did not make any unplanned 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*

For the number of units preserved, the HACP HCV Program lost 252 units total from January to December 2023. Therefore, the HACP did not meet this metric. The cause of unit loss is unknown as the landlords do not tell us why they are pulling a unit from the HCV program. The HACP will review this data in FY 2024 and see if any causes can be identified.

In general, for the benchmarks that the HACP met, 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 report data collected monthly, and adjust the program to optimize its success.

11. Asset Exclusion & Self-Certification in HCV and Public Housing Programs

i. Plan Year Approved, Implemented, Amended

- **FY 2023:** Approved and implemented

ii. Description

The HACP was approved to modify the asset verification and asset income calculations as follows:

Assets Valued at \$50,000 or Less

- **Verification.** The HACP will accept a self-certification of asset value and/or income as the highest form of verification when the total household asset value is \$50,000 or less.
- **Asset Income Calculations.** The HACP will exclude all income from assets where the total household asset value and/or income is \$50,000 or less and not report said asset on the MTW HUD-50058.

Assets Valued at Over \$50,000

- **Verification.** The HACP will verify asset value and/or income in accordance with regular HUD verification requirements when the total household asset value and/or income is over \$50,000.
- **Asset Income Calculations.** The HACP will include all income from assets where the total household asset value and/or income is \$50,000 or less and report said asset on the MTW HUD-50058.

Impact

This activity significantly improves cost effectiveness and staff efficiency by forgoing the requirement to verify asset value and/or income that has no impact on the overall household income. Prior to this activity's implementation, HACP staff had to obtain six (6) months of checking account statements and at least one current savings account statement, which was hard for the applicants and participants to produce, especially for prepaid card accounts that mirror checking accounts.

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 task prior to implementation of the activity (in dollars) \$791,364	Expected cost of task after implementation of the activity (in dollars) \$126,618	Actual cost of task after implementation of the activity (in dollars). \$19,144	Whether the outcome meets or exceeds the benchmark. Yes

CE #2: Staff Time Savings	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). 14,756 hours	Expected amount of staff time dedicated to the task after implementation of the activity (in hours). 2,361 hours	Actual amount of staff time dedicated to the task after implementation of the activity (in hours). 657 hours	Whether the outcome meets or exceeds the benchmark. Yes
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Comparison of Outcomes to Benchmarks

The HACP exceeded all the benchmarks for this activity. Staff went from twenty (20) to five (5) minutes spent saving an average of fifteen (15) minutes of processing time per certification. The overall cost savings were more than forty-one (41) times the total cost of the task prior to implementation of the activity. Furthermore, the total staff hours saved were more than twenty-two (22) times the total number of staff hours dedicated to this task prior to the implementation of this activity.

Update

The HACP implemented this activity in January 2023 for the HCV Program and February 2023 for the LIPH Program. Since the initial implementation of the activity, the HACP has been able to execute any action requiring asset verification exponentially faster than before implementing this activity. Once the self-certification form was created and the staff were trained, the feedback from both staff and program families has been positive.

iii. Actual Nonsignificant Changes

The HACP did not make any planned non-significant changes to this activity during the Plan Year. One implementation change which was not planned occurred in July 2023. The HCV and Public Housing Program management decided to discontinue the practice of recording the asset cash value and income on the MTW HUD-50058 if the total asset value and/or income was less than \$50,000. This led to a slight modification of the Asset Certification form. No other unplanned changes occurred 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 did not have any challenges achieving the benchmarks during the Plan Year.

B. Not Yet Implemented Activities

The HACP does not currently have any approved, non- 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 MTW Program in 2000, the HACP has also instituted a number of initiatives that no longer require specific 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. HACP's current EPC, executed in 2008, was concluded in 2023 and served to reduce costs and improve the efficient use of federal funds.

- b. The 2023 concluded 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. Construction 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 and the final in 2023. The HACP met objectives included realizing substantial energy cost savings. (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 the relocation schedule was updated to occur thereafter (first quarter 2023) and occurred in June 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 \$12,185,745 toward Development and \$15,382,113 toward Modernization. During 2023, the HACP used \$ 16,509,542 from MTW HCV funds to support Modernization (\$737,757), Energy Performance Contract Management (\$75,103), Resident Services (\$2,793,060), Maintenance (\$8,036,322), Home Office Operating Costs (\$572,424), Insurance (\$1,396,693), Collection Loss (\$1,632,713), and Protective Services (\$1,264,885).

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

Description of any HUD reviews, audits, or physical inspection issues that require action to address the issue.

a. REAC Physical Condition Inspection Issues

In FY 2023, the HACP completed twenty-one (21) REAC physical inspections at various traditional public housing and mixed finance communities with favorable results. Historical data shows that the last time 100% successful inspections were achieved was prior to 2013. The average score was 79% for a portfolio consisting of primarily legacy units. Some of the most notable score increases include:

1. Allegheny Dwellings' score increased by 10% between 2020 and 2023
2. Scattered Sites North's score increased by 40% between 2020 and 2023
3. Scattered Sites South's score increased by 18% between 2019 and 2023

The HACP takes appropriate action on any REAC identified Physical Condition issues and has addressed all FY 2023 findings as the regulations require.

b. HCV Program Corrective Action Plan (CAP)

In Quarter 2 of FY 2023, the HUD Pittsburgh/Buffalo Field Office required that the HACP HCV Department enter a Corrective Action Plan (CAP) to address the department's shortcomings in the implementation of the HCV Program. Required aspects of the CAP include the following:

- Staff development and retention,
- Addressing backlogged items,
- Streamlining internal processes,
- Addressing insufficient customer service and HUD complaints,
- Improving the integrity of IMS/PIC and VMS data,
- Meeting the MTW Substantially the Same requirement, and
- Updating the HCV waiting list.

During 2023, the HCV Department implemented several strategies to address staff retention, customer satisfaction, and the backlog of outstanding work. In 2023, the HCV Department hired additional housing specialists and two (2) HCV managers, resulting in a complementary full-staffed department. During 2023, the HCV Department provided comprehensive training and follow-up for all employees. The HCV management team uses coaching techniques to guide when improvement is needed in any area. To improve customer service, the HACP opened the One Stop Shop, where applicants, tenants, and property owners can walk in to have questions or concerns addressed by HACP staff. The HCV Department also implemented monthly landlord council meetings and a landlord newsletter. To address the processing of backlogged work, the HACP is currently utilizing the services of CVR Associates.

The HACP had no other HUD reviews or audits requiring action by HACP at the end of 2023.

B. EVALUATION RESULTS

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

The enclosed MTW Certifications of Compliance form certifies that the HACP has meet the three (3) MTW statutory requirements in the Plan Year of: (1) ensuring that at least 75% of households assisted by the HACP are very low-income, (2) continuing to assist substantially the same total number of households as would have been assisted had the HACP 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.

Moving to Work (MTW)
STATUTORY REQUIREMENT CERTIFICATION
(SUBMITTED WITH THE FY 2023 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 12/31/2023, 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 Binion

NAME OF AUTHORIZED OFFICIAL


Caster Binion (Mar 23, 2024 18:02 EDT)

SIGNATURE

Caster D. Binion ED

TITLE

03/23/2024

DATE

**Housing Authority
City of Pittsburgh**

412 Boulevard of the Allies, 7th Floor | Pittsburgh, Pennsylvania 15219
Tel: 412-456-5012
www.HACP.org






MTW Statutory Requirement Certification for Submission in MTW Report

Final Audit Report

2024-03-23

Created:	2024-03-22
By:	Amanda Hower (amanda.hower@hacp.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAg8FbF8K-m3RUc39fQUkK26zhOWwshzbz

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

-  Document created by Amanda Hower (amanda.hower@hacp.org)
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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 concluded its EPC, which was executed in 2008, and had a twelve (12) year performance guarantee for which annual monitoring and verification occurred, ending in August 2023, achieving its purpose of reducing energy usage, costs and improving 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 12 was completed for the period of September 2022 – August 2023. The debt service was refinanced in 2013 and completely paid off in 2020. Monitoring and Verification services continued 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 from further plans and reports. Despite portfolio inventory changes to date, the HACP continues to receive energy cost savings that exceed the guarantee. Please refer to the chart below for a representation of the energy conservation measures implemented through the EPC.

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 2023, 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 the 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/due 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 2023.

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, 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 the 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, HACP is not yet able to meet the PUM fee revenue target until our portfolio grows in 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.

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 Demonstration 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 HCV and LIPH Programs to support the Authority's Moving to Work (MTW) initiatives and other activities. This included budgeting \$12,185,745 toward Development and \$15,382,113 toward Modernization. During 2023, the HACP used \$16,509,542 from MTW HCV funds to support Modernization (\$737,757), Energy Performance Contract Management (\$75,103), Resident Services (\$2,793,060), Maintenance (\$8,036,322), Home Office Operating Costs (\$572,424), Insurance (\$1,396,693), Collection Loss (\$1,632,713), and Protective Services (\$1,264,885).

B. APPENDIX II:



Honeywell Building Technologies
6060 Rockside Woods Blvd.
Independence, OH 44131
www.honeywell.com

November 28, 2023

Mr. Caster Binion
Executive Director
Pittsburgh Public Housing Authority
412 Boulevard of the Allies
Pittsburgh, PA 15219

Reference: Performance Guarantee Expiration date 8/31/2023 (M&V Contract # 40105935)

Dear Mr. Binion,

I am pleased to notify you of the fulfillment and conclusion of the 12-year Performance Guarantee associated with the Agreement between the Pittsburgh Public Housing Authority and Honeywell signed 7/30/2008.

The Year-12 Energy Cost Avoidance Report, for the final reporting period 9/1/2022 – 8/31/2023 shows the total term Energy Cost Avoidance of \$40,487,199, which represents 112% of the \$36,056,414 total term Energy Savings Guarantee. The cost avoidance summary in the report illustrates the annual guaranteed savings for the final year, and all previous years, have been reconciled. With completion of this report, no further reports will be provided.

Honeywell's liability with respect to the Performance Guarantee for the entire Guarantee Term is hereby deemed satisfied.

Should you have any questions, please do not hesitate to contact me at 419-473-1215 or by email karen.westlick@honeywell.com. Honeywell values your business, and we look forward to future opportunities with the Pittsburgh Public Housing Authority.

Sincerely,

Karen Westlick

Karen Westlick
Measurement and Verification Specialist

Cc: Aamer Athar, Honeywell MVFL
Gail Prager, Honeywell M&V Administrator

Housing Authority of the City of Pittsburgh

Energy Cost Avoidance Report

Year 12 of 12 Energy Guarantee

September 2022 through August 2023



*Helping customers manage energy resources to
improve financial performance*

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Housing Authority of the City of Pittsburgh



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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 12 performance period are a total of \$3,849,839 in utility savings. This is 111% of the Year 12 Guarantee of \$3,468,725.

Year 10	Year 12 Debt Service	Year 12 M&V Service Cost	Total
Guarantee	\$ 3,368,588	\$ 100,137	\$ 3,468,725
Actual	\$ 3,849,839		\$ 3,849,839
Excess/(Shortfall)			\$ 381,114

As of the end of the performance period, this project has delivered \$40,487,199 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
Year 12	\$ 3,468,725	\$ 3,849,839	\$ 381,114
Cumulative Totals	\$ 36,056,414	\$ 40,487,199	\$ 4,430,785

Executive Summary

Environmental Impact

The Energy Savings in Performance Year 12 has the same environmental impact as:

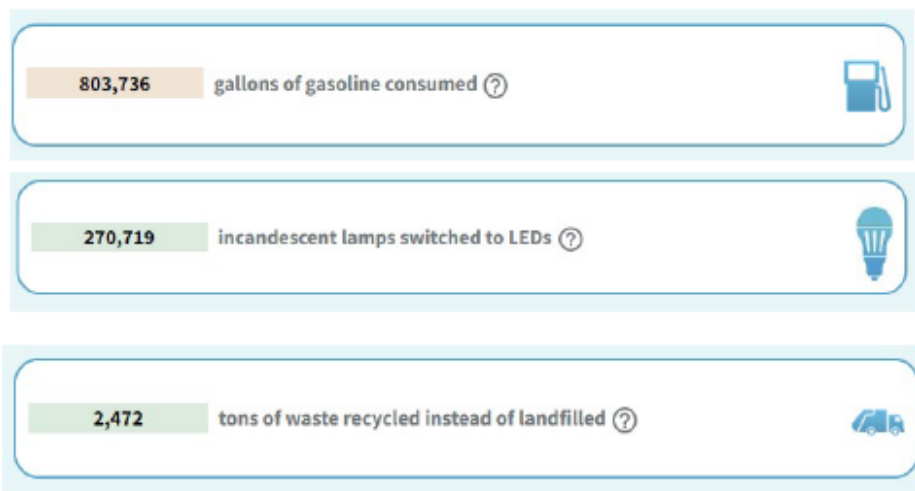
7,142.8 metric tons of CO2 not being produced.

Which is equivalent to:

803,736 gallons of gasoline not being consumed

270,719 incandescent lamps switched to LEDs

2,472 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 Pavilion (Brookline)		0900608-307611	261244
			24-0733625-0
			24-0750368-5
Caligiuri Plaza (Allentown)		0900608-410310	201368
Morse Gardens		0900608-200444	102365
			103336
D.A.P. Carrick Regency		0900608-389302	255656
			24-0704817-8
			24-0750415-4
Gualtieri Manor		1009-2775-001-7	281276
			24-0725936-1
Finello Pavilion		2-0000-382-5003	

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

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 HW
		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%

1.8

Cost Avoidance Summary

Year 12 Savings		
Option A Cost Avoidance	\$	374,674
Option C Cost Avoidance	\$	2,943,256
Adjustments	\$	531,909
Total Year 12 Savings	\$	3,849,839

Year 12 Savings		
Year 12 Debt Service	\$	3,368,588
Year 12 M&V Service Cost	\$	100,137
Total Year 12 Energy Guarantee	\$	3,468,725
 Net Results	 \$	 381,114
 Percent of Plan		 111%

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
Year 12	9/22 - 8/23	\$ 3,849,839	\$ 3,468,725		\$ 381,114
TOTAL		\$ 36,637,360	\$ 32,587,689	\$ 15,807	\$ 4,081,285

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	(KWH)	(\$)	(MCF)	(\$)	(Kgals)	(\$)	(\$)
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							
Rate Applied Totals:				0	\$0.1138 \$0	0	\$27.5054 \$0	0	\$12.8318 \$0	\$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			10,127	\$278,552		\$0	\$278,552
Rate Applied Totals:				518,174	\$0.1138 \$58,968	10,127	\$27.5054 \$278,552		\$12.8318 \$0	\$337,521
3	PA 1-04	Arlington Heights	Option C Savings	(219,949)	(\$25,041)	7,499	\$206,258	6,876	\$88,237	\$269,454
Rate Applied Totals:				(219,949)	\$0.1138 (\$25,041)	7,499	\$27.5054 \$206,258	6,876	\$12.8318 \$88,237	\$269,454
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 Conservations	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			9,557	\$262,875	5,738	\$73,629	\$336,503
Rate Applied Totals:				571,495	\$0.1138 \$65,036	9,557	\$27.5054 \$262,875	5,738	\$12.8318 \$73,629	\$401,540

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	(KWH)	(\$)	(MCF)	(\$)	(Kgals)	(\$)	(\$)
5	PA 1-09	Northview Heights	Option C Savings	826,874	\$94,140	34,749	\$955,786	19,087	\$244,918	\$1,294,843
Rate Applied Totals:				826,874	\$94,140	34,749	\$955,786	19,087	\$244,918	\$1,294,843
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
Rate Applied Totals:				93,509	\$10,641	0	\$27,5054 \$0	0	\$12,8318 \$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	1,204	\$33,121	(1,114)	(\$14,295)	\$18,826
Rate Applied Totals:				104,576	\$11,901	1,204	\$27,5054 \$33,121	(1,114)	\$12,8318 (\$14,295)	\$30,727
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	829	\$22,811	734	\$9,420	\$32,231
Rate Applied Totals:				351,125	\$39,958	829	\$27,5054 \$22,811	734	\$12,8318 \$9,420	\$72,189
10	PA 1-20	Homewood North	Option C Savings	(\$45,506)	(\$62,079)	19,329	\$531,664	15,477	\$198,592	\$668,178
Rate Applied Totals:				(\$45,506)	\$0.1138 (\$62,079)	19,329	\$27,5054 \$531,664	15,477	\$12,8318 \$198,592	\$668,178

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	(KWH)	(\$)	(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	2,836	\$78,001	711	\$9,129	\$87,130

Rate Applied
Totals: 131,585 \$0.1138 \$14,974 2,836 \$27,5054 \$78,001 711 \$12,8318 \$9,129 \$102,104

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	\$23,094	1,797	\$23,055	\$46,149
12	PA 1-32	Glen Hazel Family	Limiting Thermostats	0	\$0	2,294	\$63,084			\$63,084

Rate Applied
Totals: 187,253 \$0.1138 \$21,309 3,133 \$27,5054 \$86,178 1,797 \$23,055 \$130,542

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							

Rate Applied
Totals: 0 \$0.1138 \$0 0 \$27,5054 \$0 0 \$12,8318 \$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		
			Description of ECM	(KWH)	(\$)	(MCF)	(\$)	(Kgals)	(\$)	(\$)
14	PA 1-41	Cahuguiri Plaza	Retrofit Tenant Area Lighting	53,296	\$6,065		\$0		\$0	\$6,065
14	PA 1-41	Cahuguiri Plaza	Retrofit Common Area Lighting	30,311	\$3,449		\$0		\$0	\$3,449
14	PA 1-41	Cahuguiri Plaza	Building Envelope	1,161	\$132		\$0		\$0	\$132
14	PA 1-41	Cahuguiri Plaza	Limiting Thermostats	30,433	\$3,463		\$0		\$0	\$3,463
14	PA 1-41	Cahuguiri Plaza	Option C Savings	0	\$0	372	\$10,228	(1,621)	(\$20,800)	(\$10,572)

Rate Applied
Totals: 115,201 \$0.1138 \$13,110 372 \$27,5054 \$10,228 (1,621) (\$20,800) \$12,8318 \$2,538

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	(108)	(\$2,972)		\$0	(\$2,972)

Rate Applied
Totals: 62,753 \$0.1138 \$7,141 (108) \$27,5054 (\$2,972) 0 \$12,8318 \$0 \$4,169

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	632	\$17,380	154	\$1,976	\$19,356

Rate Applied
Totals: 35,965 \$0.1138 \$4,093 632 \$27,5054 \$17,380 154 \$1,976 \$23,449

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	(89)	(\$2,455)	(1,614)	(\$20,707)	(\$23,162)

Rate Applied
Totals: 103,941 \$0.1138 \$11,829 (89) \$27,5054 (\$2,455) (1,614) (\$20,707) (\$11,334)

2.5

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	(KWH)	(\$)	(MCF)	(\$)	(Kgals)	(\$)	(\$)
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	49	\$1,351	(2,062)	(\$26,460)	(\$25,110)
Rate Applied					\$0.1138		\$27.5054		\$12.8318	
Totals:				56,945	\$6,480	49	\$1,351	(2,062)	(\$26,460)	(\$18,629)

Total ALL Sites:

(KWH)	(\$)	(MCF)	(\$)	(Water)	(\$)	Total Energy Savings
2,393,939	\$272,461	90,120	\$2,478,776	44,163	\$566,693	\$3,317,930

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 12 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 Terrance	No longer HACP Managed						\$0
PA 1-02	Bedford Dwellings			10,127	\$278,552			\$278,552
PA 1-04	Arlington Heights	(219,949)	(\$25,041)	7,499	\$206,258	6,876	\$88,237	\$269,454
PA 1-05	Allegheny Dwellings			9,557	\$262,875	5,738	\$73,629	\$336,503
PA 1-09	Northview Heights	826,874	\$94,140	34,749	\$955,786	19,087	\$244,918	\$1,294,843
PA 1-11	Hamilton-Larimer	No longer HACP Managed						\$0
PA 1-15	Pennsylvania-Bidwell			1,204	\$33,121	(1,114)	(\$14,295)	\$18,826
PA 1-17	Pressley Street			829	\$22,811	734	\$9,420	\$32,231
PA 1-20	Homewood North	(545,506)	(\$62,079)	19,329	\$531,664	15,477	\$198,592	\$668,178
PA 1-31	Murray Tower			2,836	\$78,001	711	\$9,129	\$87,130
PA 1-41	Caligiuri Plaza (Allentown)			372	\$10,228	(1,621)	(\$20,800)	(\$10,572)
PA 1-44	Finello Pavilion (South Oakland)			(108)	(\$2,972)			(\$2,972)
PA 1-45	Morse Gardens			632	\$17,380	154	\$1,976	\$19,356
PA 1-46	Carrick Regency			(89)	(\$2,455)	(1,614)	(\$20,707)	(\$23,162)
PA 1-47	Gualtieri Manor			49	\$1,351	(2,062)	(\$26,460)	(\$25,110)
		61,419	\$7,020	86,986	\$2,392,598	42,366	\$543,638	\$2,943,256

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	\$ 38,718	\$ 91,946	\$ 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	\$ 1,002,001	\$ 1,022,031	\$ 1,037,590
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 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	1,816	4,496	5,668	8,508	7,401	6,401	6,918	3,973	2,789	1,486	1,250	1,250
YTD Use	1,816	6,312	11,980	20,488	27,889	34,290	41,208	45,180	47,970	49,455	50,705	51,955
Month \$	\$ 49,949	\$ 123,662	\$ 155,910	\$ 234,018	\$ 203,558	\$ 176,062	\$ 190,275	\$ 109,271	\$ 76,724	\$ 40,861	\$ 34,380	\$ 34,380
YTD \$	\$ 49,949	\$ 173,611	\$ 329,521	\$ 563,538	\$ 767,096	\$ 943,158	\$ 1,133,433	\$ 1,242,704	\$ 1,319,428	\$ 1,360,289	\$ 1,394,669	\$ 1,429,048
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	84	447	614	1,000	847	726	781	381	212	38	-	-
CDD	81	-	5	-	-	-	-	15	16	80	276	230
Month Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505
YTD Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505

SimActual

	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	1,451	3,467	5,145	6,371	7,015	5,976	5,315	3,307	1,956	634	621	570
YTD Use	1,451	4,918	10,063	16,434	23,449	29,425	34,740	38,047	40,003	40,637	41,258	41,828
Month \$	\$ 39,910	\$ 95,361	\$ 141,515	\$ 175,237	\$ 192,950	\$ 164,372	\$ 146,191	\$ 90,960	\$ 53,801	\$ 17,438	\$ 17,081	\$ 15,678
YTD \$	\$ 39,910	\$ 135,272	\$ 276,787	\$ 452,024	\$ 644,974	\$ 809,346	\$ 955,538	\$ 1,046,498	\$ 1,100,298	\$ 1,117,737	\$ 1,134,818	\$ 1,150,496
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	84	447	614	1,000	847	726	781	381	212	38	-	-
CDD	81	-	5	-	-	-	-	15	16	80	276	230
Month Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505
YTD Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505

SimActual vs. Baseline

	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	-20.1%	-22.9%	-9.2%	-25.1%	-5.2%	-6.6%	-23.2%	-16.8%	-29.9%	-57.3%	-50.3%	-54.4%
YTD Use	-20.1%	-22.1%	-16.0%	-19.8%	-15.9%	-14.2%	-15.7%	-15.8%	-16.6%	-17.8%	-18.6%	-19.5%
Month \$	-20.1%	-22.9%	-9.2%	-25.1%	-5.2%	-6.6%	-23.2%	-16.8%	-29.9%	-57.3%	-50.3%	-54.4%
YTD \$	-20.1%	-22.1%	-16.0%	-19.8%	-15.9%	-14.2%	-15.7%	-15.8%	-16.6%	-17.8%	-18.6%	-19.5%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	365	1,029	523	2,137	386	425	1,603	666	833	852	629	680
YTD Use	365	1,394	1,917	4,054	4,440	4,865	6,468	7,133	7,967	8,818	9,447	10,127

Cost Avoidance

Month Use \$	\$ 10,038	\$ 28,301	\$ 14,394	\$ 58,781	\$ 10,607	\$ 11,690	\$ 44,084	\$ 18,311	\$ 22,924	\$ 23,422	\$ 17,299	\$ 18,702
YTD \$	\$ 10,038	\$ 38,340	\$ 52,734	\$ 111,515	\$ 122,122	\$ 133,812	\$ 177,896	\$ 196,206	\$ 219,130	\$ 242,552	\$ 259,851	\$ 278,552

Meter Detail Report

Reference: Actual usage and costs for past Year.
SimActual: Actual usage and calculated costs for current Year.

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

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	\$ 45,754	\$ 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 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	53,396	57,226	60,091	64,538	56,104	53,589	56,879	51,465	51,186	51,393	62,663	56,487
YTD Use	53,396	110,622	170,713	235,251	291,356	344,945	401,824	453,289	504,474	555,867	618,530	675,017
Month \$	\$ 6,079	\$ 6,515	\$ 6,841	\$ 7,348	\$ 6,387	\$ 6,101	\$ 6,476	\$ 5,859	\$ 5,827	\$ 5,851	\$ 7,134	\$ 6,431
YTD \$	\$ 6,079	\$ 12,594	\$ 19,435	\$ 26,783	\$ 33,170	\$ 39,271	\$ 45,747	\$ 51,606	\$ 57,433	\$ 63,284	\$ 70,418	\$ 76,849
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	98	442	627	992	872	709	774	381	196	38	-	-
CDD	78	-	5	-	-	-	-	15	18	84	275	228
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 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	86,970	76,015	32,779	370	145,211	126,073	275	89,003	81,572	75,833	93,771	87,094
YTD Use	86,970	162,985	195,764	196,134	341,345	467,418	467,693	556,696	638,268	714,101	807,872	894,966
Month \$	\$ 9,901	\$ 8,654	\$ 3,732	\$ 42	\$ 16,532	\$ 14,353	\$ 31	\$ 10,133	\$ 9,287	\$ 8,633	\$ 10,676	\$ 9,915
YTD \$	\$ 9,901	\$ 18,555	\$ 22,287	\$ 22,329	\$ 38,861	\$ 53,214	\$ 53,246	\$ 63,378	\$ 72,665	\$ 81,299	\$ 91,974	\$ 101,890
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	98	442	627	992	872	709	774	381	196	38	-	-
CDD	78	-	5	-	-	-	-	15	18	84	275	228
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 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	62.9%	32.8%	-45.5%	-99.4%	158.8%	135.3%	-99.5%	72.9%	59.4%	47.6%	49.6%	54.2%
YTD Use	62.9%	47.3%	14.7%	-16.6%	17.2%	35.5%	16.4%	22.8%	26.5%	28.5%	30.6%	32.6%
Month \$	62.9%	32.8%	-45.5%	-99.4%	158.8%	135.3%	-99.5%	72.9%	59.4%	47.6%	49.6%	54.2%
YTD \$	62.9%	47.3%	14.7%	-16.6%	17.2%	35.5%	16.4%	22.8%	26.5%	28.5%	30.6%	32.6%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	(33,574)	(18,789)	27,312	64,168	(89,106)	(72,484)	56,604	(37,538)	(30,386)	(24,440)	(31,108)	(30,607)
YTD Use	(33,574)	(32,363)	(25,051)	39,117	(49,989)	(122,473)	(65,869)	(103,407)	(133,794)	(158,234)	(189,342)	(219,949)

Cost Avoidance

Month Use \$	\$ (3,822)	\$ (2,139)	\$ 3,109	\$ 7,305	\$ (10,145)	\$ (8,252)	\$ 6,444	\$ (4,274)	\$ (3,459)	\$ (2,782)	\$ (3,542)	\$ (3,485)
YTD \$	\$ (3,822)	\$ (5,961)	\$ (2,852)	\$ 4,453	\$ (5,691)	\$ (13,943)	\$ (7,499)	\$ (11,773)	\$ (15,232)	\$ (18,015)	\$ (21,556)	\$ (25,041)

Meter Detail Report

Reference: Actual usage and costs for past Year.
SimActual: Actual usage and calculated costs for current Year.

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

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 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	104	862	1,123	1,661	1,968	1,520	1,468	960	664	258	78	80
YTD Use	104	967	2,090	3,751	5,719	7,239	8,707	9,667	10,331	10,589	10,667	10,747
Month \$	\$ 2,869	\$ 23,722	\$ 30,899	\$ 45,681	\$ 54,134	\$ 41,803	\$ 40,376	\$ 26,403	\$ 18,272	\$ 7,099	\$ 2,148	\$ 2,188
YTD \$	\$ 2,869	\$ 26,591	\$ 57,490	\$ 103,172	\$ 157,306	\$ 199,110	\$ 239,486	\$ 265,889	\$ 284,161	\$ 291,259	\$ 293,408	\$ 295,595
BP Length	29	30	31	31	34	29	29	32	29	30	30	31
HDD	23	475	629	950	1,130	869	838	530	358	114	6	6
CDD	139	6	5	-	-	-	-	15	2	68	219	253
Month Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505
YTD Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505
SimActual												
	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	176	-	299	344	440	375	362	334	267	238	223	190
YTD Use	176	176	475	819	1,259	1,634	1,996	2,330	2,597	2,835	3,058	3,248
Month \$	\$ 4,841	\$ -	\$ 8,224	\$ 9,462	\$ 12,102	\$ 10,315	\$ 9,957	\$ 9,187	\$ 7,344	\$ 6,546	\$ 6,134	\$ 5,226
YTD \$	\$ 4,841	\$ 4,841	\$ 13,065	\$ 22,527	\$ 34,629	\$ 44,944	\$ 54,901	\$ 64,088	\$ 71,432	\$ 77,978	\$ 84,112	\$ 89,338
BP Length	29	30	31	31	34	29	29	32	29	30	30	31
HDD	23	475	629	950	1,130	869	838	530	358	114	6	6
CDD	139	6	5	-	-	-	-	15	2	68	219	253
Month Rate	\$ 27.505	\$ -	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505
YTD Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505
SimActual vs. Baseline												
	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	68.8%	-100.0%	-73.4%	-79.3%	-77.6%	-75.3%	-75.3%	-65.2%	-59.8%	-7.8%	185.5%	138.9%
YTD Use	68.8%	-81.8%	-77.3%	-78.2%	-78.0%	-77.4%	-77.1%	-75.9%	-74.9%	-73.2%	-71.3%	-69.8%
Month \$	68.8%	-100.0%	-73.4%	-79.3%	-77.6%	-75.3%	-75.3%	-65.2%	-59.8%	-7.8%	185.5%	138.9%
YTD \$	68.8%	-81.8%	-77.3%	-78.2%	-78.0%	-77.4%	-77.1%	-75.9%	-74.9%	-73.2%	-71.3%	-69.8%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-
Use Avoidance												
	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	(72)	862	824	1,317	1,528	1,145	1,106	626	397	20	(145)	(110)
YTD Use	(72)	791	1,615	2,932	4,460	5,605	6,711	7,337	7,734	7,754	7,609	7,499
Cost Avoidance												
	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use \$	\$ (1,972)	\$ 23,722	\$ 22,675	\$ 36,219	\$ 42,032	\$ 31,489	\$ 30,419	\$ 17,216	\$ 10,928	\$ 552	\$ (3,985)	\$ (3,038)
YTD \$	\$ (1,972)	\$ 21,750	\$ 44,425	\$ 80,645	\$ 122,677	\$ 154,166	\$ 184,585	\$ 201,801	\$ 212,729	\$ 213,282	\$ 209,296	\$ 206,258

Meter Detail Report

Reference: Actual usage and costs for past Year.
SimActual: Actual usage and calculated costs for current Year.

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

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 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	342	386	404	501	568	1,451	1,182	5,176	1,550	584	616	605
YTD Use	342	728	1,132	1,633	2,202	3,652	4,834	10,011	11,560	12,145	12,761	13,366
Month \$	\$ 4,388	\$ 4,951	\$ 5,188	\$ 6,432	\$ 7,289	\$ 18,616	\$ 15,169	\$ 66,422	\$ 19,884	\$ 7,498	\$ 7,909	\$ 7,769
YTD \$	\$ 4,388	\$ 9,340	\$ 14,528	\$ 20,960	\$ 28,249	\$ 46,865	\$ 62,034	\$ 128,456	\$ 148,340	\$ 155,838	\$ 163,746	\$ 171,515
BP Length	30	32	31	32	30	29	31	29	30	34	28	30
HDD	84	457	664	992	881	695	779	366	174	38	-	-
CDD	81	-	5	-	-	-	-	15	18	117	245	225
Month Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832
YTD Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832

SimActual	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	630	608	478	483	482	522	492	525	511	658	529	572
YTD Use	630	1,238	1,716	2,199	2,681	3,203	3,695	4,220	4,731	5,389	5,918	6,490
Month \$	\$ 8,064	\$ 7,802	\$ 6,134	\$ 6,198	\$ 6,185	\$ 6,698	\$ 6,313	\$ 6,737	\$ 6,557	\$ 8,443	\$ 6,788	\$ 7,340
YTD \$	\$ 8,064	\$ 15,866	\$ 22,019	\$ 28,217	\$ 34,402	\$ 41,100	\$ 47,414	\$ 54,150	\$ 60,707	\$ 69,151	\$ 75,939	\$ 83,278
BP Length	30	32	31	32	30	29	31	29	30	34	28	30
HDD	84	457	664	992	881	695	779	366	174	38	-	-
CDD	81	-	5	-	-	-	-	15	18	117	245	225
Month Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832
YTD Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832

SimActual vs. Baseline	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	84.2%	57.6%	18.2%	-3.6%	-15.1%	-64.0%	-58.4%	-89.9%	-67.0%	12.6%	-14.2%	-5.5%
YTD Use	84.2%	70.1%	51.6%	34.6%	21.8%	-12.3%	-23.6%	-57.8%	-59.1%	-55.6%	-53.6%	-51.4%
Month \$	84.2%	57.6%	18.2%	-3.6%	-15.1%	-64.0%	-58.4%	-89.9%	-67.0%	12.6%	-14.2%	-5.5%
YTD \$	84.2%	70.1%	51.6%	34.6%	21.8%	-12.3%	-23.6%	-57.8%	-59.1%	-55.6%	-53.6%	-51.4%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	(288)	(222)	(74)	18	86	929	690	4,651	1,039	(74)	87	33
YTD Use	(288)	(510)	(584)	(566)	(479)	449	1,139	5,791	6,829	6,756	6,843	6,876

Cost Avoidance

Month Use \$	\$ (3,696)	\$ (2,850)	\$ (946)	\$ 235	\$ 1,104	\$ 11,918	\$ 8,855	\$ 59,685	\$ 13,327	\$ (946)	\$ 1,121	\$ 429
YTD \$	\$ (3,696)	\$ (6,546)	\$ (7,492)	\$ (7,257)	\$ (6,153)	\$ 5,765	\$ 14,621	\$ 74,306	\$ 87,633	\$ 86,687	\$ 87,808	\$ 88,237

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 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	69	1,036	1,494	3,074	3,387	2,607	2,479	1,373	906	168	57	52
YTD Use	69	1,105	2,599	5,673	9,060	11,666	14,145	15,518	16,424	16,592	16,649	16,700
Month \$	\$ 1,896	\$ 28,491	\$ 41,101	\$ 84,545	\$ 93,159	\$ 71,694	\$ 68,173	\$ 37,773	\$ 24,923	\$ 4,608	\$ 1,565	\$ 1,418
YTD \$	\$ 1,896	\$ 30,390	\$ 71,491	\$ 156,036	\$ 249,195	\$ 320,888	\$ 389,061	\$ 426,834	\$ 451,757	\$ 456,365	\$ 457,930	\$ 459,348
BP Length	32	29	30	33	34	29	29	32	29	30	32	29
HDD	4	285	417	872	962	739	702	381	247	33	-	-
CDD	163	9	5	-	-	-	-	15	2	68	227	239
Month Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505
YTD Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505

SimActual

	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	22	435	705	1,317	1,440	1,117	987	680	373	25	22	22
YTD Use	22	456	1,161	2,478	3,917	5,034	6,021	6,701	7,074	7,099	7,121	7,143
Month \$	\$ 600	\$ 11,954	\$ 19,380	\$ 36,216	\$ 39,594	\$ 30,724	\$ 27,142	\$ 18,701	\$ 10,265	\$ 688	\$ 605	\$ 605
YTD \$	\$ 600	\$ 12,553	\$ 31,934	\$ 68,150	\$ 107,744	\$ 138,468	\$ 165,610	\$ 184,311	\$ 194,576	\$ 195,264	\$ 195,869	\$ 196,474
BP Length	32	29	30	33	34	29	29	32	29	30	32	29
HDD	4	285	417	872	962	739	702	381	247	33	-	-
CDD	163	9	5	-	-	-	-	15	2	68	227	239
Month Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505
YTD Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505

SimActual vs. Baseline

	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	-68.4%	-58.0%	-52.8%	-57.2%	-57.5%	-57.1%	-60.2%	-50.5%	-58.8%	-85.1%	-61.3%	-57.3%
YTD Use	-68.4%	-58.7%	-55.3%	-56.3%	-56.8%	-56.8%	-57.4%	-56.8%	-56.9%	-57.2%	-57.2%	-57.2%
Month \$	-68.4%	-58.0%	-52.8%	-57.2%	-57.5%	-57.1%	-60.2%	-50.5%	-58.8%	-85.1%	-61.3%	-57.3%
YTD \$	-68.4%	-58.7%	-55.3%	-56.3%	-56.8%	-56.8%	-57.4%	-56.8%	-56.9%	-57.2%	-57.2%	-57.2%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	47	601	790	1,757	1,947	1,490	1,492	693	533	143	35	30
YTD Use	47	648	1,438	3,195	5,143	6,632	8,124	8,817	9,350	9,493	9,528	9,557

Cost Avoidance

Month Use \$	\$ 1,299	\$ 16,537	\$ 21,721	\$ 48,329	\$ 53,565	\$ 40,970	\$ 41,030	\$ 19,072	\$ 14,658	\$ 3,920	\$ 960	\$ 813
YTD \$	\$ 1,299	\$ 17,836	\$ 39,557	\$ 87,886	\$ 141,451	\$ 182,421	\$ 223,451	\$ 242,523	\$ 257,181	\$ 261,101	\$ 262,061	\$ 262,875

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 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	889	663	644	712	1,181	762	458	1,236	650	1,332	930	865
YTD Use	889	1,552	2,196	2,908	4,089	4,851	5,309	6,545	7,195	8,526	9,456	10,321
Month \$	\$ 11,404	\$ 8,511	\$ 8,263	\$ 9,141	\$ 15,149	\$ 9,775	\$ 5,881	\$ 15,856	\$ 8,339	\$ 17,088	\$ 11,931	\$ 11,099
YTD \$	\$ 11,404	\$ 19,915	\$ 28,178	\$ 37,319	\$ 52,468	\$ 62,244	\$ 68,124	\$ 83,980	\$ 92,319	\$ 109,407	\$ 121,338	\$ 132,437
BP Length	32	29	31	28	35	29	31	30	30	30	30	30
HDD	36	397	587	773	1,056	799	799	415	258	49	1	-
CDD	138	-	5	-	-	-	-	15	2	77	226	241
Month Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832
YTD Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832

SimActual

	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	434	396	436	382	392	321	325	288	392	447	385	385
YTD Use	434	830	1,266	1,648	2,040	2,361	2,686	2,974	3,366	3,813	4,198	4,583
Month \$	\$ 5,569	\$ 5,081	\$ 5,593	\$ 4,902	\$ 5,030	\$ 4,119	\$ 4,170	\$ 3,696	\$ 5,030	\$ 5,736	\$ 4,940	\$ 4,940
YTD \$	\$ 5,569	\$ 10,650	\$ 16,243	\$ 21,147	\$ 26,177	\$ 30,296	\$ 34,466	\$ 38,162	\$ 43,192	\$ 48,928	\$ 53,868	\$ 58,808
BP Length	32	29	31	28	35	29	31	30	30	30	30	30
HDD	36	397	587	773	1,056	799	799	415	258	49	1	-
CDD	138	-	5	-	-	-	-	15	2	77	226	241
Month Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832
YTD Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832

SimActual vs. Baseline

	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	-51.2%	-40.3%	-32.3%	-46.4%	-66.8%	-57.9%	-29.1%	-76.7%	-39.7%	-66.4%	-58.6%	-55.5%
YTD Use	-51.2%	-46.5%	-42.3%	-43.3%	-50.1%	-51.3%	-49.4%	-54.6%	-53.2%	-55.3%	-55.6%	-55.6%
Month \$	-51.2%	-40.3%	-32.3%	-46.4%	-66.8%	-57.9%	-29.1%	-76.7%	-39.7%	-66.4%	-58.6%	-55.5%
YTD \$	-51.2%	-46.5%	-42.3%	-43.3%	-50.1%	-51.3%	-49.4%	-54.6%	-53.2%	-55.3%	-55.6%	-55.6%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	455	267	208	330	789	441	133	948	258	885	545	480
YTD Use	455	722	930	1,260	2,049	2,490	2,623	3,571	3,829	4,713	5,258	5,738

Cost Avoidance

Month Use \$	\$ 5,835	\$ 3,430	\$ 2,668	\$ 4,239	\$ 10,119	\$ 5,656	\$ 1,711	\$ 12,160	\$ 3,309	\$ 11,352	\$ 6,991	\$ 6,159
YTD \$	\$ 5,835	\$ 9,265	\$ 11,933	\$ 16,172	\$ 26,292	\$ 31,948	\$ 33,658	\$ 45,819	\$ 49,128	\$ 60,479	\$ 67,470	\$ 73,629

Meter Detail Report

Reference: Actual usage and costs for past Year.
SimActual: Actual usage and calculated costs for current Year.

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

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 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
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	98	442	627	992	872	709	774	381	196	38	-	-
CDD	78	-	5	-	-	-	-	15	18	84	275	228
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 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	373,407	386,325	213,287	300,132	300,040	270,402	299,385	299,172	299,233	298,916	299,106	299,154
YTD Use	373,407	759,732	973,018	1,273,150	1,573,190	1,843,592	2,142,977	2,442,149	2,741,382	3,040,298	3,339,404	3,638,558
Month \$	\$ 42,512	\$ 43,983	\$ 24,283	\$ 34,170	\$ 34,160	\$ 30,785	\$ 34,085	\$ 34,061	\$ 34,068	\$ 34,032	\$ 34,053	\$ 34,059
YTD \$	\$ 42,512	\$ 86,495	\$ 110,778	\$ 144,948	\$ 179,108	\$ 209,893	\$ 243,978	\$ 278,039	\$ 312,106	\$ 346,138	\$ 380,191	\$ 414,250
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	98	442	627	992	872	709	774	381	196	38	-	-
CDD	78	-	5	-	-	-	-	15	18	84	275	228
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 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	9.2%	9.0%	-44.6%	-32.0%	-21.6%	-27.8%	-19.1%	-8.9%	-17.7%	-18.9%	-21.4%	-20.0%
YTD Use	9.2%	9.1%	-10.0%	-16.4%	-17.4%	-19.1%	-19.1%	-18.0%	-18.0%	-18.1%	-18.4%	-18.5%
Month \$	9.2%	9.0%	-44.6%	-32.0%	-21.6%	-27.8%	-19.1%	-8.9%	-17.7%	-18.9%	-21.4%	-20.0%
YTD \$	9.2%	9.1%	-10.0%	-16.4%	-17.4%	-19.1%	-19.1%	-18.0%	-18.0%	-18.1%	-18.4%	-18.5%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	(31,480)	(31,950)	171,694	141,311	82,765	103,906	70,780	29,280	64,550	69,558	81,518	74,944
YTD Use	(31,480)	(63,431)	108,263	249,575	332,340	436,245	507,025	536,305	600,854	670,412	751,930	826,874

Cost Avoidance

Month Use \$	\$ (3,584)	\$ (3,635)	\$ 19,547	\$ 16,088	\$ 9,423	\$ 11,830	\$ 8,058	\$ 3,334	\$ 7,349	\$ 7,919	\$ 9,281	\$ 8,532
YTD \$	\$ (3,584)	\$ (7,222)	\$ 12,326	\$ 28,414	\$ 37,837	\$ 49,666	\$ 57,725	\$ 61,058	\$ 68,407	\$ 76,326	\$ 85,607	\$ 94,140

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	1,694	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	\$ 1,088,842	\$ 1,158,926	\$ 1,192,388	\$ 1,214,842	\$ 1,236,700
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 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	1,626	5,161	7,520	10,892	9,868	8,028	7,934	4,733	2,001	1,165	844	844
YTD Use	1,626	6,787	14,307	25,199	35,067	43,095	51,029	55,762	57,763	58,928	59,772	60,616
Month \$	\$ 44,713	\$ 141,968	\$ 206,837	\$ 299,586	\$ 271,416	\$ 220,821	\$ 218,235	\$ 130,185	\$ 55,045	\$ 32,041	\$ 23,214	\$ 23,214
YTD \$	\$ 44,713	\$ 186,681	\$ 393,518	\$ 693,104	\$ 964,520	\$ 1,185,341	\$ 1,403,576	\$ 1,533,760	\$ 1,588,805	\$ 1,620,845	\$ 1,644,059	\$ 1,667,273
BP Length	30	31	32	33	30	31	29	30	32	30	29	29
HDD	74	416	644	970	879	696	693	377	105	29	-	-
CDD	81	-	5	-	-	-	-	15	48	87	249	221
Month Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505
YTD Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505

SimActual	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	1,204	2,065	2,602	3,411	2,999	3,031	2,754	2,457	1,706	1,303	1,197	1,138
YTD Use	1,204	3,269	5,871	9,283	12,282	15,313	18,067	20,524	22,229	23,532	24,729	25,867
Month \$	\$ 33,122	\$ 56,801	\$ 71,569	\$ 93,832	\$ 82,500	\$ 83,374	\$ 75,736	\$ 67,578	\$ 46,910	\$ 35,840	\$ 32,924	\$ 31,301
YTD \$	\$ 33,122	\$ 89,923	\$ 161,492	\$ 255,324	\$ 337,824	\$ 421,198	\$ 496,935	\$ 564,513	\$ 611,423	\$ 647,263	\$ 680,187	\$ 711,488
BP Length	30	31	32	33	30	31	29	30	32	30	29	29
HDD	74	416	644	970	879	696	693	377	105	29	-	-
CDD	81	-	5	-	-	-	-	15	48	87	249	221
Month Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505
YTD Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505

SimActual vs. Baseline	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	-25.9%	-60.0%	-65.4%	-68.7%	-69.6%	-62.2%	-65.3%	-48.1%	-14.8%	11.9%	-41.8%	34.8%
YTD Use	-25.9%	-51.8%	-59.0%	-63.2%	-65.0%	-64.5%	-64.6%	-63.2%	-61.5%	-60.1%	-58.6%	-57.3%
Month \$	-25.9%	-60.0%	-65.4%	-68.7%	-69.6%	-62.2%	-65.3%	-48.1%	-14.8%	11.9%	-41.8%	34.8%
YTD \$	-25.9%	-51.8%	-59.0%	-63.2%	-65.0%	-64.5%	-64.6%	-63.2%	-61.5%	-60.1%	-58.6%	-57.3%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	421	3,096	4,918	7,480	6,868	4,997	5,181	2,276	296	(138)	(353)	(294)
YTD Use	421	3,518	8,436	15,916	22,784	27,782	32,962	35,238	35,534	35,396	35,043	34,749

Cost Avoidance	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use \$	\$ 11,591	\$ 85,167	\$ 135,268	\$ 205,754	\$ 188,916	\$ 137,447	\$ 142,498	\$ 62,607	\$ 8,134	\$ (3,799)	\$ (9,710)	\$ (8,087)
YTD \$	\$ 11,591	\$ 96,758	\$ 232,026	\$ 437,779	\$ 626,696	\$ 764,143	\$ 906,641	\$ 969,248	\$ 977,382	\$ 973,583	\$ 963,873	\$ 955,786

Meter Detail Report

Reference: Actual usage and costs for past Year.
SimActual: Actual usage and calculated costs for current Year.

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

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 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	1,877	1,384	1,185	1,375	3,907	3,767	2,353	3,105	2,873	-	3,540	1,718
YTD Use	1,877	3,260	4,445	5,820	9,727	13,494	15,846	18,952	21,824	21,824	25,364	27,082
Month \$	\$ 24,080	\$ 17,757	\$ 15,200	\$ 17,648	\$ 50,127	\$ 48,338	\$ 30,188	\$ 39,848	\$ 36,860	\$ -	\$ 45,420	\$ 22,039
YTD \$	\$ 24,080	\$ 41,837	\$ 57,037	\$ 74,685	\$ 124,812	\$ 173,150	\$ 203,339	\$ 243,186	\$ 280,047	\$ 280,047	\$ 325,467	\$ 347,506
BP Length	28	32	29	30	33	28	33	28	29	-	63	29
HDD	155	428	735	903	1,036	608	762	377	89	-	38	-
CDD	35	5	-	-	-	-	7	9	48	-	375	220
Month Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ -	\$ 12.832	\$ 12.832
YTD Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832
SimActual												
	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	707	728	664	118	801	802	683	585	615	-	1,561	731
YTD Use	707	1,435	2,099	2,217	3,018	3,820	4,503	5,088	5,703	5,703	7,264	7,995
Month \$	\$ 9,072	\$ 9,342	\$ 8,520	\$ 1,512	\$ 10,278	\$ 10,291	\$ 8,764	\$ 7,507	\$ 7,892	\$ -	\$ 20,030	\$ 9,380
YTD \$	\$ 9,072	\$ 18,414	\$ 26,934	\$ 28,446	\$ 38,724	\$ 49,015	\$ 57,779	\$ 65,286	\$ 73,177	\$ 73,177	\$ 93,208	\$ 102,588
BP Length	28	32	29	30	33	28	33	28	29	-	63	29
HDD	155	428	735	903	1,036	608	762	377	89	-	38	-
CDD	35	5	-	-	-	-	7	9	48	-	375	220
Month Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ -	\$ 12.832	\$ 12.832
YTD Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832
SimActual vs. Baseline												
	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	-62.3%	-47.4%	-43.9%	-91.4%	-79.5%	-78.7%	-71.0%	-81.2%	-78.6%	-	-55.9%	-57.4%
YTD Use	-62.3%	-56.0%	-52.8%	-61.9%	-69.0%	-71.7%	-71.6%	-73.2%	-73.9%	-73.9%	-71.4%	-70.5%
Month \$	-62.3%	-47.4%	-43.9%	-91.4%	-79.5%	-78.7%	-71.0%	-81.2%	-78.6%	-	-55.9%	-57.4%
YTD \$	-62.3%	-56.0%	-52.8%	-61.9%	-69.0%	-71.7%	-71.6%	-73.2%	-73.9%	-73.9%	-71.4%	-70.5%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-
Use Avoidance												
	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	1,170	656	521	1,258	3,106	2,965	1,670	2,320	2,258	-	1,979	987
YTD Use	1,170	1,825	2,346	3,603	6,709	9,674	11,344	13,664	16,122	16,122	18,100	19,087
Cost Avoidance												
	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use \$	\$ 15,008	\$ 8,415	\$ 6,680	\$ 16,136	\$ 39,849	\$ 38,047	\$ 21,424	\$ 32,341	\$ 28,969	\$ -	\$ 25,390	\$ 12,659
YTD \$	\$ 15,008	\$ 23,423	\$ 30,103	\$ 46,239	\$ 86,068	\$ 124,135	\$ 145,560	\$ 177,901	\$ 206,870	\$ 206,870	\$ 232,259	\$ 244,918

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	1,872	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 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	174	693	949	1,830	2,006	1,556	1,486	891	622	220	173	147
YTD Use	174	867	1,817	3,647	5,653	7,209	8,695	9,586	10,207	10,428	10,601	10,747
Month \$	\$ 4,799	\$ 19,060	\$ 26,107	\$ 50,332	\$ 55,182	\$ 42,800	\$ 40,865	\$ 24,513	\$ 17,099	\$ 6,054	\$ 4,761	\$ 4,039
YTD \$	\$ 4,799	\$ 23,860	\$ 49,967	\$ 100,299	\$ 155,481	\$ 198,281	\$ 239,147	\$ 263,660	\$ 280,759	\$ 286,813	\$ 291,574	\$ 295,613
BP Length	32	29	30	33	34	29	29	32	29	30	33	28
HDD	4	285	417	872	962	739	702	381	247	33	-	-
CDD	163	9	5	-	-	-	-	15	2	68	235	231
Month Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505
YTD Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505

SimActual	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	131	416	696	2,050	1,756	1,417	1,305	860	559	124	123	108
YTD Use	131	547	1,242	3,293	5,049	6,466	7,770	8,630	9,188	9,312	9,435	9,543
Month \$	\$ 3,589	\$ 11,445	\$ 19,130	\$ 56,397	\$ 48,299	\$ 38,975	\$ 35,884	\$ 23,641	\$ 15,362	\$ 3,416	\$ 3,383	\$ 2,971
YTD \$	\$ 3,589	\$ 15,034	\$ 34,164	\$ 90,562	\$ 138,861	\$ 177,836	\$ 213,720	\$ 237,361	\$ 252,722	\$ 256,139	\$ 259,522	\$ 262,492
BP Length	32	29	30	33	34	29	29	32	29	30	33	28
HDD	4	285	417	872	962	739	702	381	247	33	-	-
CDD	163	9	5	-	-	-	-	15	2	68	235	231
Month Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505
YTD Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505

SimActual vs. Baseline	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	-25.2%	-40.0%	-26.7%	12.1%	-12.5%	-8.9%	-12.2%	-3.6%	-10.2%	-43.6%	-28.9%	-26.5%
YTD Use	-25.2%	-37.0%	-31.6%	-9.7%	-10.7%	-10.3%	-10.6%	-10.0%	-10.0%	-10.7%	-11.0%	-11.2%
Month \$	-25.2%	-40.0%	-26.7%	12.1%	-12.5%	-8.9%	-12.2%	-3.6%	-10.2%	-43.6%	-28.9%	-26.5%
YTD \$	-25.2%	-37.0%	-31.6%	-9.7%	-10.7%	-10.3%	-10.6%	-10.0%	-10.0%	-10.7%	-11.0%	-11.2%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	44	277	254	(221)	250	139	181	32	63	96	50	39
YTD Use	44	321	575	354	604	743	924	956	1,019	1,115	1,165	1,204

Cost Avoidance	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use \$	\$ 1,210	\$ 7,615	\$ 6,977	\$ (6,065)	\$ 6,883	\$ 3,825	\$ 4,982	\$ 872	\$ 1,738	\$ 2,637	\$ 1,378	\$ 1,069
YTD \$	\$ 1,210	\$ 8,825	\$ 15,802	\$ 9,737	\$ 16,620	\$ 20,445	\$ 25,427	\$ 26,299	\$ 28,037	\$ 30,674	\$ 32,052	\$ 33,121

Meter Detail Report

Reference: Actual usage and costs for past Year.
SimActual: Actual usage and calculated costs for current Year.

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

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 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	429	378	392	377	380	335	375	428	338	360	334	447
YTD Use	429	807	1,199	1,576	1,956	2,291	2,665	3,094	3,432	3,792	4,126	4,573
Month \$	\$ 5,507	\$ 4,854	\$ 5,029	\$ 4,837	\$ 4,874	\$ 4,294	\$ 4,807	\$ 5,497	\$ 4,339	\$ 4,620	\$ 4,292	\$ 5,730
YTD \$	\$ 5,507	\$ 10,361	\$ 15,390	\$ 20,227	\$ 25,101	\$ 29,395	\$ 34,202	\$ 39,699	\$ 44,038	\$ 48,658	\$ 52,950	\$ 58,680
BP Length	32	29	31	30	34	28	32	29	30	28	32	30
HDD	36	397	587	850	1,011	727	816	398	258	49	1	-
CDD	138	-	5	-	-	-	-	15	2	68	234	241
Month Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832
YTD Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832

SimActual	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	672	543	538	532	367	451	322	368	408	448	428	610
YTD Use	672	1,215	1,753	2,285	2,652	3,103	3,425	3,793	4,201	4,649	5,077	5,687
Month \$	\$ 8,623	\$ 6,968	\$ 6,904	\$ 6,827	\$ 4,709	\$ 5,787	\$ 4,132	\$ 4,722	\$ 5,235	\$ 5,749	\$ 5,492	\$ 7,827
YTD \$	\$ 8,623	\$ 15,591	\$ 22,494	\$ 29,321	\$ 34,030	\$ 39,817	\$ 43,949	\$ 48,671	\$ 53,906	\$ 59,655	\$ 65,147	\$ 72,974
BP Length	32	29	31	30	34	28	32	29	30	28	32	30
HDD	36	397	587	850	1,011	727	816	398	258	49	1	-
CDD	138	-	5	-	-	-	-	15	2	68	234	241
Month Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832
YTD Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832

SimActual vs. Baseline	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	56.6%	43.6%	37.3%	41.1%	-3.4%	34.8%	-14.0%	-14.1%	20.7%	24.4%	28.0%	36.6%
YTD Use	56.6%	50.5%	46.2%	45.0%	35.6%	35.5%	28.5%	22.6%	22.4%	22.6%	23.0%	24.4%
Month \$	56.6%	43.6%	37.3%	41.1%	-3.4%	34.8%	-14.0%	-14.1%	20.7%	24.4%	28.0%	36.6%
YTD \$	56.6%	50.5%	46.2%	45.0%	35.6%	35.5%	28.5%	22.6%	22.4%	22.6%	23.0%	24.4%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	(243)	(165)	(146)	(155)	13	(116)	53	60	(70)	(88)	(94)	(163)
YTD Use	(243)	(408)	(554)	(709)	(696)	(812)	(760)	(699)	(769)	(857)	(951)	(1,114)

Cost Avoidance	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use \$	\$ (3,116)	\$ (2,114)	\$ (1,875)	\$ (1,990)	\$ 165	\$ (1,493)	\$ 675	\$ 775	\$ (896)	\$ (1,129)	\$ (1,200)	\$ (2,098)
YTD \$	\$ (3,116)	\$ (5,230)	\$ (7,104)	\$ (9,094)	\$ (8,929)	\$ (10,422)	\$ (9,747)	\$ (8,972)	\$ (9,865)	\$ (10,997)	\$ (12,197)	\$ (14,295)

3.12

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 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	112	742	1,102	2,348	2,596	1,988	1,885	1,036	659	149	105	98
YTD Use	112	854	1,957	4,305	6,901	8,889	10,774	11,809	12,468	12,617	12,722	12,820
Month \$	\$ 3,086	\$ 20,414	\$ 30,322	\$ 64,591	\$ 71,406	\$ 54,672	\$ 51,846	\$ 28,484	\$ 18,123	\$ 4,101	\$ 2,879	\$ 2,693
YTD \$	\$ 3,086	\$ 23,500	\$ 53,822	\$ 118,414	\$ 189,820	\$ 244,492	\$ 296,338	\$ 324,822	\$ 342,944	\$ 347,045	\$ 349,924	\$ 352,617
BP Length	32	29	30	33	34	29	29	32	29	31	31	29
HDD	2	232	361	806	894	681	644	334	202	16	-	-
CDD	163	9	5	-	-	-	-	15	2	68	227	239
Month Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505
YTD Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505

SimActual

	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	136	174	1,113	2,177	2,467	1,985	1,774	1,033	660	156	158	160
YTD Use	136	310	1,423	3,599	6,066	8,051	9,824	10,857	11,517	11,673	11,831	11,991
Month \$	\$ 3,743	\$ 4,786	\$ 30,603	\$ 59,871	\$ 67,842	\$ 54,598	\$ 48,781	\$ 28,410	\$ 18,145	\$ 4,280	\$ 4,346	\$ 4,401
YTD \$	\$ 3,743	\$ 8,529	\$ 39,132	\$ 99,003	\$ 166,845	\$ 221,443	\$ 270,224	\$ 298,634	\$ 316,780	\$ 321,060	\$ 325,405	\$ 329,806
BP Length	32	29	30	33	34	29	29	32	29	31	31	29
HDD	2	232	361	806	894	681	644	334	202	16	-	-
CDD	163	9	5	-	-	-	-	15	2	68	227	239
Month Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505
YTD Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505

SimActual vs. Baseline

	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	21.3%	-76.6%	0.9%	-7.3%	-5.0%	-0.1%	-5.9%	-0.3%	0.1%	4.4%	51.0%	63.4%
YTD Use	21.3%	-63.7%	-27.3%	-16.4%	-12.1%	-9.4%	-8.8%	-8.1%	-7.6%	-7.5%	-7.0%	-6.5%
Month \$	21.3%	-76.6%	0.9%	-7.3%	-5.0%	-0.1%	-5.9%	-0.3%	0.1%	4.4%	51.0%	63.4%
YTD \$	21.3%	-63.7%	-27.3%	-16.4%	-12.1%	-9.4%	-8.8%	-8.1%	-7.6%	-7.5%	-7.0%	-6.5%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	(24)	568	(10)	172	130	3	111	3	(1)	(7)	(53)	(62)
YTD Use	(24)	544	534	706	835	838	949	952	951	945	891	829

Cost Avoidance

Month Use \$	\$ (657)	\$ 15,628	\$ (280)	\$ 4,720	\$ 3,564	\$ 74	\$ 3,065	\$ 73	\$ (23)	\$ (179)	\$ (1,467)	\$ (1,708)
YTD \$	\$ (657)	\$ 14,971	\$ 14,690	\$ 19,411	\$ 22,975	\$ 23,049	\$ 26,114	\$ 26,187	\$ 26,164	\$ 25,985	\$ 24,518	\$ 22,811

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 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	430	322	329	495	373	519	494	730	599	553	642	743
YTD Use	430	752	1,081	1,577	1,950	2,469	2,963	3,693	4,292	4,846	5,488	6,231
Month \$	\$ 5,522	\$ 4,129	\$ 4,225	\$ 6,356	\$ 4,788	\$ 6,661	\$ 6,337	\$ 9,373	\$ 7,685	\$ 7,101	\$ 8,242	\$ 9,537
YTD \$	\$ 5,522	\$ 9,651	\$ 13,877	\$ 20,233	\$ 25,020	\$ 31,681	\$ 38,018	\$ 47,391	\$ 55,077	\$ 62,178	\$ 70,420	\$ 79,957
BP Length	31	31	26	35	33	29	30	31	30	25	32	30
HDD	8	414	397	1,003	999	782	775	421	272	58	1	-
CDD	151	-	5	-	-	-	-	15	2	51	226	237
Month Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832
YTD Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832

SimActual	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	431	506	422	586	464	463	421	462	358	409	500	475
YTD Use	431	937	1,359	1,945	2,409	2,872	3,293	3,755	4,113	4,522	5,022	5,497
Month \$	\$ 5,531	\$ 6,493	\$ 5,415	\$ 7,519	\$ 5,954	\$ 5,941	\$ 5,402	\$ 5,928	\$ 4,594	\$ 5,248	\$ 6,416	\$ 6,095
YTD \$	\$ 5,531	\$ 12,023	\$ 17,438	\$ 24,958	\$ 30,912	\$ 36,853	\$ 42,255	\$ 48,183	\$ 52,777	\$ 58,025	\$ 64,441	\$ 70,536
BP Length	31	31	26	35	33	29	30	31	30	25	32	30
HDD	8	414	397	1,003	999	782	775	421	272	58	1	-
CDD	151	-	5	-	-	-	-	15	2	51	226	237
Month Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832
YTD Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832

SimActual vs. Baseline	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	0.2%	57.3%	28.2%	18.3%	24.4%	-10.8%	-14.7%	-36.8%	-40.2%	-26.1%	-22.2%	-36.1%
YTD Use	0.2%	24.6%	25.7%	23.4%	23.5%	16.3%	11.1%	1.7%	-4.2%	-6.7%	-8.5%	-11.8%
Month \$	0.2%	57.3%	28.2%	18.3%	24.4%	-10.8%	-14.7%	-36.8%	-40.2%	-26.1%	-22.2%	-36.1%
YTD \$	0.2%	24.6%	25.7%	23.4%	23.5%	16.3%	11.1%	1.7%	-4.2%	-6.7%	-8.5%	-11.8%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	(1)	(184)	(93)	(91)	(91)	56	73	268	241	144	142	268
YTD Use	(1)	(185)	(278)	(368)	(459)	(403)	(330)	(62)	179	324	466	734

Cost Avoidance

Month Use \$	\$ (8)	\$ (2,364)	\$ (1,190)	\$ (1,163)	\$ (1,166)	\$ 720	\$ 934	\$ 3,445	\$ 3,092	\$ 1,853	\$ 1,826	\$ 3,442
YTD \$	\$ (8)	\$ (2,372)	\$ (3,562)	\$ (4,725)	\$ (5,891)	\$ (5,172)	\$ (4,237)	\$ (792)	\$ 2,289	\$ 4,152	\$ 5,978	\$ 9,420

Meter Detail Report

Reference: Actual usage and costs for past Year.
SimActual: Actual usage and calculated costs for current Year.

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

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 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	76,179	66,148	79,090	81,482	90,348	74,095	71,205	65,390	71,298	75,247	80,913	89,779
YTD Use	76,179	142,327	221,417	302,898	393,247	467,341	538,547	603,937	675,235	750,482	831,395	921,174
Month \$	\$ 8,669	\$ 7,528	\$ 9,000	\$ 9,273	\$ 10,282	\$ 8,432	\$ 8,103	\$ 7,441	\$ 8,114	\$ 8,563	\$ 9,208	\$ 10,217
YTD \$	\$ 8,669	\$ 16,197	\$ 25,197	\$ 34,470	\$ 44,751	\$ 53,183	\$ 61,287	\$ 68,728	\$ 76,842	\$ 85,405	\$ 94,613	\$ 104,830
BP Length	29	28	33	31	32	29	30	29	32	30	29	31
HDD	234	378	843	973	968	683	592	354	91	15	-	-
CDD	21	5	-	-	-	-	8	7	52	151	252	245
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 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	86,738	84,865	137,290	196,494	188,151	144,628	131,813	104,491	84,778	93,621	102,464	111,348
YTD Use	86,738	171,603	308,893	505,387	693,538	838,165	969,978	1,074,470	1,159,247	1,252,868	1,355,332	1,466,680
Month \$	\$ 9,871	\$ 9,658	\$ 15,624	\$ 22,361	\$ 21,412	\$ 16,459	\$ 15,000	\$ 11,891	\$ 9,648	\$ 10,654	\$ 11,660	\$ 12,671
YTD \$	\$ 9,871	\$ 19,528	\$ 35,152	\$ 57,513	\$ 78,925	\$ 95,383	\$ 110,384	\$ 122,275	\$ 131,922	\$ 142,576	\$ 154,237	\$ 166,908
BP Length	29	28	33	31	32	29	30	29	32	30	29	31
HDD	234	378	843	973	968	683	592	354	91	15	-	-
CDD	21	5	-	-	-	-	8	7	52	151	252	245
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 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	13.9%	28.3%	73.6%	141.2%	108.3%	95.2%	85.1%	59.8%	18.9%	24.4%	26.6%	24.0%
YTD Use	13.9%	20.6%	39.5%	66.9%	76.4%	79.3%	80.1%	77.9%	71.7%	66.9%	63.0%	59.2%
Month \$	13.9%	28.3%	73.6%	141.2%	108.3%	95.2%	85.1%	59.8%	18.9%	24.4%	26.6%	24.0%
YTD \$	13.9%	20.6%	39.5%	66.9%	76.4%	79.3%	80.1%	77.9%	71.7%	66.9%	63.0%	59.2%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	(10,559)	(18,717)	(58,200)	(115,012)	(97,802)	(70,533)	(60,608)	(39,101)	(13,480)	(18,374)	(21,551)	(21,569)
YTD Use	(10,559)	(29,276)	(87,476)	(202,489)	(300,291)	(370,824)	(431,432)	(470,533)	(484,012)	(502,386)	(523,937)	(545,506)

Cost Avoidance	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use \$	\$ (1,202)	\$ (2,130)	\$ (6,623)	\$ (13,088)	\$ (11,130)	\$ (8,027)	\$ (6,897)	\$ (4,450)	\$ (1,534)	\$ (2,091)	\$ (2,452)	\$ (2,455)
YTD \$	\$ (1,202)	\$ (3,332)	\$ (9,955)	\$ (23,043)	\$ (34,173)	\$ (42,200)	\$ (49,097)	\$ (53,547)	\$ (55,081)	\$ (57,172)	\$ (59,624)	\$ (62,079)

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	1,038	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 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	272	1,567	3,078	4,973	4,213	3,194	3,614	1,675	444	122	88	88
YTD Use	272	1,839	4,918	9,890	14,103	17,297	20,911	22,586	23,030	23,152	23,240	23,328
Month \$	\$ 7,474	\$ 43,113	\$ 84,673	\$ 136,774	\$ 115,876	\$ 87,840	\$ 99,417	\$ 46,067	\$ 12,211	\$ 3,361	\$ 2,426	\$ 2,426
YTD \$	\$ 7,474	\$ 50,587	\$ 135,259	\$ 272,033	\$ 387,909	\$ 475,750	\$ 575,167	\$ 621,233	\$ 633,444	\$ 636,806	\$ 639,232	\$ 641,658
BP Length	30	29	34	33	30	29	31	30	30	31	30	30
HDD	33	263	528	864	731	551	624	281	63	6	-	-
CDD	86	-	5	-	-	-	-	15	22	96	261	225
Month Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505
YTD Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505
SimActual												
	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	277	305	371	460	398	370	383	326	298	250	247	314
YTD Use	277	582	953	1,413	1,811	2,181	2,564	2,890	3,188	3,438	3,685	3,999
Month \$	\$ 7,619	\$ 8,389	\$ 10,205	\$ 12,652	\$ 10,947	\$ 10,177	\$ 10,535	\$ 8,967	\$ 8,197	\$ 6,876	\$ 6,794	\$ 8,637
YTD \$	\$ 7,619	\$ 16,008	\$ 26,213	\$ 38,865	\$ 49,812	\$ 59,989	\$ 70,524	\$ 79,491	\$ 87,687	\$ 94,564	\$ 101,357	\$ 109,994
BP Length	30	29	34	33	30	29	31	30	30	31	30	30
HDD	33	263	528	864	731	551	624	281	63	6	-	-
CDD	86	-	5	-	-	-	-	15	22	96	261	225
Month Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505
YTD Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505
SimActual vs. Baseline												
	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	1.9%	-80.5%	-87.9%	-90.7%	-90.6%	-88.4%	-89.4%	-80.5%	-32.9%	104.6%	180.0%	255.9%
YTD Use	1.9%	-88.4%	-80.6%	-85.7%	-87.2%	-87.4%	-87.7%	-87.2%	-86.2%	-85.2%	-84.1%	-82.9%
Month \$	1.9%	-80.5%	-87.9%	-90.7%	-90.6%	-88.4%	-89.4%	-80.5%	-32.9%	104.6%	180.0%	255.9%
YTD \$	1.9%	-88.4%	-80.6%	-85.7%	-87.2%	-87.4%	-87.7%	-87.2%	-86.2%	-85.2%	-84.1%	-82.9%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-
Use Avoidance												
	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	(5)	1,262	2,707	4,513	3,815	2,824	3,231	1,349	146	(128)	(159)	(226)
YTD Use	(5)	1,257	3,965	8,477	12,292	15,116	18,347	19,696	19,842	19,714	19,555	19,329
Cost Avoidance												
	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use \$	\$ (145)	\$ 34,724	\$ 74,468	\$ 124,122	\$ 104,929	\$ 77,663	\$ 88,882	\$ 37,100	\$ 4,014	\$ (3,515)	\$ (4,367)	\$ (6,210)
YTD \$	\$ (145)	\$ 34,578	\$ 109,047	\$ 233,168	\$ 338,097	\$ 415,760	\$ 504,643	\$ 541,743	\$ 545,737	\$ 542,242	\$ 537,875	\$ 531,664

Meter Detail Report

Reference: Actual usage and costs for past Year.
SimActual: Actual usage and calculated costs for current Year.

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

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	1,267	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 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	1,363	821	1,139	1,023	1,267	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 \$	\$ 17,490	\$ 10,535	\$ 14,615	\$ 13,127	\$ 16,515	\$ 11,638	\$ 17,195	\$ 15,642	\$ 45,335	\$ 19,094	\$ 15,129	\$ 13,063
YTD \$	\$ 17,490	\$ 28,025	\$ 42,640	\$ 55,767	\$ 72,282	\$ 83,920	\$ 101,115	\$ 116,757	\$ 162,091	\$ 181,185	\$ 196,314	\$ 209,376
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	84	447	614	1,000	847	726	781	381	212	38	-	-
CDD	81	-	5	-	-	-	-	15	16	80	276	230
Month Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832
YTD Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832

SimActual	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	63	60	64	56	108	83	70	55	73	82	52	74
YTD Use	63	123	187	243	351	435	504	560	632	714	766	840
Month \$	\$ 803	\$ 773	\$ 823	\$ 725	\$ 1,382	\$ 1,071	\$ 895	\$ 708	\$ 934	\$ 1,052	\$ 667	\$ 950
YTD \$	\$ 803	\$ 1,577	\$ 2,399	\$ 3,124	\$ 4,506	\$ 5,578	\$ 6,473	\$ 7,181	\$ 8,115	\$ 9,168	\$ 9,835	\$ 10,785
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	84	447	614	1,000	847	726	781	381	212	38	-	-
CDD	81	-	5	-	-	-	-	15	16	80	276	230
Month Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832
YTD Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832

SimActual vs. Baseline	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	-95.4%	-92.7%	-94.4%	-94.5%	-91.6%	-90.8%	-94.8%	-95.5%	-97.9%	-94.5%	-95.6%	-92.7%
YTD Use	-95.4%	-94.4%	-94.4%	-94.4%	-93.8%	-93.4%	-93.6%	-93.8%	-95.0%	-94.9%	-95.0%	-94.8%
Month \$	-95.4%	-92.7%	-94.4%	-94.5%	-91.6%	-90.8%	-94.8%	-95.5%	-97.9%	-94.5%	-95.6%	-92.7%
YTD \$	-95.4%	-94.4%	-94.4%	-94.4%	-93.8%	-93.4%	-93.6%	-93.8%	-95.0%	-94.9%	-95.0%	-94.8%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	1,300	761	1,075	967	1,179	824	1,270	1,164	3,460	1,406	1,127	944
YTD Use	1,300	2,061	3,136	4,103	5,282	6,105	7,376	8,539	12,000	13,406	14,533	15,477

Cost Avoidance	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use \$	\$ 16,687	\$ 9,762	\$ 13,793	\$ 12,402	\$ 15,132	\$ 10,567	\$ 16,299	\$ 14,934	\$ 44,400	\$ 18,042	\$ 14,461	\$ 12,113
YTD \$	\$ 16,687	\$ 26,448	\$ 40,241	\$ 52,643	\$ 67,775	\$ 78,342	\$ 94,642	\$ 109,575	\$ 153,976	\$ 172,017	\$ 186,479	\$ 198,592

3.17

Meter Detail Report

Reference: Actual usage and costs for past Year.
SimActual: Actual usage and calculated costs for current Year.

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

Meter: PA1-31 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	\$ 131,869	\$ 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 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	1	356	633	1,196	1,374	1,188	1,026	523	243	9	1	1
YTD Use	1	357	990	2,186	3,560	4,747	5,773	6,296	6,539	6,549	6,549	6,550
Month \$	\$ 18	\$ 9,805	\$ 17,409	\$ 32,896	\$ 37,779	\$ 32,667	\$ 28,222	\$ 14,378	\$ 6,696	\$ 249	\$ 19	\$ 17
YTD \$	\$ 18	\$ 9,823	\$ 27,231	\$ 60,129	\$ 97,908	\$ 130,575	\$ 158,797	\$ 173,175	\$ 179,871	\$ 180,120	\$ 180,139	\$ 180,156
BP Length	30	30	31	31	32	31	29	32	29	30	32	29
HDD	-	191	339	640	735	636	549	280	130	5	-	-
CDD	145	6	5	-	-	-	-	15	2	68	234	238
Month Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505
YTD Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505

SimActual	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	87	342	443	497	510	491	459	421	230	86	81	67
YTD Use	87	429	873	1,369	1,879	2,371	2,829	3,250	3,480	3,566	3,647	3,714
Month \$	\$ 2,396	\$ 9,412	\$ 12,190	\$ 13,656	\$ 14,033	\$ 13,513	\$ 12,611	\$ 11,591	\$ 6,323	\$ 2,357	\$ 2,228	\$ 1,843
YTD \$	\$ 2,396	\$ 11,808	\$ 23,998	\$ 37,655	\$ 51,688	\$ 65,202	\$ 77,813	\$ 89,404	\$ 95,727	\$ 98,084	\$ 100,312	\$ 102,155
BP Length	30	30	31	31	32	31	29	32	29	30	32	29
HDD	-	191	339	640	735	636	549	280	130	5	-	-
CDD	145	6	5	-	-	-	-	15	2	68	234	238
Month Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505
YTD Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505

SimActual vs. Baseline	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	13274.4%	-4.0%	-30.0%	-58.5%	-62.9%	-58.6%	-55.3%	-19.4%	-5.6%	846.3%	11560.3%	10542.7%
YTD Use	13274.4%	20.2%	-11.9%	-37.4%	-47.2%	-50.1%	-51.0%	-48.4%	-46.8%	-45.5%	-44.3%	-43.3%
Month \$	13274.3%	-4.0%	-30.0%	-58.5%	-62.9%	-58.6%	-55.3%	-19.4%	-5.6%	846.3%	11560.3%	10542.7%
YTD \$	13274.3%	20.2%	-11.9%	-37.4%	-47.2%	-50.1%	-51.0%	-48.4%	-46.8%	-45.5%	-44.3%	-43.3%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	(86)	14	190	700	863	696	568	101	14	(77)	(80)	(66)
YTD Use	(86)	(72)	118	817	1,680	2,377	2,944	3,046	3,059	2,983	2,902	2,836

Cost Avoidance	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use \$	\$ (2,378)	\$ 392	\$ 5,218	\$ 19,241	\$ 23,746	\$ 19,153	\$ 15,610	\$ 2,787	\$ 372	\$ (2,108)	\$ (2,209)	\$ (1,826)
YTD \$	\$ (2,378)	\$ (1,985)	\$ 3,233	\$ 22,474	\$ 46,220	\$ 65,373	\$ 80,984	\$ 83,771	\$ 84,144	\$ 82,035	\$ 79,827	\$ 78,001

Meter Detail Report

Reference: Actual usage and costs for past Year.
SimActual: Actual usage and calculated costs for current Year.

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

Meter: PA1-J1 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 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	353	294	267	258	285	226	304	370	218	289	445	322
YTD Use	353	647	914	1,172	1,457	1,684	1,988	2,357	2,575	2,864	3,309	3,631
Month \$	\$ 4,530	\$ 3,775	\$ 3,423	\$ 3,313	\$ 3,658	\$ 2,903	\$ 3,901	\$ 4,746	\$ 2,792	\$ 3,712	\$ 5,706	\$ 4,138
YTD \$	\$ 4,530	\$ 8,305	\$ 11,728	\$ 15,041	\$ 18,700	\$ 21,603	\$ 25,504	\$ 30,249	\$ 33,041	\$ 36,754	\$ 42,460	\$ 46,598
BP Length	30	30	31	30	34	32	28	28	29	29	34	28
HDD	8	295	483	819	1,051	905	741	394	335	93	7	-
CDD	156	20	5	-	-	-	-	12	5	51	211	239
Month Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832
YTD Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832

SimActual	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	217	216	219	248	272	240	208	223	232	298	306	241
YTD Use	217	433	652	900	1,172	1,412	1,620	1,843	2,075	2,373	2,679	2,920
Month \$	\$ 2,785	\$ 2,772	\$ 2,810	\$ 3,182	\$ 3,490	\$ 3,080	\$ 2,669	\$ 2,861	\$ 2,977	\$ 3,824	\$ 3,927	\$ 3,092
YTD \$	\$ 2,785	\$ 5,556	\$ 8,366	\$ 11,549	\$ 15,039	\$ 18,119	\$ 20,788	\$ 23,649	\$ 26,626	\$ 30,450	\$ 34,376	\$ 37,469
BP Length	30	30	31	30	34	32	28	28	29	29	34	28
HDD	8	295	483	819	1,051	905	741	394	335	93	7	-
CDD	156	20	5	-	-	-	-	12	5	51	211	239
Month Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832
YTD Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832

SimActual vs. Baseline	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	-38.5%	-26.6%	-17.9%	-4.0%	-4.6%	6.1%	-31.6%	-39.7%	6.6%	3.0%	-31.2%	-25.3%
YTD Use	-38.5%	-33.1%	-28.7%	-23.2%	-19.6%	-16.1%	-18.5%	-21.8%	-19.4%	-17.2%	-19.0%	-19.6%
Month \$	-38.5%	-26.6%	-17.9%	-4.0%	-4.6%	6.1%	-31.6%	-39.7%	6.6%	3.0%	-31.2%	-25.3%
YTD \$	-38.5%	-33.1%	-28.7%	-23.2%	-19.6%	-16.1%	-18.5%	-21.8%	-19.4%	-17.2%	-19.0%	-19.6%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	136	78	48	10	13	(14)	96	147	(14)	(9)	139	81
YTD Use	136	214	262	272	285	272	368	514	500	491	630	711

Cost Avoidance	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use \$	\$ 1,745	\$ 1,003	\$ 613	\$ 131	\$ 168	\$ (177)	\$ 1,232	\$ 1,884	\$ (185)	\$ (112)	\$ 1,780	\$ 1,045
YTD \$	\$ 1,745	\$ 2,748	\$ 3,362	\$ 3,493	\$ 3,661	\$ 3,484	\$ 4,716	\$ 6,600	\$ 6,415	\$ 6,304	\$ 8,084	\$ 9,129

Meter Detail Report

Reference: Actual usage and costs for past Year.
SimActual: Actual usage and calculated costs for current Year.

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

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 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	3	114	194	435	512	402	348	252	161	47	1	0
YTD Use	3	117	311	746	1,258	1,660	2,008	2,260	2,421	2,468	2,470	2,470
Month \$	\$ 86	\$ 3,126	\$ 5,340	\$ 11,963	\$ 14,085	\$ 11,049	\$ 9,582	\$ 6,927	\$ 4,434	\$ 1,302	\$ 34	\$ 13
YTD \$	\$ 86	\$ 3,212	\$ 8,552	\$ 20,515	\$ 34,600	\$ 45,649	\$ 55,231	\$ 62,158	\$ 66,592	\$ 67,895	\$ 67,929	\$ 67,942
BP Length	30	29	30	33	34	29	29	32	29	30	32	29
HDD	6	236	403	904	1,065	835	724	523	335	98	2	-
CDD	166	21	5	-	-	-	-	12	5	51	204	246
Month Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505
YTD Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505

SimActual	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	13	14	37	61	94	109	94	61	83	15	15	12
YTD Use	13	27	64	125	219	328	422	483	566	580	595	607
Month \$	\$ 358	\$ 385	\$ 1,018	\$ 1,683	\$ 2,572	\$ 2,996	\$ 2,597	\$ 1,681	\$ 2,272	\$ 402	\$ 399	\$ 341
YTD \$	\$ 358	\$ 743	\$ 1,760	\$ 3,444	\$ 6,015	\$ 9,014	\$ 11,610	\$ 13,291	\$ 15,563	\$ 15,964	\$ 16,363	\$ 16,704
BP Length	30	29	30	33	34	29	29	32	29	30	32	29
HDD	6	236	403	904	1,065	835	724	523	335	98	2	-
CDD	166	21	5	-	-	-	-	12	5	51	204	246
Month Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505
YTD Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505

SimActual vs. Baseline	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	314.4%	-87.7%	-80.9%	-85.9%	-81.7%	-72.9%	-72.9%	-75.7%	-48.8%	-69.2%	1061.8%	2495.2%
YTD Use	314.4%	-76.9%	-79.4%	-83.2%	-82.6%	-80.3%	-79.0%	-78.6%	-76.6%	-76.5%	-75.9%	-75.4%
Month \$	314.4%	-87.7%	-80.9%	-85.9%	-81.7%	-72.9%	-72.9%	-75.7%	-48.8%	-69.2%	1061.8%	2495.2%
YTD \$	314.4%	-76.9%	-79.4%	-83.2%	-82.6%	-80.3%	-79.0%	-78.6%	-76.6%	-76.5%	-75.9%	-75.4%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	(10)	100	157	374	419	293	254	191	79	33	(13)	(12)
YTD Use	(10)	90	247	621	1,039	1,332	1,586	1,777	1,855	1,888	1,875	1,863

Cost Avoidance	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use \$	\$ (271)	\$ 2,741	\$ 4,322	\$ 10,280	\$ 11,513	\$ 8,051	\$ 6,986	\$ 5,246	\$ 2,162	\$ 901	\$ (365)	\$ (328)
YTD \$	\$ (271)	\$ 2,469	\$ 6,792	\$ 17,071	\$ 28,584	\$ 36,636	\$ 43,621	\$ 48,868	\$ 51,030	\$ 51,931	\$ 51,566	\$ 51,238

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 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	151	95	84	105	81	101	131	95	130	169	70	97
YTD Use	151	245	329	434	515	616	747	842	972	1,141	1,211	1,308
Month \$	\$ 1,934	\$ 1,214	\$ 1,077	\$ 1,343	\$ 1,033	\$ 1,301	\$ 1,685	\$ 1,215	\$ 1,669	\$ 2,167	\$ 895	\$ 1,251
YTD \$	\$ 1,934	\$ 3,149	\$ 4,226	\$ 5,569	\$ 6,603	\$ 7,904	\$ 9,588	\$ 10,803	\$ 12,473	\$ 14,639	\$ 15,535	\$ 16,785
BP Length	30	29	29	33	29	27	34	29	30	33	27	32
HDD	234	393	748	1,025	905	590	766	353	95	23	-	-
CDD	22	5	-	-	-	-	7	9	48	144	239	261
Month Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832
YTD Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832
SimActual												
	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	41	36	47	91	80	89	93	97	46	97	79	55
YTD Use	41	77	124	215	295	383	476	573	619	716	795	849
Month \$	\$ 525	\$ 463	\$ 598	\$ 1,173	\$ 1,025	\$ 1,136	\$ 1,192	\$ 1,242	\$ 590	\$ 1,242	\$ 1,011	\$ 699
YTD \$	\$ 525	\$ 988	\$ 1,586	\$ 2,759	\$ 3,784	\$ 4,920	\$ 6,112	\$ 7,354	\$ 7,944	\$ 9,186	\$ 10,197	\$ 10,897
BP Length	30	29	29	33	29	27	34	29	30	33	27	32
HDD	234	393	748	1,025	905	590	766	353	95	23	-	-
CDD	22	5	-	-	-	-	7	9	48	144	239	261
Month Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832
YTD Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832
SimActual vs. Baseline												
	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	-72.9%	-61.9%	-44.5%	-12.7%	-8.8%	-12.7%	-29.2%	2.2%	-64.6%	-42.7%	12.9%	-44.1%
YTD Use	-72.9%	-68.6%	-62.5%	-50.5%	-42.7%	-37.8%	-36.3%	-31.9%	-36.3%	-37.2%	-34.4%	-35.1%
Month \$	-72.9%	-61.9%	-44.5%	-12.7%	-8.8%	-12.7%	-29.2%	2.2%	-64.6%	-42.7%	12.9%	-44.1%
YTD \$	-72.9%	-68.6%	-62.5%	-50.5%	-42.7%	-37.8%	-36.3%	-31.9%	-36.3%	-37.2%	-34.4%	-35.1%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-
Use Avoidance												
	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	110	59	37	13	1	13	38	(2)	84	72	(9)	43
YTD Use	110	168	206	219	220	233	271	269	353	425	416	459
Cost Avoidance												
	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use \$	\$ 1,410	\$ 751	\$ 479	\$ 170	\$ 8	\$ 166	\$ 493	\$ (27)	\$ 1,079	\$ 925	\$ (116)	\$ 551
YTD \$	\$ 1,410	\$ 2,161	\$ 2,640	\$ 2,810	\$ 2,818	\$ 2,984	\$ 3,477	\$ 3,449	\$ 4,528	\$ 5,453	\$ 5,337	\$ 5,889

Meter Detail Report

Reference: Actual usage and costs for past Year.
SimActual: Actual usage and calculated costs for current Year.

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

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 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	43	228	346	754	835	638	603	329	206	49	43	39
YTD Use	43	271	617	1,371	2,206	2,844	3,447	3,775	3,981	4,031	4,073	4,112
Month \$	\$ 1,190	\$ 6,272	\$ 9,505	\$ 20,734	\$ 22,969	\$ 17,542	\$ 16,394	\$ 9,036	\$ 5,666	\$ 1,357	\$ 1,178	\$ 1,067
YTD \$	\$ 1,190	\$ 7,462	\$ 16,968	\$ 37,702	\$ 60,670	\$ 78,212	\$ 94,806	\$ 103,842	\$ 109,508	\$ 110,865	\$ 112,042	\$ 113,109
BP Length	32	29	30	33	34	29	29	32	29	30	32	29
HDD	1	206	333	773	860	652	615	311	182	10	-	-
CDD	163	9	5	-	-	-	-	15	2	68	227	239
Month Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505
YTD Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505

SimActual	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	68	152	366	531	670	538	497	455	266	82	54	61
YTD Use	68	220	586	1,117	1,787	2,325	2,822	3,277	3,543	3,625	3,679	3,740
Month \$	\$ 1,870	\$ 4,189	\$ 10,064	\$ 14,592	\$ 18,434	\$ 14,798	\$ 13,681	\$ 12,501	\$ 7,325	\$ 2,264	\$ 1,485	\$ 1,678
YTD \$	\$ 1,870	\$ 6,059	\$ 16,124	\$ 30,715	\$ 49,149	\$ 63,947	\$ 77,628	\$ 90,130	\$ 97,454	\$ 99,718	\$ 101,203	\$ 102,881
BP Length	32	29	30	33	34	29	29	32	29	30	32	29
HDD	1	206	333	773	860	652	615	311	182	10	-	-
CDD	163	9	5	-	-	-	-	15	2	68	227	239
Month Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505
YTD Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505

SimActual vs. Baseline	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	57.2%	-33.2%	5.9%	-29.6%	-19.7%	-15.6%	-17.6%	38.4%	29.3%	66.9%	26.1%	57.2%
YTD Use	57.2%	-18.8%	-5.0%	-18.5%	-19.0%	-18.2%	-18.1%	-13.2%	-11.0%	-10.1%	-9.7%	-9.0%
Month \$	57.2%	-33.2%	5.9%	-29.6%	-19.7%	-15.6%	-17.6%	38.4%	29.3%	66.9%	26.1%	57.2%
YTD \$	57.2%	-18.8%	-5.0%	-18.5%	-19.0%	-18.2%	-18.1%	-13.2%	-11.0%	-10.1%	-9.7%	-9.0%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	(25)	76	(20)	223	165	100	106	(126)	(60)	(33)	(11)	(22)
YTD Use	(25)	51	31	254	419	519	625	499	438	405	394	372

Cost Avoidance	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use \$	\$ (680)	\$ 2,083	\$ (559)	\$ 6,142	\$ 4,535	\$ 2,744	\$ 2,913	\$ (3,465)	\$ (1,659)	\$ (907)	\$ (308)	\$ (611)
YTD \$	\$ (680)	\$ 1,403	\$ 844	\$ 6,986	\$ 11,521	\$ 14,265	\$ 17,178	\$ 13,712	\$ 12,054	\$ 11,147	\$ 10,839	\$ 10,228

Meter Detail Report

Reference: Actual usage and costs for past Year.
SimActual: Actual usage and calculated costs for current Year.

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

Meter: PA 1-41 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 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	262	262	312	279	262	268	183	322	490	311	244	259
YTD Use	262	524	836	1,115	1,377	1,645	1,828	2,150	2,640	2,952	3,195	3,454
Month \$	\$ 3,362	\$ 3,359	\$ 4,007	\$ 3,580	\$ 3,366	\$ 3,436	\$ 2,347	\$ 4,133	\$ 6,289	\$ 3,995	\$ 3,127	\$ 3,321
YTD \$	\$ 3,362	\$ 6,720	\$ 10,727	\$ 14,307	\$ 17,674	\$ 21,110	\$ 23,457	\$ 27,590	\$ 33,879	\$ 37,873	\$ 41,000	\$ 44,321
BP Length	29	32	29	34	30	29	31	29	30	34	28	30
HDD	84	457	605	1,051	881	695	779	366	174	38	-	-
CDD	78	-	5	-	-	-	-	15	18	117	245	225
Month Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832
YTD Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832

SimActual	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	375	330	368	485	334	327	320	346	611	710	530	339
YTD Use	375	705	1,073	1,558	1,892	2,219	2,539	2,885	3,496	4,206	4,736	5,075
Month \$	\$ 4,812	\$ 4,234	\$ 4,722	\$ 6,223	\$ 4,286	\$ 4,196	\$ 4,106	\$ 4,440	\$ 7,840	\$ 9,111	\$ 6,801	\$ 4,350
YTD \$	\$ 4,812	\$ 9,046	\$ 13,769	\$ 19,992	\$ 24,278	\$ 28,474	\$ 32,580	\$ 37,020	\$ 44,860	\$ 53,971	\$ 60,771	\$ 65,121
BP Length	29	32	29	34	30	29	31	29	30	34	28	30
HDD	84	457	605	1,051	881	695	779	366	174	38	-	-
CDD	78	-	5	-	-	-	-	15	18	117	245	225
Month Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832
YTD Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832

SimActual vs. Baseline	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	43.1%	26.1%	17.9%	73.8%	27.3%	22.1%	74.9%	7.4%	24.7%	128.1%	117.5%	31.0%
YTD Use	43.1%	34.6%	28.4%	39.7%	37.4%	34.9%	38.9%	34.2%	32.4%	42.5%	48.2%	46.9%
Month \$	43.1%	26.1%	17.9%	73.8%	27.3%	22.1%	74.9%	7.4%	24.7%	128.1%	117.5%	31.0%
YTD \$	43.1%	34.6%	28.4%	39.7%	37.4%	34.9%	38.9%	34.2%	32.4%	42.5%	48.2%	46.9%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	(113)	(68)	(56)	(206)	(72)	(59)	(137)	(24)	(121)	(399)	(286)	(80)
YTD Use	(113)	(181)	(237)	(443)	(515)	(574)	(711)	(735)	(856)	(1,254)	(1,541)	(1,621)

Cost Avoidance

Month Use \$	\$ (1,450)	\$ (876)	\$ (716)	\$ (2,643)	\$ (920)	\$ (760)	\$ (1,759)	\$ (307)	\$ (1,552)	\$ (5,116)	\$ (3,674)	\$ (1,029)
YTD \$	\$ (1,450)	\$ (2,326)	\$ (3,042)	\$ (5,684)	\$ (6,604)	\$ (7,364)	\$ (9,123)	\$ (9,430)	\$ (10,981)	\$ (16,097)	\$ (19,771)	\$ (20,800)

Meter Detail Report

Reference: Actual usage and costs for past Year.
SimActual: Actual usage and calculated costs for current Year.

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

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 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	51	124	190	246	232	191	200	128	82	47	26	28
YTD Use	51	175	365	611	843	1,035	1,235	1,363	1,445	1,492	1,518	1,546
Month \$	\$ 1,414	\$ 3,401	\$ 5,234	\$ 6,766	\$ 6,381	\$ 5,264	\$ 5,497	\$ 3,532	\$ 2,266	\$ 1,286	\$ 709	\$ 766
YTD \$	\$ 1,414	\$ 4,816	\$ 10,049	\$ 16,816	\$ 23,196	\$ 28,460	\$ 33,957	\$ 37,489	\$ 39,755	\$ 41,041	\$ 41,750	\$ 42,516
BP Length	31	28	34	30	33	29	30	31	31	31	30	30
HDD	126	503	813	1,111	1,028	840	879	514	282	103	1	12
CDD	99	-	5	-	-	-	-	15	22	96	261	225
Month Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505
YTD Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505

SimActual	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	31	96	204	279	266	221	215	140	80	44	41	38
YTD Use	31	127	331	610	876	1,097	1,312	1,452	1,531	1,575	1,616	1,654
Month \$	\$ 850	\$ 2,649	\$ 5,606	\$ 7,682	\$ 7,308	\$ 6,079	\$ 5,922	\$ 3,840	\$ 2,187	\$ 1,196	\$ 1,133	\$ 1,037
YTD \$	\$ 850	\$ 3,499	\$ 9,104	\$ 16,787	\$ 24,095	\$ 30,173	\$ 36,095	\$ 39,935	\$ 42,122	\$ 43,318	\$ 44,451	\$ 45,488
BP Length	31	28	34	30	33	29	30	31	31	31	30	30
HDD	126	503	813	1,111	1,028	840	879	514	282	103	1	12
CDD	99	-	5	-	-	-	-	15	22	96	261	225
Month Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505
YTD Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505

SimActual vs. Baseline	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	-39.9%	-22.1%	7.1%	13.5%	14.5%	15.5%	7.7%	8.7%	-3.5%	-7.0%	59.9%	35.3%
YTD Use	-39.9%	-27.4%	-9.4%	-0.2%	3.9%	6.0%	6.3%	6.5%	6.0%	5.5%	6.5%	7.0%
Month \$	-39.9%	-22.1%	7.1%	13.5%	14.5%	15.5%	7.7%	8.7%	-3.5%	-7.0%	59.9%	35.3%
YTD \$	-39.9%	-27.4%	-9.4%	-0.2%	3.9%	6.0%	6.3%	6.5%	6.0%	5.5%	6.5%	7.0%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	21	27	(14)	(33)	(34)	(30)	(15)	(11)	3	3	(15)	(10)
YTD Use	21	48	34	1	(33)	(62)	(78)	(89)	(86)	(83)	(98)	(108)

Cost Avoidance	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use \$	\$ 565	\$ 753	\$ (372)	\$ (916)	\$ (927)	\$ (815)	\$ (425)	\$ (308)	\$ 79	\$ 90	\$ (424)	\$ (271)
YTD \$	\$ 565	\$ 1,317	\$ 945	\$ 29	\$ (899)	\$ (1,713)	\$ (2,138)	\$ (2,446)	\$ (2,367)	\$ (2,277)	\$ (2,702)	\$ (2,972)

Meter Detail Report

Reference: Actual usage and costs for past Year.
SimActual: Actual usage and calculated costs for current Year.

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

Meter: PA 145 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 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	72	206	305	438	520	400	386	255	169	83	73	66
YTD Use	72	278	583	1,021	1,541	1,941	2,327	2,582	2,751	2,834	2,907	2,973
Month \$	\$ 1,977	\$ 5,673	\$ 8,388	\$ 12,036	\$ 14,314	\$ 11,003	\$ 10,609	\$ 7,015	\$ 4,655	\$ 2,290	\$ 1,995	\$ 1,808
YTD \$	\$ 1,977	\$ 7,650	\$ 16,037	\$ 28,074	\$ 42,387	\$ 53,390	\$ 63,999	\$ 71,014	\$ 75,669	\$ 77,959	\$ 79,954	\$ 81,762
BP Length	31	28	32	31	34	29	29	32	29	30	32	29
HDD	4	309	503	795	960	724	693	395	224	33	-	-
CDD	151	-	5	-	-	-	-	15	2	68	234	238
Month Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505
YTD Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505

SimActual	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	65	153	260	309	401	316	296	199	136	73	74	59
YTD Use	65	218	478	788	1,189	1,504	1,800	1,999	2,135	2,208	2,282	2,341
Month \$	\$ 1,796	\$ 4,195	\$ 7,160	\$ 8,510	\$ 11,030	\$ 8,678	\$ 8,133	\$ 5,474	\$ 3,741	\$ 2,011	\$ 2,027	\$ 1,628
YTD \$	\$ 1,796	\$ 5,991	\$ 13,150	\$ 21,661	\$ 32,690	\$ 41,368	\$ 49,501	\$ 54,975	\$ 58,716	\$ 60,726	\$ 62,754	\$ 64,382
BP Length	31	28	32	31	34	29	29	32	29	30	32	29
HDD	4	309	503	795	960	724	693	395	224	33	-	-
CDD	151	-	5	-	-	-	-	15	2	68	234	238
Month Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505
YTD Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505

SimActual vs. Baseline	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	-9.2%	-26.1%	-14.6%	-29.3%	-22.9%	-21.1%	-23.3%	-22.0%	-19.6%	-12.2%	1.6%	-9.9%
YTD Use	-9.2%	-21.7%	-18.0%	-22.8%	-22.9%	-22.5%	-22.7%	-22.6%	-22.4%	-22.1%	-21.5%	-21.3%
Month \$	-9.2%	-26.1%	-14.6%	-29.3%	-22.9%	-21.1%	-23.3%	-22.0%	-19.6%	-12.2%	1.6%	-9.9%
YTD \$	-9.2%	-21.7%	-18.0%	-22.8%	-22.9%	-22.5%	-22.7%	-22.6%	-22.4%	-22.1%	-21.5%	-21.3%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	7	54	45	128	119	85	90	56	33	10	(1)	7
YTD Use	7	60	105	233	353	437	527	583	616	627	625	632

Cost Avoidance	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use \$	\$ 181	\$ 1,478	\$ 1,228	\$ 3,526	\$ 3,284	\$ 2,325	\$ 2,476	\$ 1,541	\$ 914	\$ 279	\$ (32)	\$ 180
YTD \$	\$ 181	\$ 1,659	\$ 2,887	\$ 6,413	\$ 9,697	\$ 12,022	\$ 14,498	\$ 16,039	\$ 16,953	\$ 17,232	\$ 17,200	\$ 17,380

Meter Detail Report

Reference: Actual usage and costs for past Year.
SimActual: Actual usage and calculated costs for current Year.

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

Meter: PA 145 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 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	196	236	208	209	234	245	231	597	248	208	222	200
YTD Use	196	432	640	849	1,084	1,329	1,560	2,157	2,405	2,613	2,836	3,036
Month \$	\$ 2,518	\$ 3,030	\$ 2,667	\$ 2,685	\$ 3,006	\$ 3,148	\$ 2,960	\$ 7,663	\$ 3,183	\$ 2,674	\$ 2,851	\$ 2,572
YTD \$	\$ 2,518	\$ 5,548	\$ 8,215	\$ 10,900	\$ 13,906	\$ 17,054	\$ 20,014	\$ 27,677	\$ 30,861	\$ 33,535	\$ 36,386	\$ 38,957
BP Length	29	32	29	34	30	29	31	29	30	34	28	30
HDD	84	457	605	1,051	881	695	779	366	174	38	-	-
CDD	78	-	5	-	-	-	-	15	18	117	245	225
Month Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832
YTD Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832
SimActual												
	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	235	216	198	226	215	203	244	261	258	301	285	240
YTD Use	235	451	649	875	1,090	1,293	1,537	1,798	2,056	2,357	2,642	2,882
Month \$	\$ 3,015	\$ 2,772	\$ 2,541	\$ 2,900	\$ 2,759	\$ 2,605	\$ 3,131	\$ 3,349	\$ 3,311	\$ 3,862	\$ 3,657	\$ 3,080
YTD \$	\$ 3,015	\$ 5,787	\$ 8,328	\$ 11,228	\$ 13,987	\$ 16,592	\$ 19,722	\$ 23,072	\$ 26,382	\$ 30,245	\$ 33,902	\$ 36,981
BP Length	29	32	29	34	30	29	31	29	30	34	28	30
HDD	84	457	605	1,051	881	695	779	366	174	38	-	-
CDD	78	-	5	-	-	-	-	15	18	117	245	225
Month Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832
YTD Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832
SimActual vs. Baseline												
	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	19.8%	-8.5%	-4.7%	8.0%	-8.2%	-17.2%	5.8%	-56.3%	4.0%	44.5%	28.3%	19.8%
YTD Use	19.8%	4.3%	1.4%	3.0%	0.6%	-2.7%	-1.5%	-16.6%	-14.5%	-9.8%	-6.8%	-5.1%
Month \$	19.8%	-8.5%	-4.7%	8.0%	-8.2%	-17.2%	5.8%	-56.3%	4.0%	44.5%	28.3%	19.8%
YTD \$	19.8%	4.3%	1.4%	3.0%	0.6%	-2.7%	-1.5%	-16.6%	-14.5%	-9.8%	-6.8%	-5.1%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-
Use Avoidance												
	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	(39)	20	10	(17)	19	42	(13)	336	(10)	(93)	(63)	(40)
YTD Use	(39)	(19)	(9)	(26)	(6)	36	23	359	349	256	194	154
Cost Avoidance												
	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use \$	\$ (497)	\$ 259	\$ 126	\$ (215)	\$ 247	\$ 543	\$ (171)	\$ 4,314	\$ (127)	\$ (1,189)	\$ (806)	\$ (508)
YTD \$	\$ (497)	\$ (239)	\$ (112)	\$ (328)	\$ (80)	\$ 462	\$ 292	\$ 4,606	\$ 4,479	\$ 3,290	\$ 2,484	\$ 1,976

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 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 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	50	128	364	510	492	289	305	173	32	34	31	32
YTD Use	50	178	542	1,052	1,544	1,834	2,139	2,312	2,344	2,378	2,408	2,440
Month \$	\$ 1,374	\$ 3,531	\$ 10,000	\$ 14,030	\$ 13,541	\$ 7,963	\$ 8,384	\$ 4,756	\$ 884	\$ 932	\$ 845	\$ 874
YTD \$	\$ 1,374	\$ 4,906	\$ 14,906	\$ 28,936	\$ 42,476	\$ 50,439	\$ 58,823	\$ 63,579	\$ 64,463	\$ 65,395	\$ 66,240	\$ 67,114
BP Length	29	29	34	33	30	29	29	32	30	32	29	30
HDD	27	137	460	667	646	363	385	195	1	-	-	-
CDD	46	-	5	-	-	-	7	9	48	131	252	242
Month Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505
YTD Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505

SimActual	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	70	220	355	422	388	306	319	214	78	70	45	44
YTD Use	70	290	645	1,067	1,455	1,761	2,079	2,293	2,371	2,441	2,486	2,529
Month \$	\$ 1,934	\$ 6,046	\$ 9,756	\$ 11,610	\$ 10,680	\$ 8,406	\$ 8,760	\$ 5,878	\$ 2,146	\$ 1,923	\$ 1,227	\$ 1,202
YTD \$	\$ 1,934	\$ 7,979	\$ 17,735	\$ 29,346	\$ 40,026	\$ 48,432	\$ 57,192	\$ 63,070	\$ 65,218	\$ 67,141	\$ 68,367	\$ 69,569
BP Length	29	29	34	33	30	29	29	32	30	32	29	30
HDD	27	137	460	667	646	363	385	195	1	-	-	-
CDD	46	-	5	-	-	-	7	9	48	131	252	242
Month Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505
YTD Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505

SimActual vs. Baseline	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	40.7%	71.2%	-2.4%	-17.2%	-21.1%	5.6%	4.3%	23.6%	143.0%	106.2%	45.2%	37.3%
YTD Use	40.7%	62.7%	19.0%	1.4%	-5.8%	-4.0%	-2.8%	-0.8%	1.2%	2.7%	3.2%	3.7%
Month \$	40.7%	71.2%	-2.4%	-17.2%	-21.1%	5.6%	4.3%	23.6%	143.0%	106.2%	45.2%	37.3%
YTD \$	40.7%	62.7%	19.0%	1.4%	-5.8%	-4.0%	-2.8%	-0.8%	1.2%	2.7%	3.2%	3.7%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	(20)	(91)	9	88	104	(16)	(14)	(41)	(46)	(36)	(14)	(12)
YTD Use	(20)	(112)	(103)	(15)	89	73	59	19	(27)	(63)	(77)	(89)

Cost Avoidance

Month Use \$	\$ (559)	\$ (2,515)	\$ 244	\$ 2,420	\$ 2,860	\$ (443)	\$ (376)	\$ (1,122)	\$ (1,264)	\$ (990)	\$ (382)	\$ (328)
YTD \$	\$ (559)	\$ (3,074)	\$ (2,830)	\$ (410)	\$ 2,451	\$ 2,007	\$ 1,631	\$ 509	\$ (755)	\$ (1,746)	\$ (2,127)	\$ (2,455)

Meter Detail Report

Reference: Actual usage and costs for past Year.
SimActual: Actual usage and calculated costs for current Year.

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

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	\$ 1,537
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 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	173	100	200	157	159	362	173	250	191	696	212	183
YTD Use	173	273	474	631	790	1,152	1,325	1,575	1,765	2,461	2,673	2,856
Month \$	\$ 2,220	\$ 1,286	\$ 2,571	\$ 2,017	\$ 2,044	\$ 4,642	\$ 2,219	\$ 3,206	\$ 2,447	\$ 8,931	\$ 2,716	\$ 2,344
YTD \$	\$ 2,220	\$ 3,506	\$ 6,077	\$ 8,094	\$ 10,138	\$ 14,779	\$ 16,998	\$ 20,204	\$ 22,651	\$ 31,582	\$ 34,298	\$ 36,642
BP Length	30	28	34	28	32	28	31	29	32	30	29	33
HDD	84	396	688	945	848	732	778	386	235	38	-	-
CDD	81	-	5	-	-	-	-	15	9	84	245	262
Month Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832
YTD Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832

SimActual	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	413	260	241	685	382	457	538	276	300	300	294	324
YTD Use	413	673	914	1,599	1,981	2,438	2,976	3,251	3,551	3,851	4,145	4,469
Month \$	\$ 5,302	\$ 3,331	\$ 3,092	\$ 8,790	\$ 4,904	\$ 5,864	\$ 6,901	\$ 3,535	\$ 3,850	\$ 3,850	\$ 3,773	\$ 4,158
YTD \$	\$ 5,302	\$ 8,633	\$ 11,726	\$ 20,515	\$ 25,420	\$ 31,284	\$ 38,185	\$ 41,720	\$ 45,570	\$ 49,419	\$ 53,192	\$ 57,349
BP Length	30	28	34	28	32	28	31	29	32	30	29	33
HDD	84	396	688	945	848	732	778	386	235	38	-	-
CDD	81	-	5	-	-	-	-	15	9	84	245	262
Month Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832
YTD Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832

SimActual vs. Baseline	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	138.8%	158.9%	20.3%	335.9%	139.9%	26.3%	211.1%	10.3%	57.3%	-56.9%	38.9%	77.3%
YTD Use	138.8%	146.2%	92.9%	153.5%	150.7%	111.7%	124.6%	106.5%	101.2%	56.5%	55.1%	56.5%
Month \$	138.8%	158.9%	20.3%	335.9%	139.9%	26.3%	211.1%	10.3%	57.3%	-56.9%	38.9%	77.3%
YTD \$	138.8%	146.2%	92.9%	153.5%	150.7%	111.7%	124.6%	106.5%	101.2%	56.5%	55.1%	56.5%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	(240)	(159)	(41)	(528)	(223)	(95)	(365)	(26)	(109)	396	(82)	(141)
YTD Use	(240)	(400)	(440)	(968)	(1,191)	(1,286)	(1,651)	(1,677)	(1,786)	(1,390)	(1,472)	(1,614)

Cost Avoidance	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use \$	\$ (3,082)	\$ (2,045)	\$ (522)	\$ (6,773)	\$ (2,860)	\$ (1,223)	\$ (4,682)	\$ (329)	\$ (1,403)	\$ 5,081	\$ (1,056)	\$ (1,813)
YTD \$	\$ (3,082)	\$ (5,127)	\$ (5,648)	\$ (12,422)	\$ (15,282)	\$ (16,504)	\$ (21,187)	\$ (21,516)	\$ (22,919)	\$ (17,837)	\$ (18,894)	\$ (20,707)

Meter Detail Report

Reference: Actual usage and costs for past Year.
SimActual: Actual usage and calculated costs for current Year.

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

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	\$ 4,968	\$ 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	395	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 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	47	95	168	263	233	183	183	105	43	33	32	32
YTD Use	47	142	310	573	807	990	1,173	1,278	1,321	1,354	1,386	1,417
Month \$	\$ 1,279	\$ 2,618	\$ 4,628	\$ 7,244	\$ 6,418	\$ 5,044	\$ 5,021	\$ 2,889	\$ 1,183	\$ 919	\$ 869	\$ 869
YTD \$	\$ 1,279	\$ 3,898	\$ 8,526	\$ 15,770	\$ 22,188	\$ 27,232	\$ 32,253	\$ 35,141	\$ 36,324	\$ 37,243	\$ 38,112	\$ 38,981
BP Length	32	29	31	34	29	31	29	30	32	30	29	29
HDD	40	219	462	778	693	514	519	249	28	3	-	-
CDD	78	-	5	-	-	-	-	15	48	87	249	221
Month Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505
YTD Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505

SimActual	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	27	31	130	153	238	197	186	167	130	53	29	27
YTD Use	27	59	189	342	580	777	963	1,131	1,261	1,313	1,342	1,368
Month \$	\$ 748	\$ 861	\$ 3,584	\$ 4,203	\$ 6,549	\$ 5,421	\$ 5,124	\$ 4,604	\$ 3,576	\$ 1,444	\$ 787	\$ 729
YTD \$	\$ 748	\$ 1,609	\$ 5,193	\$ 9,396	\$ 15,945	\$ 21,366	\$ 26,490	\$ 31,095	\$ 34,671	\$ 36,115	\$ 36,901	\$ 37,630
BP Length	32	29	31	34	29	31	29	30	32	30	29	29
HDD	40	219	462	778	693	514	519	249	28	3	-	-
CDD	78	-	5	-	-	-	-	15	48	87	249	221
Month Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505
YTD Rate	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505	\$ 27.505

SimActual vs. Baseline	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	-41.5%	-67.1%	-22.6%	-42.0%	2.0%	7.5%	2.1%	59.4%	202.2%	57.1%	-9.5%	-16.1%
YTD Use	-41.5%	-58.7%	-39.1%	-40.4%	-28.1%	-21.5%	-17.9%	-11.5%	-4.6%	-3.0%	-3.2%	-3.5%
Month \$	-41.5%	-67.1%	-22.6%	-42.0%	2.0%	7.5%	2.1%	59.4%	202.2%	57.1%	-9.5%	-16.1%
YTD \$	-41.5%	-58.7%	-39.1%	-40.4%	-28.1%	-21.5%	-17.9%	-11.5%	-4.6%	-3.0%	-3.2%	-3.5%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	19	64	38	111	(5)	(14)	(4)	(62)	(87)	(19)	3	5
YTD Use	19	83	121	232	227	213	209	147	60	41	44	49

Cost Avoidance	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use \$	\$ 531	\$ 1,758	\$ 1,044	\$ 3,041	\$ (131)	\$ (377)	\$ (104)	\$ (1,716)	\$ (2,393)	\$ (525)	\$ 82	\$ 140
YTD \$	\$ 531	\$ 2,289	\$ 3,333	\$ 6,374	\$ 6,243	\$ 5,866	\$ 5,762	\$ 4,046	\$ 1,654	\$ 1,129	\$ 1,211	\$ 1,351

Meter Detail Report

Reference: Actual usage and costs for past Year.
SimActual: Actual usage and calculated costs for current Year.

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

Meter: PA 147 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 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	140	114	120	89	69	106	193	125	158	132	138	132
YTD Use	140	254	374	463	532	638	831	955	1,113	1,245	1,383	1,514
Month \$	\$ 1,798	\$ 1,464	\$ 1,543	\$ 1,138	\$ 882	\$ 1,355	\$ 2,482	\$ 1,598	\$ 2,023	\$ 1,688	\$ 1,772	\$ 1,689
YTD \$	\$ 1,798	\$ 3,262	\$ 4,805	\$ 5,944	\$ 6,825	\$ 8,180	\$ 10,662	\$ 12,260	\$ 14,282	\$ 15,970	\$ 17,743	\$ 19,431
BP Length	32	30	29	32	29	27	34	29	30	30	30	30
HDD	225	402	748	992	914	584	780	365	89	32	-	-
CDD	31	5	-	-	-	-	7	9	48	119	256	234
Month Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832
YTD Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832
SimActual												
	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	78	114	149	300	322	297	505	394	372	471	370	205
YTD Use	78	192	341	641	963	1,260	1,765	2,159	2,530	3,001	3,371	3,576
Month \$	\$ 1,005	\$ 1,463	\$ 1,908	\$ 3,855	\$ 4,127	\$ 3,814	\$ 6,475	\$ 5,053	\$ 4,771	\$ 6,044	\$ 4,748	\$ 2,631
YTD \$	\$ 1,005	\$ 2,468	\$ 4,376	\$ 8,230	\$ 12,357	\$ 16,171	\$ 22,646	\$ 27,699	\$ 32,470	\$ 38,513	\$ 43,261	\$ 45,892
BP Length	32	30	29	32	29	27	34	29	30	30	30	30
HDD	225	402	748	992	914	584	780	365	89	32	-	-
CDD	31	5	-	-	-	-	7	9	48	119	256	234
Month Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832
YTD Rate	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832	\$ 12.832
SimActual vs. Baseline												
	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	-44.1%	-0.1%	23.7%	238.6%	368.1%	181.4%	160.9%	216.3%	135.9%	258.1%	167.9%	55.8%
YTD Use	-44.1%	-24.4%	-8.9%	38.5%	81.0%	97.7%	112.4%	125.9%	127.3%	141.2%	143.8%	136.2%
Month \$	-44.1%	-0.1%	23.7%	238.6%	368.1%	181.4%	160.9%	216.3%	135.9%	258.1%	167.9%	55.8%
YTD \$	-44.1%	-24.4%	-8.9%	38.5%	81.0%	97.7%	112.4%	125.9%	127.3%	141.2%	143.8%	136.2%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-
Use Avoidance												
	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use	62	0	(28)	(212)	(253)	(192)	(311)	(269)	(214)	(339)	(232)	(73)
YTD Use	62	62	33	(178)	(431)	(623)	(934)	(1,203)	(1,417)	(1,757)	(1,989)	(2,062)
Cost Avoidance												
	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023
Month Use \$	\$ 794	\$ 1	\$ (365)	\$ (2,716)	\$ (3,245)	\$ (2,458)	\$ (3,993)	\$ (3,455)	\$ (2,748)	\$ (4,356)	\$ (2,975)	\$ (942)
YTD \$	\$ 794	\$ 795	\$ 430	\$ (2,287)	\$ (5,532)	\$ (7,990)	\$ (11,984)	\$ (15,439)	\$ (18,187)	\$ (22,543)	\$ (25,519)	\$ (26,460)

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	\$ 23,094	1,797	\$ 23,055	\$ 71,519
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	\$ 63,084			\$ 73,616
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
Total		3,065,343	\$ 265,441	3,133	\$ 86,178	1,797	\$ 23,055	\$ 374,674

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

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
Totals	305	302

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
		88.6%		305	206,394	23,488		83,737	9,529	96,142

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%
		1,194	222,931	2,556	2,556	0.42%	0.98%	1.59%	0.00%

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	\$23,055	840	\$23,094
Total	222,931	\$25,370	1,797	\$23,055	840	\$23,094

Building Envelope Savings

HA Site #	Site Name	Annual Savings				Savings % of Total			
		Electric - kWh	Natural Gas - MCF	Water - Mgal	Sewer - Mgal	Natural Gas - MCF	Electric - kWh	Water - Mgal	Sewer - Mgal
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%		
		44,345				0.00%	0.19%		

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
	Total	234,896	-			5,028	-		22,012

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

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

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%
		779	146		

*Heating MBH Saved Calcs Roof MBH/yr.= $DDh \times 24 / 1000 \times A \times dU$
 Facade MBH/yr.= $DDh \times 24 / 1000 \times A \times dU$

*Cooling MBH Saved Calcs Roof MBH/yr.= $DDc \times 24 / 1000 \times A \times dU$
 Facade MBH/yr.= $DDc \times 24 / 1000 \times A \times dU$

Where: DDh= Heating Degree Days per Year
 DDc= Cooling Degree Days per Year
 dU= Change in Heat Transmission (U) Value
 A= 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 Oakl)	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%
		2,294	92,546	0.81%	0.47%

* 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 Oakl)	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	\$63,084	\$73,616

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%
	Totals	163	19,688	0.06%	0.09%

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	
	Totals	12,555		2,456		2,293		13,243

*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	Option C Savings		\$1,507
32 Heat Recovery / New Chiller*	3,842	\$437			\$437
37 Insulate Duct	212	\$24			\$24

*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
	<u>\$531,909</u>

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
	Total Savings	<u>\$28,047</u>

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	6,559	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	(56,536)				
Units Eliminated:									13	2		1				
% units Eliminated:									22%	7%		11%				
Gas Savings Eliminated (MCF):									1,694	261		130				
Electric Savings Eliminated (kWh):									(81,662)	(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)					

4.2

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	\$7,691
	Total Savings	<u>\$371,785</u>

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	Gualtien Manor	1,408	\$ 27,980	\$ 19.87	288,945	\$ 32,896	\$ 0.11	1,529	\$ 14,170	\$ 9.27	\$ 75,046	47
		284,508	\$ 5,653,351	\$ 19.87	22,746,575	\$ 2,589,654	\$ 0.114	161,029	\$ 1,492,741	\$ 9.27	\$ 9,735,745	

Natural Gas Cost: \$19.8706 per MCF
 Electric Cost: \$0.1138 per Kwh
 WaterCost: \$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	Caliguiri Plaza	803 E. Warrington #618	Not vacated and resident was not notified						
2	Caliguiri Plaza	803 E. Warrington #715	X	X	X	2.5	X	X	
3	Caliguiri 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	

5.2

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:

5.3

Glossary of Terms

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

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^2	A measure of how well the independent variable in a regression can explain changes in the dependent variable. An $R^2 = "1.0"$ indicates a perfect correlation.
rate tariff	Actual amount the utility company charges per unit of energy or demand; used by Metrix TM 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 TM .
weather adjustment	Adjustment made by Metrix TM for weather variations using degree days.

Report Delivery Receipt

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 12 and indicates cost avoidance of \$3,849,839 for the year, as compared to the energy guarantee per the contract of \$3,468,725.

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:

Name (please print)

Signature

Date

Presented by:

Signature

Date