

# Income Eligible Multi-Family and Public Housing Impact Evaluation Report

Energy Efficiency Plan: Program Year 2025

(01/01/2025-12/31/2025)

**Prepared for:**

**Peoples Gas and North Shore Gas**

PEOPLES GAS® | NORTH SHORE GAS®

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# 1 Introduction

This report presents the results of the impact evaluation of the Peoples Gas (PGL) and North Shore Gas (NSG) 2025 Income Eligible Multi-Family (MFIE) and the Public Housing (PHA) programs. It presents a summary of the energy impacts for the total program and is broken out by relevant measure and program structure details. Appendix A presents the impact analysis methodology. Appendix B presents the Total Resource Cost (TRC) cost-effectiveness analysis inputs. Program year 2025 covers January 1 to December 31, 2025.

## 2 Multi-Family Income Eligible

### 1.1 Program Description

The MFIE program provides energy efficiency upgrades to customers in the PGL and NSG territories with incomes below 80% of the Area Median Income (AMI) level as defined by the geography or location of the building and/or the subsidy status and rent levels of the building. The programs offer assessments, direct installation of energy efficiency measures, rebates for replacement of inefficient equipment, technical assistance, and educational information.

There are two program paths offered to multi-family income eligible customers.

- The Income Eligible Multi-Family Savings (Income Eligible) path, jointly implemented with ComEd.
- The Income Eligible Illinois Home Weatherization Assistance Program (IHWAP) path, jointly implemented with ComEd and Peoples Gas.

The PGL program had 459 participants in 2025 and completed 5,301 projects as shown in Table 1.

**Table 1. 2025 Volumetric Summary for PGL – Multi-Family Income Eligible**

| Participation             | MF Income Eligible | IHWAP | Total |
|---------------------------|--------------------|-------|-------|
| Participants *            | 457                | 2     | 459   |
| Installed Projects †      | 5,295              | 6     | 5,301 |
| Measure Types Installed ‡ | 23                 | 4     | 25    |

\* Participants are defined as distinct count of gas account numbers.

† Installed Projects are defined as distinct count of project ID.

‡ Measure Types Installed are the distinct count of TRM measures; total reflects unique measures across paths. Subsequent tables disaggregate measures by unit basis and result in a higher count of measure types than shown in this table.

Source: Peoples Gas tracking data and evaluation team analysis.

Table 2 summarizes the installed measure quantities that are the basis for verified energy savings.

**Table 2. 2025 Installed Measure Quantities for PGL – Income Eligible**

| Program Path    | Measure                                                    | Quantity Unit | Installed Quantity |
|-----------------|------------------------------------------------------------|---------------|--------------------|
| Income Eligible | Advanced Thermostat                                        | Unit          | 10                 |
|                 | Air Sealing - Door/Window Weatherstripping and Door Sweeps | Unit          | 840                |
|                 | Air Sealing - Envelope and Attic Only                      | Linear feet   | 9,582              |
|                 | Attic Insulation                                           | Square feet   | 706,537            |
|                 | Boiler Reset Controls                                      | Unit          | 2                  |
|                 | Boiler Tune Up                                             | Unit          | 98                 |
|                 | Controls for Domestic Hot Water                            | Living Units  | 267                |
|                 | Covers and Gap Sealers for Room AC                         | Unit          | 1,125              |
|                 | Duct Sealing                                               | Linear feet   | 396                |
|                 | Exhaust Damper                                             | MBH Input     | 7,461              |
|                 | Faucet Aerator (IU)                                        | Unit          | 4,861              |
|                 | Faucet Aerator (CA)                                        | Unit          | 5                  |
|                 | Furnace Filter                                             | Unit          | 434                |
|                 | High Efficiency Boiler                                     | Unit          | 13                 |
|                 | High Efficiency Furnace                                    | MBH Input     | 1,291              |
|                 | Low Flow Showerheads (CA)                                  | Unit          | 6                  |
|                 | Low Flow Showerheads (IU)                                  | Unit          | 3,453              |
|                 | Pipe Insulation - Fitting and Valve                        | Unit          | 1,632              |
|                 | Pipe Insulation                                            | Linear feet   | 31,192             |
|                 | Programmable Thermostats                                   | Unit          | 454                |
|                 | Reprogrammable Thermostat                                  | Unit          | 71                 |
|                 | Shower Timer                                               | Unit          | 4,750              |
|                 | Steam Boiler Average Controls                              | Living Units  | 757                |
|                 | Steam Traps                                                | Unit          | 2,938              |
|                 | Wall Insulation                                            | Square feet   | 252                |
| IHWAP           | Air Sealing - Door Sweeps                                  | Unit          | 165                |
|                 | Air Sealing - Weatherstripping                             | Linear feet   | 5,781              |
|                 | Air Sealing - Sealing Tape                                 | Linear feet   | 10,869             |
|                 | Custom                                                     | Unit          | 105                |
|                 | Faucet Aerator (IU)                                        | Unit          | 151                |
|                 | Showerhead (IU)                                            | Unit          | 93                 |

Source: Peoples Gas tracking data and evaluation team analysis.

The NSG program had 3 participants in 2025 and completed 4 projects as shown in Table 3.

**Table 3. 2025 Volumetric Summary for NSG – Multi-Family Income Eligible**

| Participation             | MF Income Eligible |
|---------------------------|--------------------|
| Participants *            | 3                  |
| Installed Projects †      | 4                  |
| Measure Types Installed ‡ | 3                  |

\* Participants are defined as distinct count of gas account numbers.

† Installed Projects are defined as distinct count of project ID.

‡ Measure Types Installed are the distinct count of TRM measures.

Source: North Shore Gas tracking data and Guidehouse evaluation team analysis.

Table 4 summarizes the installed measure quantities that are the basis for verified energy savings.

**Table 4. 2025 Installed Measure Quantities for NSG – Income Eligible**

| Program Path    | Measure          | Quantity Unit | Installed Quantity |
|-----------------|------------------|---------------|--------------------|
| Income Eligible | Attic Insulation | Square feet   | 84,134             |
|                 | Pipe Insulation  | Linear feet   | 613                |
|                 | Wall Insulation  | Square feet   | 7,560              |

Source: North Shore Gas tracking data and Guidehouse evaluation team analysis

## 1.2 Program Savings Detail

Table 5 summarizes the energy savings the PGL Multi-Family Income Eligible Program achieved by path in 2025.

**Table 5. 2025 Annual Energy Savings Summary for PGL – Multi-Family Income Eligible**

| Program Path    | Ex Ante Gross Savings (Therms) | Verified Gross RR* | Verified Gross Savings (Therms) | NTG†        | Verified Net Savings (Therms) |
|-----------------|--------------------------------|--------------------|---------------------------------|-------------|-------------------------------|
| Income Eligible | 1,600,826                      | 100%               | 1,600,984                       | 1.00        | 1,600,984                     |
| IHWAP           | 50,220                         | 58%                | 29,282                          | 1.00        | 29,282                        |
| <b>Total</b>    | <b>1,651,046</b>               | <b>99%</b>         | <b>1,630,266</b>                | <b>1.00</b> | <b>1,630,266</b>              |

Note: Savings and realization rates presented in this table are rounded and may not sum precisely to the totals.

\* Realization Rate (RR) is the ratio of verified gross savings to ex ante gross savings, based on evaluation research findings.

† NTG, Net to Gross is the deemed value available on the SAG website: <https://www.ilsag.info/evaluator-ntg-recommendations-for-2025/>

Source: Evaluation team analysis.

Table 6 summarizes the energy savings the NSG Multi-Family Income Eligible Program achieved by path in 2025.

**Table 6. 2025 Annual Energy Savings Summary for NSG – Multi-Family Income Eligible**

| Program Path    | Ex Ante Gross Savings (Therms) | Verified Gross RR* | Verified Gross Savings (Therms) | NTG† | Verified Net Savings (Therms) |
|-----------------|--------------------------------|--------------------|---------------------------------|------|-------------------------------|
| Income Eligible | 32,849                         | 100%               | 32,982                          | 1.00 | 32,982                        |

Footnotes are defined similarly as found in Table 5.

Source: Evaluation team analysis.

### 1.3 Program Savings by Measure

The PGL program savings are presented by measure savings category in Table 7. Steam Traps and Attic Insulation measures contributed the most savings for PGL.

**Table 7. 2025 Annual Energy Savings by Measure for PGL – Multi Family Income Eligible**

| Program Path    | Savings Category                                          | Ex Ante Gross Savings (Therms) | Verified Gross RR* | Verified Gross Savings (Therms) | NTG  | Verified Net Savings (Therms) |
|-----------------|-----------------------------------------------------------|--------------------------------|--------------------|---------------------------------|------|-------------------------------|
| Income Eligible | Advanced Thermostat                                       | 565                            | 100%               | 565                             | 1.00 | 565                           |
|                 | Air Sealing - Door/Window Weatherstripping and Door Sweep | 6,519                          | 100%               | 6,519                           | 1.00 | 6,519                         |
|                 | Air Sealing - Envelope and Attic Only                     | 3,986                          | 100%               | 3,986                           | 1.00 | 3,986                         |
|                 | Attic Insulation                                          | 423,366                        | -                  | 423,369                         | 1.00 | 423,369                       |
|                 | Boiler Reset Controls                                     | 3,495                          | 100%               | 3,495                           | 1.00 | 3,495                         |
|                 | Boiler Tune Up                                            | 111,689                        | 100%               | 111,689                         | 1.00 | 111,689                       |
|                 | Controls for Domestic Hot Water                           | 16,741                         | 100%               | 16,741                          | 1.00 | 16,741                        |
|                 | Covers and Gap Sealers for Room AC                        | 12,262                         | 100%               | 12,262                          | 1.00 | 12,262                        |
|                 | Duct Sealing                                              | 399                            | 100%               | 399                             | 1.00 | 399                           |
|                 | Exhaust Damper                                            | 1,230                          | 100%               | 1,230                           | 1.00 | 1,230                         |
|                 | Faucet Aerator (IU)                                       | 33,909                         | 100%               | 33,909                          | 1.00 | 33,909                        |
|                 | Faucet Aerator (CA)                                       | 41                             | 100%               | 41                              | 1.00 | 41                            |
|                 | Furnace Filter                                            | 4,362                          | 100%               | 4,362                           | 1.00 | 4,362                         |
|                 | High Efficiency Boiler                                    | 19,986                         | 100%               | 19,986                          | 1.00 | 19,986                        |
|                 | High Efficiency Furnace                                   | 2,781                          | 107%               | 2,966                           | 1.00 | 2,966                         |
|                 | Low Flow Showerheads (CA)                                 | 130                            | 100%               | 130                             | 1.00 | 130                           |
|                 | Low Flow Showerheads (IU)                                 | 46,993                         | 100%               | 46,968                          | 1.00 | 46,968                        |

| Program Path | Savings Category                    | Ex Ante Gross Savings (Therms) | Verified Gross RR* | Verified Gross Savings (Therms) | NTG         | Verified Net Savings (Therms) |
|--------------|-------------------------------------|--------------------------------|--------------------|---------------------------------|-------------|-------------------------------|
|              | Pipe Insulation – Fitting and Valve | 44,659                         | 100%               | 44,653                          | 1.00        | 44,653                        |
|              | Pipe Insulation                     | 256,616                        | 100%               | 256,612                         | 1.00        | 256,612                       |
|              | Programmable Thermostats            | 18,388                         | 100%               | 18,388                          | 1.00        | 18,388                        |
|              | Reprogrammable Thermostat           | 2,914                          | 100%               | 2,914                           | 1.00        | 2,914                         |
|              | Shower Timer                        | 19,736                         | 100%               | 19,737                          | 1.00        | 19,737                        |
|              | Steam Boiler Average Controls       | 46,244                         | 100%               | 46,244                          | 1.00        | 46,244                        |
|              | Steam Traps                         | 523,789                        | 100 %              | 523,789                         | 1.00        | 523,789                       |
|              | Wall Insulation                     | 27                             | 118%               | 32                              | 1.00        | 32                            |
|              | <b>Income Eligible Subtotal</b>     | <b>1,600,826</b>               | <b>100 %</b>       | <b>1,600,984</b>                | <b>1.00</b> | <b>1,600,984</b>              |
| IHWAP        | Air Sealing                         | 8,544                          | 100%               | 8,544                           | 1.00        | 8,544                         |
|              | Custom                              | 20,462                         | 95%                | 19,402                          | 1.00        | 19,402                        |
|              | Faucet Aerator (IU)                 | 6,666                          | 2%                 | 926                             | 1.00        | 926                           |
|              | Showerhead (IU)                     | 14,548                         | 3%                 | 410                             | 1.00        | 410                           |
|              | <b>IHWAP Subtotal</b>               | <b>50,220</b>                  | <b>58%</b>         | <b>29,282</b>                   | <b>1.00</b> | <b>29,282</b>                 |
| <b>Total</b> |                                     | <b>1,651,046</b>               | <b>99 %</b>        | <b>1,630,266</b>                | <b>1.00</b> | <b>1,630,266</b>              |

Note: Savings and realization rates presented in this table are rounded and may not sum precisely to the totals.

\* Realization Rate (RR) is the ratio of verified gross savings to ex ante gross savings, based on evaluation research findings.

† NTG, Net to Gross is the deemed value available on the SAG website: <https://www.ilsag.info/evaluator-ntg-recommendations-for-2025/>

Source: Evaluation team analysis.

The NSG program savings are presented by measure savings category in Table 8. Attic Insulation contributed the most savings.

**Table 8. 2025 Annual Energy Savings by Measure for NSG – Multi-Family Income Eligible**

| Program Path    | Savings Category | Ex Ante Gross Savings (Therms) | Verified Gross RR* | Verified Gross Savings (Therms) | NTG†        | Verified Net Savings (Therms) |
|-----------------|------------------|--------------------------------|--------------------|---------------------------------|-------------|-------------------------------|
| Income Eligible | Attic Insulation | 28,743                         | 100%               | 28,743                          | 1.00        | 28,743                        |
|                 | Pipe Insulation  | 3,347                          | 100%               | 3,347                           | 1.00        | 3,347                         |
|                 | Wall Insulation  | 758                            | 118%               | 891                             | 1.00        | 891                           |
| <b>Total</b>    |                  | <b>32,849</b>                  | <b>100%</b>        | <b>32,982</b>                   | <b>1.00</b> | <b>32,982</b>                 |

Footnotes are defined similarly as found in Table 7.

Source: Evaluation team analysis.

## 1.4 Impact Analysis Findings and Recommendations

### 1.4.1 Impact Parameter Estimates

Table 9 shows the unit Therm savings and realization rate findings by measure from our review. The realization rate is the ratio of the verified savings to the ex ante savings. Following the table, we provide findings and recommendations, including a discussion of all measures with realization rates above or below 100%. Appendix A provides a description of the impact analysis methodology.

**Table 9. Verified Gross Savings Parameters – Income Eligible**

| Measure                                                                | Unit Basis   | Ex Ante Gross<br>(therms/unit) | Verified Gross<br>(therms/unit) | Realization<br>Rate | Illinois TRM,<br>v13.0<br>Section†, ‡ |
|------------------------------------------------------------------------|--------------|--------------------------------|---------------------------------|---------------------|---------------------------------------|
| Advanced Thermostat                                                    | Unit         | Varies                         | Varies                          | 100%                | 5.3.16                                |
| Air Sealing – Door/Window Weatherstripping and Door Sweep              | Unit         | Varies                         | Varies                          | 100%                | 5.6.1                                 |
| Air Sealing – Envelope, Attic Only, Weatherstripping, and Sealing Tape | Linear feet  | Varies                         | Varies                          | 100%                | 5.6.1                                 |
| Attic Insulation                                                       | Square feet  | Varies                         | Varies                          | 100%                | 5.6.5                                 |
| Boiler Reset Controls                                                  | MBH Input    | Varies                         | Varies                          | 100%                | 4.4.4                                 |
| Boiler Tune Up                                                         | MBH Input    | Varies                         | Varies                          | 100%                | 4.4.2                                 |
| Controls for Domestic Hot Water                                        | Living Units | 62.7                           | 62.7                            | 100%                | 4.3.8                                 |
| Covers and Gap Sealers for Room AC                                     | Unit         | Varies                         | Varies                          | 100%                | 4.4.38                                |
| Custom                                                                 | Unit         | Varies                         | Varies                          | 95%                 | Project File Review‡                  |
| Duct Sealing                                                           | Linear feet  | 1.0067                         | 1.0067                          | 100%                | 5.3.4                                 |
| Exhaust Damper                                                         | MBH Input    | Varies                         | Varies                          | 100%                | 4.4.23                                |
| Faucet Aerator (IU)                                                    | Unit         | Varies                         | Varies                          | 39%                 | 5.4.4                                 |
| Faucet Aerator (CA)                                                    | Unit         | 8.150                          | 8.150                           | 100%                | 4.3.2                                 |
| Furnace Filter                                                         | Unit         | 10.05                          | 10.05                           | 100%                | 5.3.21                                |
| High Efficiency Boiler                                                 | MBH Input    | Varies                         | Varies                          | 100%                | 4.4.10                                |
| High Efficiency Furnace                                                | MBH Input    | 2.154                          | 2.298                           | 107%                | 5.3.7                                 |
| Low Flow Showerheads (CA)                                              | Unit         | 21.63                          | 21.63                           | 100%                | 4.3.3                                 |
| Low Flow Showerheads (IU)                                              | Unit         | 13.605                         | Varies                          | 100%                | 5.4.5                                 |
| Pipe Insulation – Fitting and Valve                                    | Unit         | Varies                         | Varies                          | 100%                | 4.4.14                                |

| Measure                       | Unit Basis   | Ex Ante Gross<br>(therms/unit) | Verified Gross<br>(therms/unit) | Realization<br>Rate | Illinois TRM,<br>v13.0<br>Section†,‡ |
|-------------------------------|--------------|--------------------------------|---------------------------------|---------------------|--------------------------------------|
| Pipe Insulation               | Linear feet  | Varies                         | Varies                          | 100%                | 4.4.14                               |
| Programmable Thermostats      | Unit         | 40.502                         | 40.502                          | 100%                | 5.3.11                               |
| Reprogrammable Thermostat     | Unit         | Varies                         | Varies                          | 100%                | 5.3.11                               |
| Shower Timer                  | Unit         | Varies                         | Varies                          | 100%                | 5.4.9                                |
| Steam Boiler Average Controls | Living Units | 61.08                          | 61.08                           | 100%                | 4.4.36                               |
| Steam Traps                   | Unit         | Varies                         | Varies                          | 105%                | 4.4.16                               |
| Wall Insulation               | Square feet  | Varies                         | Varies                          | 118%                | 5.6.4                                |

† State of Illinois Technical Reference Manual version 13.0 from <http://www.ilsag.info/technical-reference-manual.html>.

‡ Custom Project files provided by Peoples Gas.

Source: Program tracking data and evaluation team analysis.

## 1.4.2 Findings and Recommendations

The evaluation team developed findings and recommendations based on the 2025 evaluation, organized by path type in the following sections.

### 1.4.2.1 Income Eligible

**Finding 1.** For all instances of *Furnace >95 AFUE-Joint MF* measure, ex ante calculations used Baseline Furnace Annual Fuel Utilization Efficiency Rating (AFUE<sub>base</sub>) as 81%. The evaluation team updated AFUE<sub>base</sub> to 80%, consistent with section 5.3.7 of IL-TRM v13.0. This measure accounts for 0.17% of PGL's Income Eligible component's reported gross Therms savings and the evaluation adjustment resulted in a realization rate of 107%.

**Recommendation 1.** Use the baseline furnace AFUE from Section 5.3.7 of IL-TRM v13.0.

**Finding 2.** For one measure instance of *High-Rise - F&T/Inverted Bucket Steam Traps - HVAC - Audit-Joint MF* (WO-7402555), the tracking data did not provide the installed boiler efficiency. The evaluation team applied a site-specific 80% Boiler Efficiency based on supplemental information received from the implementation contractor.. For all other instances of this measure the reported and verified savings calculations use the default efficiency from Section 4.4.16 of the IL-TRM v13.0. This measure accounts for 33% of PGL's Income Eligible component's reported gross Therms savings.

**Recommendation 2.** Ensure that when actual boiler efficiency is applied in place of the default value, the corresponding efficiency is recorded in the tracking data.

**Finding 3.** For both instances of *Wall Insulation-Joint MF*, ex ante calculations applied a Heating System Efficiency ( $\eta$ Heat) of 80%, which does not account for distribution efficiency. However, per Section 5.6.4 of IL-TRM v13.0,  $\eta$ Heat is defined as the product of Equipment Efficiency and Distribution Efficiency. In the absence of project-specific Distribution Efficiency, the evaluation team applied the TRM default of 85%, resulting in an updated  $\eta$ Heat of 68%. Wall Insulation accounts for 0.002% and 2.3% of PGL and NSG's

income eligible components' reported gross Therms savings respectively and the evaluation adjustments resulted in a realization rate of 118%.

**Recommendation 3.** Apply the effective Heating System Efficiency ( $\eta_{\text{Heat}}$ ), defined as Equipment Efficiency  $\times$  Distribution Efficiency, in accordance with Section 5.6.4 of IL-TRM v13.0. When Distribution Efficiency is not available, use the TRM default value.

**Finding 4.** The tracking data includes a quantity field intended to report values in the units specified by the unit of measure field. However, the quantity values for some records does not align with the stated unit of measure. For example, for High Efficiency Boiler, Boiler Reset Controls, and Boiler Tune Up measures, the program reported the unit of measure as "MBH Input" while the corresponding quantities (13, 2, and 98) reflect counts of installed equipment units rather than MBH input. The evaluation team updated the unit of measure to "Unit" to align with the reported quantities. This finding does not impact savings calculations.

**Recommendation 4.** Ensure that the tracking data records quantities in the units specific by the unit of measure field so both fields remain consistent.

#### 1.4.2.2 Illinois Home Weatherization Assistance Program (IHWAP).

**Finding 5.** For one instance of *Bathroom Aerator-IHWAP-Joint MF* and *Showerhead-IHWAP-Joint MF* measures (WO-7080492), the tracking data reported quantities of 77 and 69, respectively. However, the reported total savings in the tracking data correspond to a quantity of 2,940 for the Bathroom Aerator and 3,281 for the Showerhead. The evaluation team used the quantities reported in the tracking data to calculate total verified savings. Bathroom Aerator and Showerhead measures account for 12% and 29% of IHWAP component's reported gross Therms savings, respectively and the evaluation adjustment resulted in a realization rate of 2%.

**Recommendation 5.** Ensure that measure quantities reported in the tracking data are used to calculate total savings.

**Finding 6.** For two measure instances of *Custom Measure-IHWAP-Joint MF* (WO-7077355 and WO-7521699), ex ante calculations used Equivalent Full Load Hours (EFLH) as 1,661 hours, which is an average value for MF Mid-Rise and MF High-Rise building types. The evaluation team determined that the building is a High-Rise building based on the project location. Hence, the team updated EFLH to 1,540 hours, corresponding to MF High-Rise building type. This measure accounts for 41% of IHWAP component's reported gross Therms savings and the evaluation adjustments resulted in a realization rate of 95%.

**Recommendation 6.** Use EFLH values consistent with the actual building type as provided in the tracking data.

### 3 Public Housing Energy Savings Program

#### 1.5 Program Description

The Public Housing Energy Savings Program (PHES) works with Public Housing Authorities (PHAs) in ComEd, Nicor Gas, PGL, and NSG territories to achieve electricity and natural gas savings. The PHA is the program participant, though the residents of the properties are directly affected by the program through in-unit and common area upgrades. Gas savings opportunities for NSG included Boiler Tune Up. Gas savings opportunities for PGL included Covers and Gap Sealers for Room AC.

The PGL PHES program had 3 participants in 2025, completed 3 projects, and installed one measure type, as shown in Table 10.

**Table 10. Volumetric Summary for PGL – Public Housing**

| Participation             | Public Housing |
|---------------------------|----------------|
| Participants *            | 3              |
| Installed Projects †      | 3              |
| Measure Types Installed ‡ | 1              |

\* Participants are defined as distinct count of account numbers.

† Installed Projects are defined as distinct count of project IDs.

‡ Measure Types Installed are the distinct count of TRM measures.

Source: Peoples Gas tracking data and evaluation team analysis.

Table 11 summarizes the installed measure quantities that are the basis for verified energy savings for PGL.

**Table 11. Installed Measure Quantities for PGL – Public Housing**

| Program Category | Program Path   | Measure                            | Quantity Unit | Installed Quantity |
|------------------|----------------|------------------------------------|---------------|--------------------|
| Public           | Public Housing | Covers and Gap Sealers for Room AC | Each          | 1,514              |

Source: Peoples Gas tracking data and evaluation team analysis.

The NSG PHES program had 1 participant in 2025, completed 1 project, and installed 1 measure type, as shown in Table 12.

**Table 12. Volumetric Summary for NSG – Public Housing**

| Participation             | Public Housing |
|---------------------------|----------------|
| Participants *            | 1              |
| Installed Projects †      | 1              |
| Measure Types Installed ‡ | 1              |

\* Participants are defined as distinct count of account numbers.

† Installed Projects are defined as distinct count of project IDs.

‡ Measure Types Installed are the distinct count of TRM measures.

Source: North Shore Gas tracking data and Guidehouse evaluation team analysis.

Table 13 summarizes the installed measure quantities that are the basis for verified energy savings for NSG.

**Table 13. Installed Measure Quantities for NSG – Public Housing**

| Program Category | Program Path   | Measure        | Quantity Unit | Installed Quantity |
|------------------|----------------|----------------|---------------|--------------------|
| Public           | Public Housing | Boiler Tune Up | Unit          | 6                  |

Source: North Shore Gas tracking data and Guidehouse evaluation team analysis.

## 1.6 Program Savings Detail

Table 14 summarizes the energy savings the PGL PHES program achieved in 2025.

**Table 14. Annual Energy Savings Summary for PGL – Public Housing**

| Program Path   | Ex Ante Gross Savings (Therms) | Verified Gross RR* | Verified Gross Savings (Therms) | NTG† | Verified Net Savings (Therms) |
|----------------|--------------------------------|--------------------|---------------------------------|------|-------------------------------|
| Public Housing | 9,173                          | 100%               | 9,173                           | 1.00 | 9,173                         |

\* Realization Rate (RR) is the ratio of verified gross savings to ex ante gross savings, based on evaluation research findings.

† NTG, Net to Gross is the deemed value available on the SAG website: <https://www.ilsag.info/evaluator-ntg-recommendations-for-2025/>.

Source: Evaluation team analysis.

Table 15 summarizes the energy savings the NSG PHES program achieved in 2025.

**Table 15. Annual Energy Savings Summary for NSG – Public Housing**

| Program Path   | Ex Ante Gross Savings (Therms) | Verified Gross RR* | Verified Gross Savings (Therms) | NTG† | Verified Net Savings (Therms) |
|----------------|--------------------------------|--------------------|---------------------------------|------|-------------------------------|
| Public Housing | 1,117                          | 100%               | 1,117                           | 1.00 | 1,117                         |

\* Realization Rate (RR) is the ratio of verified gross savings to ex ante gross savings, based on evaluation research findings.

† NTG, Net to Gross is the deemed value available on the SAG website: <https://www.ilsag.info/evaluator-ntg-recommendations-for-2025/>.

Source: Evaluation team analysis.

## 1.7 Program Savings by Measure

The PGL PHES program includes one measure, as shown in Table 16.

**Table 16. Annual Energy Savings by Measure for PGL – Public Housing**

| Program Path   | Savings Category                   | Ex Ante Gross Savings (Therms) | Verified Gross RR* | Verified Gross Savings (Therms) | NTG† | Verified Net Savings (Therms) |
|----------------|------------------------------------|--------------------------------|--------------------|---------------------------------|------|-------------------------------|
| Public Housing | Covers and Gap Sealers for Room AC | 9,173                          | 100%               | 9,173                           | 1.00 | 9,173                         |

\* Realization Rate (RR) is the ratio of verified gross savings to ex ante gross savings, based on evaluation research findings.

† NTG, Net to Gross is the deemed value available on the SAG website: <https://www.ilsag.info/evaluator-ntg-recommendations-for-2025/>.

Source: Evaluation team analysis.

The NSG PHES program includes one measure, as shown in Table 17.

**Table 17. Annual Energy Savings by Measure for NSG – Public Housing**

| Program Path   | Savings Category | Ex Ante Gross Savings (Therms) | Verified Gross RR* | Verified Gross Savings (Therms) | NTG† | Verified Net Savings (Therms) |
|----------------|------------------|--------------------------------|--------------------|---------------------------------|------|-------------------------------|
| Public Housing | Boiler Tune Up   | 1,117                          | 100%               | 1,117                           | 1.00 | 1,117                         |

\* Realization Rate (RR) is the ratio of verified gross savings to ex ante gross savings, based on evaluation research findings.

† NTG, Net to Gross is the deemed value available on the SAG website: <https://www.ilsag.info/evaluator-ntg-recommendations-for-2025/>.

Source: Evaluation team analysis.

## 1.8 Impact Analysis Findings and Recommendations

### 1.8.1 Impact Parameter Estimates

Table 18 shows the per unit Therm savings and realization rate findings by measure from our review. The realization rate is the ratio of the verified savings to the ex ante savings. Appendix A provides a description of the impact analysis methodology.

**Table 18. Verified Gross Savings Parameters – Public Housing**

| Measure                            | Unit Basis | Ex Ante Gross (therms/unit) | Verified Gross (therms/unit) | Realization Rate | Illinois TRM, v13.0†, Section |
|------------------------------------|------------|-----------------------------|------------------------------|------------------|-------------------------------|
| Boiler Tune Up                     | MBH Input  | Varies                      | Varies                       | 100%             | 4.4.2                         |
| Covers and Gap Sealers for Room AC | Each       | Varies                      | Varies                       | 100%             | 4.4.38                        |

† State of Illinois Technical Reference Manual version 13.0 from <http://www.ilsag.info/technical-reference-manual.html>.

Source: Program tracking data and evaluation team analysis.

### 1.8.2 Findings and Recommendations

There are no findings and recommendations for the Public Housing program. The ex ante calculations are consistent with the IL-TRM v13.0.

## Appendix A. Impact Analysis Methodology

The evaluation team used the same impact methodology for each component. Verified gross savings were determined for each program measure by:

- Reviewing the savings algorithm inputs in the measure workbook for agreement with the IL-TRM v13.0 and IL-TRM Errata, where applicable.
- Validating the savings algorithm was applied correctly.
- Cross-checking per-unit savings values in the program tracking data with the verified values in the measure workbook or Guidehouse's calculations if the workbook did not agree with the IL-TRM v13.0.
- Multiplying the verified per-unit savings value by the quantity reported in the tracking data. The team calculated verified net savings by multiplying the verified gross savings estimates by an NTG ratio. Through the ILSAG consensus process, an NTG ratio of 1.0 was established for Income Eligible programs in Illinois.
- Guidehouse sourced methodologies, assumptions, and input parameters from the IL-TRM v13.0, the 2025 Master Measure Database (MMDB) and the final 2025 tracking data.

## Appendix B. Program Specific Inputs for the Illinois TRC

The tables below show the Total Resource Cost (TRC) cost-effectiveness analysis inputs available at the time of producing this impact evaluation report. Additional required cost data (e.g., measure costs, program level incentive and non-incentive costs) are not included in these tables and will be provided to the evaluation team later. Guidehouse will include annual and lifetime water savings and greenhouse gas reductions in the end of year summary report.

**Table 19. Verified Cost Effectiveness Inputs – PGL (Multi-Family Income Eligible)**

| Program Path    | Savings Category                                          | Units        | Quantity | Effective Useful Life | Early Replacement Flag | Verified Gross Annual Water Savings (Gallons) | Ex Ante Gross Savings (Therms) | Verified Gross Savings (Therms) | Verified Net Savings (Therms) |
|-----------------|-----------------------------------------------------------|--------------|----------|-----------------------|------------------------|-----------------------------------------------|--------------------------------|---------------------------------|-------------------------------|
| Income Eligible | Advanced Thermostat                                       | Unit         | 10       | 11.0                  | NO                     | -                                             | 565                            | 565                             | 565                           |
|                 | Air Sealing - Door/Window Weatherstripping and Door Sweep | Unit         | 840      | 20.0                  | NO                     | -                                             | 6,519                          | 6,519                           | 6,519                         |
|                 | Air Sealing- Envelope and Attic Only                      | Linear Feet  | 9,582    | 20.0                  | NO                     | -                                             | 3,986                          | 3,986                           | 3,986                         |
|                 | Attic Insulation                                          | Unit         | 706,537  | 30.0                  | NO                     | -                                             | 423,366                        | 423,369                         | 423,369                       |
|                 | Boiler Reset Controls                                     | Unit         | 2        | 16.0                  | NO                     | -                                             | 3,495                          | 3,495                           | 3,495                         |
|                 | Boiler Tune Up                                            | Unit         | 98       | 3.0                   | NO                     | -                                             | 111,689                        | 111,689                         | 111,689                       |
|                 | Controls for Domestic Hot Water                           | Living Units | 267      | 15.0                  | NO                     | -                                             | 16,741                         | 16,741                          | 16,741                        |
|                 | Covers and Gap Sealers for Room AC                        | Unit         | 1,125    | 5.0                   | NO                     | -                                             | 12,262                         | 12,262                          | 12,262                        |
|                 | Duct Sealing                                              | Linear feet  | 396      | 20.0                  | NO                     | -                                             | 399                            | 399                             | 399                           |

| Program Path | Savings Category                   | Units        | Quantity | Effective Useful Life | Early Replacement Flag | Verified Gross Annual Water Savings (Gallons) | Ex Ante Gross Savings (Therms) | Verified Gross Savings (Therms) | Verified Net Savings (Therms) |
|--------------|------------------------------------|--------------|----------|-----------------------|------------------------|-----------------------------------------------|--------------------------------|---------------------------------|-------------------------------|
|              | Exhaust Damper                     | MBH Input    | 7,461    | 15.0                  | NO                     | -                                             | 1,230                          | 1,230                           | 1,230                         |
|              | Faucet Aerator (IU)                | Unit         | 4,861    | 10.0                  | NO                     | 6,536,768                                     | 33,909                         | 33,909                          | 33,909                        |
|              | Faucet Aerator (CA)                | Unit         | 5        | 10.0                  | NO                     | 7,689                                         | 41                             | 41                              | 41                            |
|              | Furnace Filter                     | Unit         | 434      | 3.0                   | NO                     | -                                             | 4,362                          | 4,362                           | 4,362                         |
|              | High Efficiency Boiler             | Unit         | 13       | 25.0                  | NO                     | -                                             | 19,986                         | 19,986                          | 19,986                        |
|              | High Efficiency Furnace            | MBH Input    | 1,291    | 20.0                  | NO                     | -                                             | 2,781                          | 2,966                           | 2,966                         |
|              | Low Flow Showerheads (CA)          | Unit         | 6        | 10.0                  | NO                     | 20,605                                        | 130                            | 130                             | 130                           |
|              | Low Flow Showerheads (IU)          | Unit         | 3,453    | 10.0                  | NO                     | 7,457,207                                     | 46,993                         | 46,968                          | 46,968                        |
|              | Pipe Insulation- Fitting and Valve | Unit         | 1632     | 10.0                  | NO                     | -                                             | 44,659                         | 44,653                          | 44,653                        |
|              | Pipe Insulation                    | Linear feet  | 31192    | 10.0                  | NO                     | -                                             | 256,616                        | 256,612                         | 256,612                       |
|              | Programmable Thermostats           | Unit         | 454      | 16.0                  | NO                     | -                                             | 18,388                         | 18,388                          | 18,388                        |
|              | Reprogrammable Thermostat          | Unit         | 71       | 2.0                   | NO                     | -                                             | 2,914                          | 2,914                           | 2,914                         |
|              | Shower Timer                       | Unit         | 4,750    | 2.0                   | NO                     | 19,737                                        | 19,736                         | 19,737                          | 19,737                        |
|              | Steam Boiler Average Controls      | Living Units | 757      | 20.0                  | NO                     | -                                             | 46,244                         | 46,244                          | 46,244                        |
|              | Steam Traps                        | Unit         | 2,938    | 6.0                   | NO                     | 3,879,684                                     | 523,789                        | 523,789                         | 523,789                       |
|              | Wall Insulation                    | Square feet  | 252      | 20.0                  | NO                     | -                                             | 27                             | 32                              | 32                            |

| Program Path                     | Savings Category               | Units       | Quantity | Effective Useful Life | Early Replacement Flag | Verified Gross Annual Water Savings (Gallons) | Ex Ante Gross Savings (Therms) | Verified Gross Savings (Therms) | Verified Net Savings (Therms) |
|----------------------------------|--------------------------------|-------------|----------|-----------------------|------------------------|-----------------------------------------------|--------------------------------|---------------------------------|-------------------------------|
| IHWAP                            | Air Sealing – Door Sweeps      | Unit        | 165      | 20.0                  | NO                     | -                                             | 1,205                          | 1,205                           | 1,205                         |
|                                  | Air Sealing - Sealing Tape     | Linear feet | 5,781    | 20.0                  | NO                     | -                                             | 4,517                          | 4,517                           | 4,517                         |
|                                  | Air Sealing - Weatherstripping | Linear feet | 10,869   | 20.0                  | NO                     | -                                             | 2,821                          | 2,821                           | 2,821                         |
|                                  | Custom                         | Unit        | 105      | 22.8                  | NO                     | -                                             | 20,462                         | 19,402                          | 19,402                        |
|                                  | Faucet Aerator (IU)            | Unit        | 151      | 10.0                  | NO                     | 327,907                                       | 6,666                          | 926                             | 926                           |
|                                  | Showerhead (IU)                | Unit        | 93       | 10.0                  | NO                     | 65,139                                        | 14,548                         | 410                             | 410                           |
| <b>Total or Weighted Average</b> |                                |             |          | <b>14.2</b>           |                        | <b>18,167,140</b>                             | <b>1,651,046</b>               | <b>1,630,266</b>                | <b>1,630,266</b>              |

Savings presented in this table are rounded and may not sum precisely to the totals.

Source: Evaluation team analysis.

**Table 20. Verified Cost Effectiveness Inputs – NSG (Multi-Family Income Eligible)**

| Program Path                     | Savings Category | Units       | Quantity | Effective Useful Life | Early Replacement Flag | Verified Gross Annual Water Savings (Gallons) | Ex Ante Gross Savings (Therms) | Verified Gross Savings (Therms) | Verified Net Savings (Therms) |
|----------------------------------|------------------|-------------|----------|-----------------------|------------------------|-----------------------------------------------|--------------------------------|---------------------------------|-------------------------------|
| Income Eligible                  | Attic Insulation | Square feet | 84,134   | 30.0                  | NO                     | -                                             | 28,743                         | 28,743                          | 28,743                        |
|                                  | Pipe Insulation  | Linear feet | 613      | 10.0                  | NO                     | -                                             | 3,347                          | 3,347                           | 3,347                         |
|                                  | Wall Insulation  | Square feet | 7,560    | 20.0                  | NO                     | -                                             | 758                            | 891                             | 891                           |
| <b>Total or Weighted Average</b> |                  |             |          | <b>27.7</b>           |                        |                                               | <b>32,849</b>                  | <b>32,982</b>                   | <b>32,982</b>                 |

Savings presented in this table are rounded and may not sum precisely to the totals.

Source: Evaluation team analysis.

**Table 21. Verified Cost Effectiveness Inputs – PGL (Public Housing)**

| Program Path   | Savings Category                   | Units | Quantity | Effective Useful Life | Early Replacement Flag | Verified Gross Annual Water Savings (Gallons) | Ex Ante Gross Savings (Therms) | Verified Gross Savings (Therms) | Verified Net Savings (Therms) |
|----------------|------------------------------------|-------|----------|-----------------------|------------------------|-----------------------------------------------|--------------------------------|---------------------------------|-------------------------------|
| Public Housing | Covers and Gap Sealers for Room AC | Unit  | 1,514    | 5.0                   | NO                     | -                                             | 9,173                          | 9,173                           | 9,173                         |

Source: Evaluation team analysis.

**Table 22. Verified Cost Effectiveness Inputs – NSG (Public Housing)**

| Program Path   | Savings Category | Units | Quantity | Effective Useful Life | Early Replacement Flag | Verified Gross Annual Water Savings (Gallons) | Ex Ante Gross Savings (Therms) | Verified Gross Savings (Therms) | Verified Net Savings (Therms) |
|----------------|------------------|-------|----------|-----------------------|------------------------|-----------------------------------------------|--------------------------------|---------------------------------|-------------------------------|
| Public Housing | Boiler Tune Up   | Unit  | 6        | 3.0                   | NO                     | -                                             | 1,117                          | 1,117                           | 1,117                         |

Source: Evaluation team analysis.

## Appendix C. Income-Qualified Multi-Family and Public Housing Reporting Metrics

The tables below present evaluator reporting metrics for Income-Qualified Multi-Family and Public Housing buildings (IQ Metrics). These metrics summarize program participation at the building and apartment levels, including the number treated within each major measure category, consistent with the Income-Qualified Multifamily Reporting Principles Policy in Section 6.8 of Policy Manual Version 3.0<sup>1</sup>.

Guidehouse used the 2025 year-end tracking data to develop these reporting metrics. The tracking data includes gas account numbers and the number of apartment units associated with each account number. Guidehouse counted buildings based on the distinct number of gas account numbers in the tracking data. To estimate the number of apartments treated, Guidehouse applied the minimum reported number of units associated with each account number

Guidehouse then used a standardized measure crosswalk to map each tracking-data measure to the IQ metric reporting major measure categories.

Measures are generally categorized based on their primary function:

- Air sealing measures → Air Sealing
- Attic insulation measures → Attic Insulation
- Other whole-building envelope insulation measures → Other Insulation
- Heating system replacements → Gas Heating System Replacements
- Controls, tune-ups, steam-system improvements, and other HVAC measures → Other HVAC
- Direct-install measures → Direct Install categories, where applicable
- Pipe insulation and other mechanical-system insulation measures → Other
- Administrative, health-and-safety, audit-only, and non-savings measures → NA (excluded)

After mapping measures to the reporting categories, Guidehouse identified the associated building accounts and applied the conservative unit-count methodology described above to calculate the total number of affected buildings and apartments within each reporting category. For Direct Install measures, Guidehouse further limits apartment counts to the lower of the installed quantity or the building's minimum reported apartment unit count.

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<sup>1</sup> [https://www.ilsag.info/wp-content/uploads/IQ-Multi-Family-Reporting-Metrics\\_FINAL-updated-9-8-2025.pdf](https://www.ilsag.info/wp-content/uploads/IQ-Multi-Family-Reporting-Metrics_FINAL-updated-9-8-2025.pdf)

**Table 23. IQ Metrics Reporting for PGL – Multi-Family Income Eligible**

| Reporting Category                 | Buildings Treated | Apartments Treated |
|------------------------------------|-------------------|--------------------|
| Total participants                 | 459               | 14,976             |
| Total participants w/electric heat | 20                | 1,645              |
| Direct Install in-unit             | 25                | 612                |
| Heat pumps                         | 0                 | 0                  |
| heat pump water heaters            | 0                 | 0                  |
| Gas heating system replacements    | 14                | 436                |
| Other HVAC equipment measures      | 204               | 6,752              |
| Attic Insulation                   | 124               | 2,479              |
| Other Insulation                   | 1                 | 3                  |
| Air sealing                        | 49                | 1,540              |
| Common area lighting w/controls    | 0                 | 0                  |
| Common area lighting w/o controls  | 0                 | 0                  |
| Other                              | 277               | 7,731              |

Source: Peoples Gas tracking data and Guidehouse evaluation team analysis.

**Table 24. IQ Metrics Reporting for NSG – Multi-Family Income Eligible**

| Reporting Category                 | Buildings Treated | Apartments Treated |
|------------------------------------|-------------------|--------------------|
| Total participants                 | 3                 | 390                |
| Total participants w/electric heat | 0                 | 0                  |
| Direct Install in-unit             | 0                 | 0                  |
| Heat pumps                         | 0                 | 0                  |
| heat pump water heaters            | 0                 | 0                  |
| Gas heating system replacements    | 0                 | 0                  |
| Other HVAC equipment measures      | 0                 | 0                  |
| Attic Insulation                   | 2                 | 222                |
| Other Insulation                   | 1                 | 216                |
| Air sealing                        | 0                 | 0                  |
| Common area lighting w/controls    | 0                 | 0                  |
| Common area lighting w/o controls  | 0                 | 0                  |
| Other                              | 2                 | 384                |

Source: North Shore Gas tracking data and Guidehouse evaluation team analysis.

**Table 25. IQ Metrics Reporting for PGL – Public Housing**

| Reporting Category                 | Buildings Treated | Apartments Treated |
|------------------------------------|-------------------|--------------------|
| Total participants                 | 3                 | 138                |
| Total participants w/electric heat | 0                 | 0                  |
| Direct Install in-unit             | 0                 | 0                  |
| Heat pumps                         | 0                 | 0                  |
| heat pump water heaters            | 0                 | 0                  |
| Gas heating system replacements    | 0                 | 0                  |
| Other HVAC equipment measures      | 0                 | 0                  |
| Attic Insulation                   | 0                 | 0                  |
| Other Insulation                   | 0                 | 0                  |
| Air sealing                        | 3                 | 138                |
| Common area lighting w/controls    | 0                 | 0                  |
| Common area lighting w/o controls  | 0                 | 0                  |
| Other                              | 0                 | 0                  |

Source: Peoples Gas tracking data and Guidehouse evaluation team analysis.

**Table 26. IQ Metrics Reporting for NSG – Public Housing**

| Reporting Category                 | Buildings Treated | Apartments Treated |
|------------------------------------|-------------------|--------------------|
| Total participants                 | 1                 | 59                 |
| Total participants w/electric heat | 0                 | 0                  |
| Direct Install in-unit             | 0                 | 0                  |
| Heat pumps                         | 0                 | 0                  |
| heat pump water heaters            | 0                 | 0                  |
| Gas heating system replacements    | 0                 | 0                  |
| Other HVAC equipment measures      | 1                 | 59                 |
| Attic Insulation                   | 0                 | 0                  |
| Other Insulation                   | 0                 | 0                  |
| Air sealing                        | 0                 | 0                  |
| Common area lighting w/controls    | 0                 | 0                  |
| Common area lighting w/o controls  | 0                 | 0                  |
| Other                              | 0                 | 0                  |

Source: North Shore Gas tracking data and Guidehouse evaluation team analysis.