

# Policies and actions for Phius adoption in Affordable Housing

PhiusCon 2022

October 28, 2022

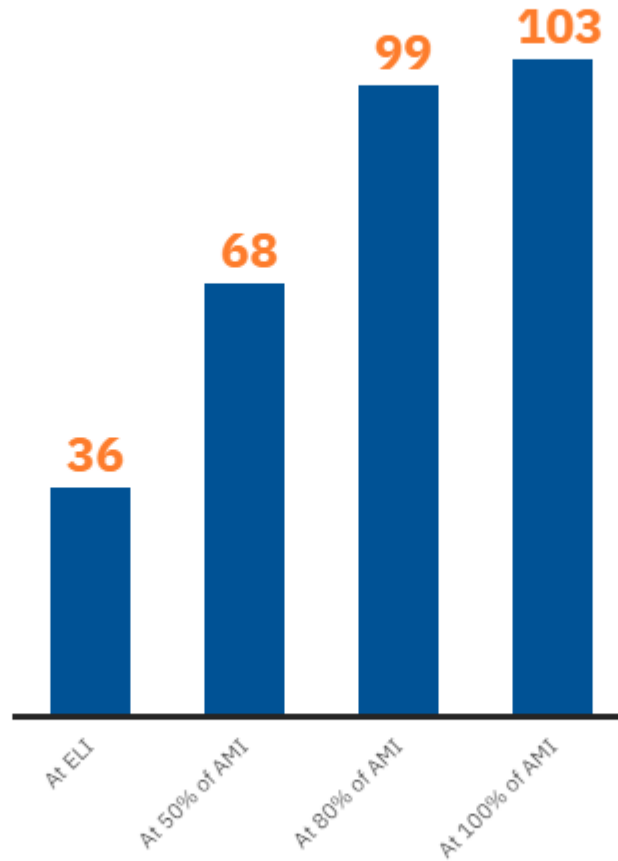
#20

Illinois

### State Facts

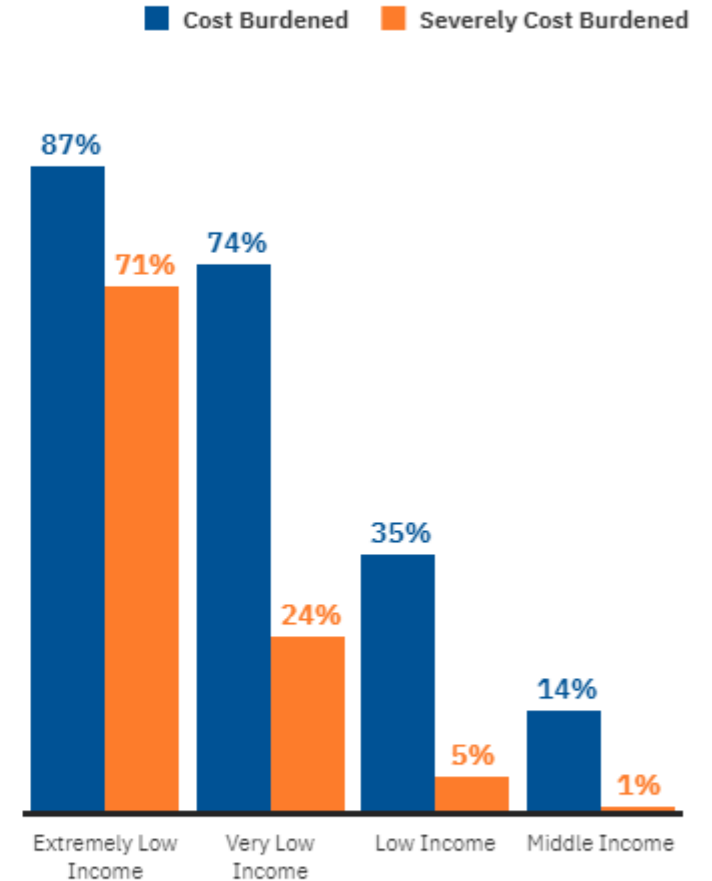
MINIMUM WAGE	\$12.00
2-BEDROOM HOUSING WAGE	\$22.80
NUMBER OF RENTER HOUSEHOLDS	1,646,283
NUMBER OF RENTER HOUSEHOLDS BELOW 30% AMI	452,786
PERCENT OF RENTER HOUSEHOLDS BELOW 30% AMI	28%
NUMBER OF RENTER HOUSEHOLDS BELOW 50% AMI	743,242
PERCENT OF RENTER HOUSEHOLDS BELOW 50% AMI	45%

### AFFORDABLE AND AVAILABLE HOMES PER 100 RENTER HOUSEHOLDS



Source: NLIHC tabulations of 2020 5-Year ACS PUMS

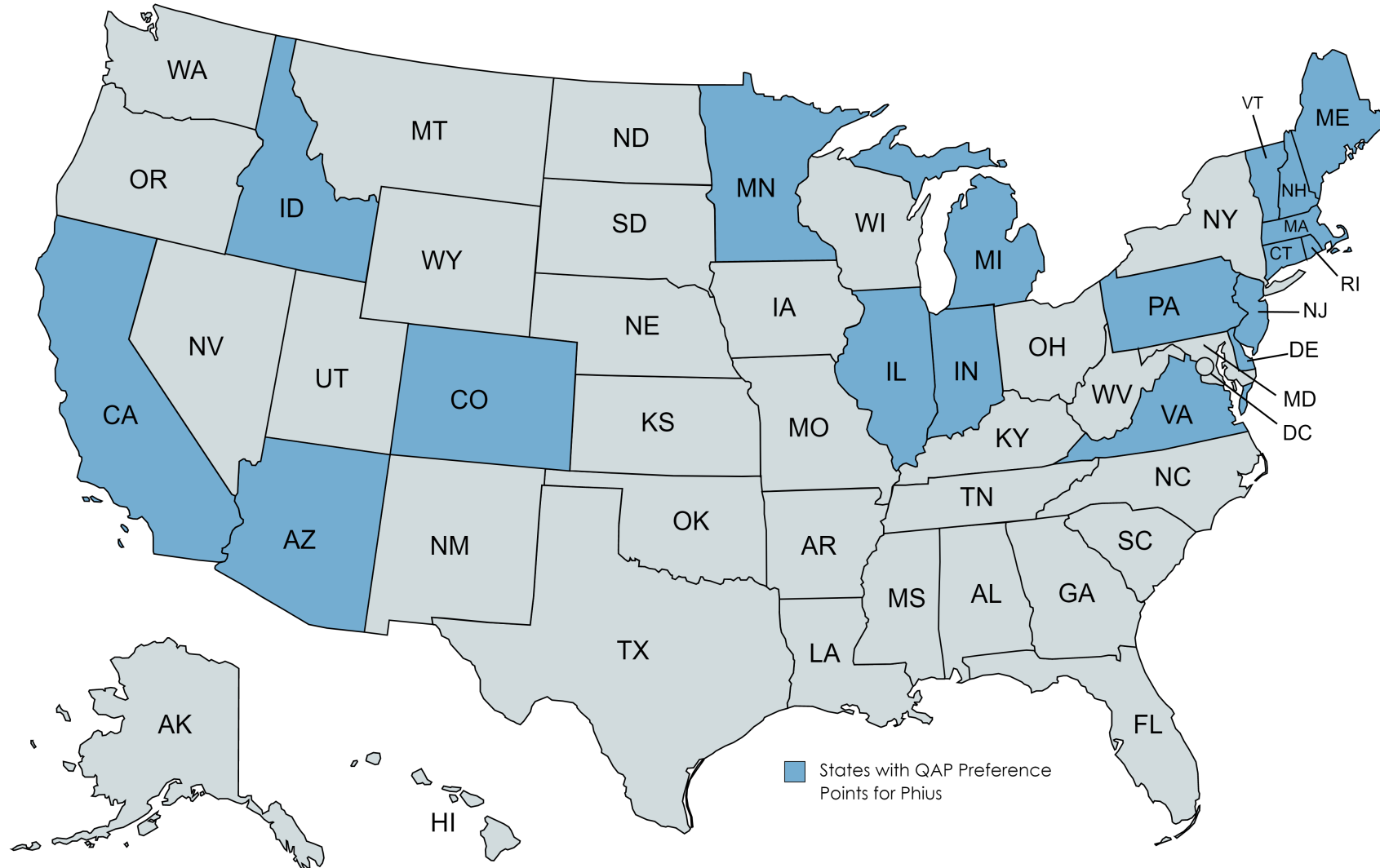
### HOUSING COST BURDEN BY INCOME GROUP



Note: Renter households spending more than 30% of their income on housing costs and utilities are cost burdened; those spending more than half of their income are severely cost burdened.



# State Qualified Allocation Plans with Phius



# Midwest QAP working group



## Partners

- Elevate
- Black Women Rising
- Blue Green Alliance
- Energy Efficiency For All
- Fresh Energy
- Green Home Institute
- Illinois Green Alliance
- NRDC
- Public Policy Project
- RMI
- Slipstream
- Urban League
- Various developers and architects

# How the team works together

## Dedicated Core Group of Individuals

- Tracking regional QAP update cycles
- Management of review and recommendation process
- Regular engagement

## Local Support When Needed

- Diverse set of stakeholder representation
- Localized knowledge of affordable housing needs
- Support in decision making and signatory outreach

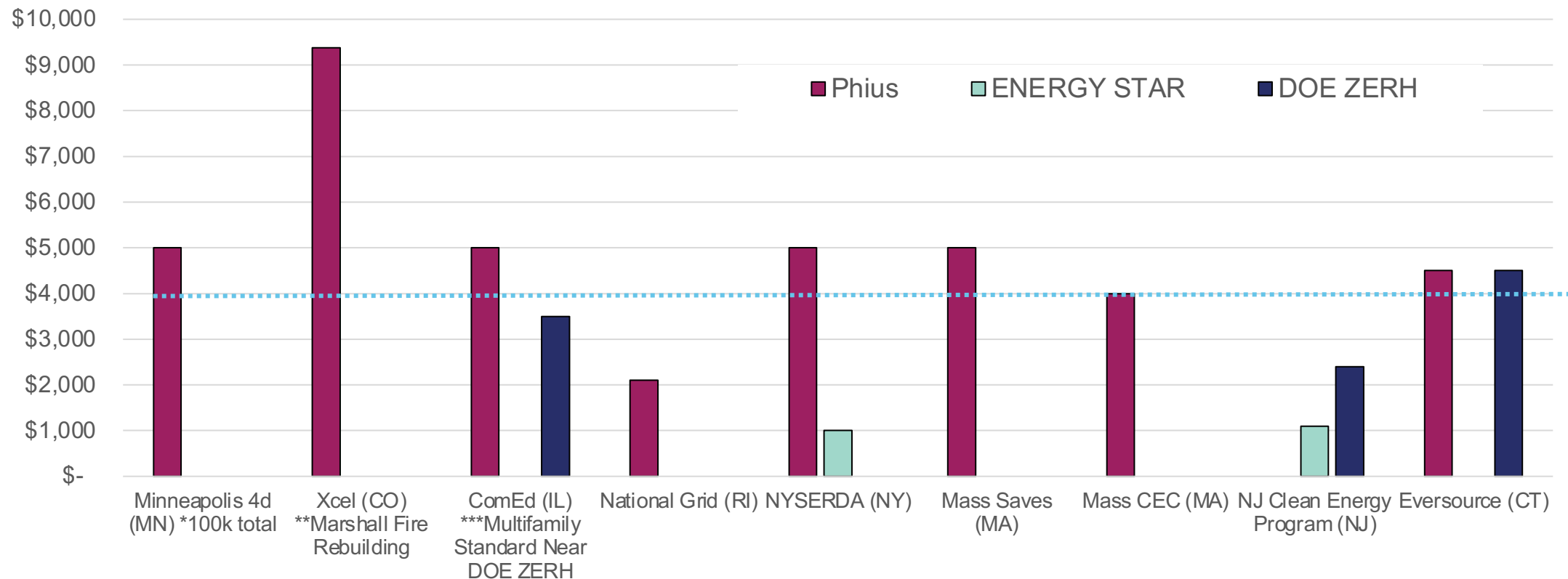
## Draft Recommendations

- Incorporates local stakeholder feedback
- Technical comparison of points and performance outcomes
- Robust set of signatories



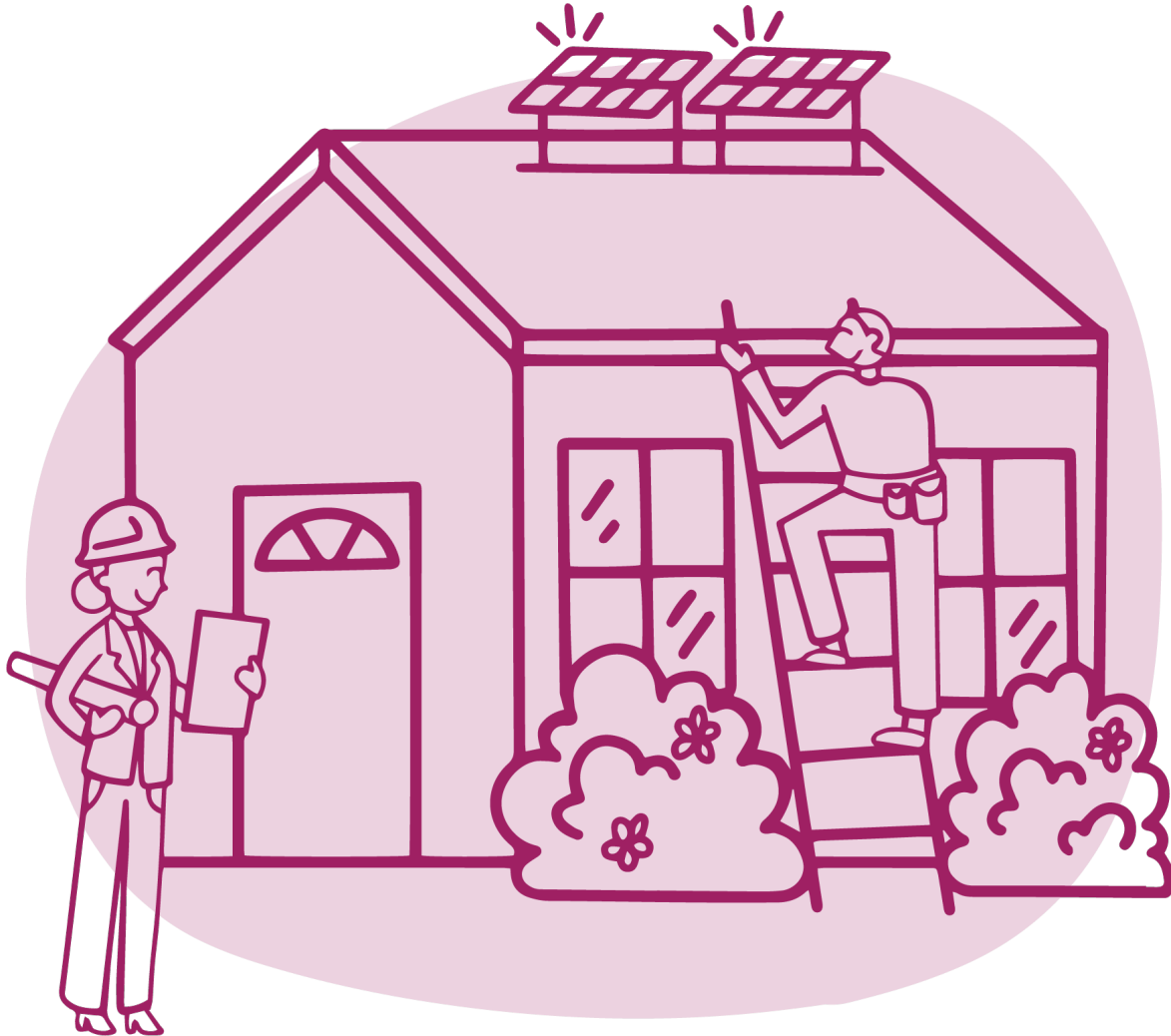
# Utility Programs

## Incentives Per Unit Certified





# Key Drivers Behind Utility EE programs



Energy Savings

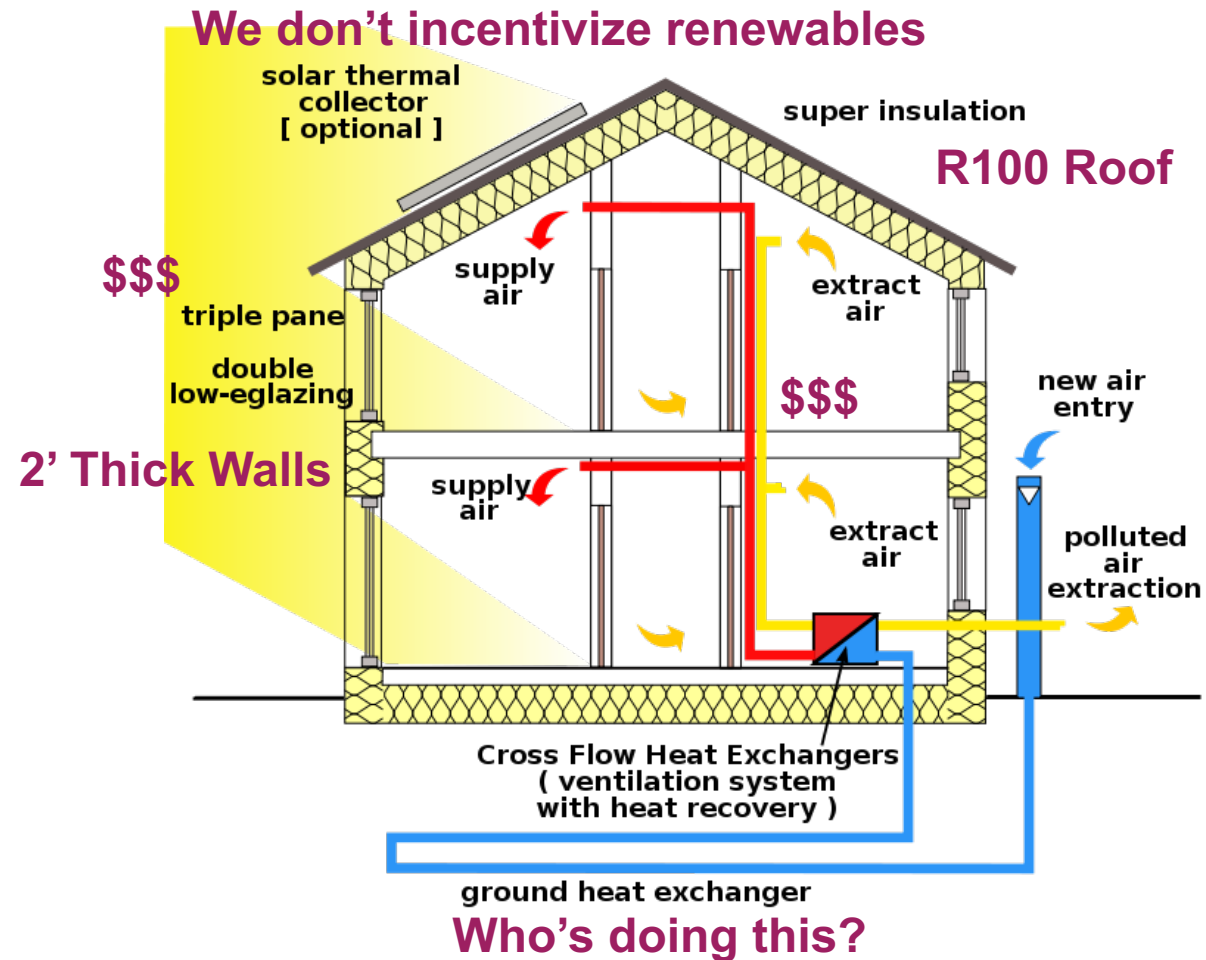
Grid Benefit

Customer Service

\*Non-Energy Benefits

\*only officially allowed in 16 states for cost-effectiveness test

# When a utility hears passive building



## What we can say instead

- Improved insulation
- Tight quality construction
- Balanced healthy ventilation
- High efficiency heat pumps
- Astonishing energy savings
- Reduced peak loads

# Precursors to ComEd's Passive Building Pathway

**ComEd.**  
Energy Efficiency Program

## ComEd Multi-Family Standard



## THE TIERRA LINDA PASSIVE HOUSE: A COMPARATIVE CASE STUDY



# Incentive structure

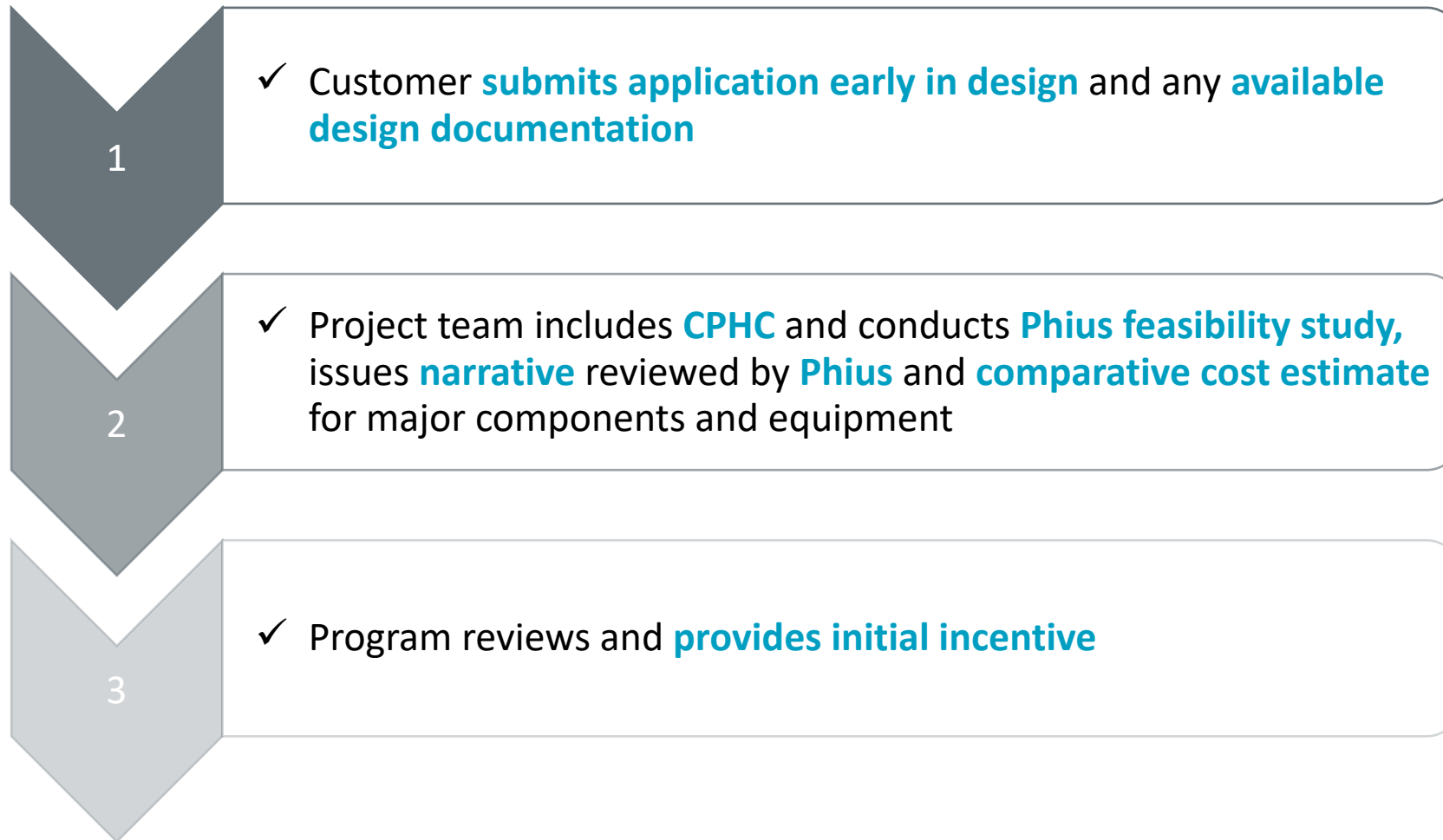
## Pathway Incentive Summary

TIMING	PARTICIPATION STEP	INCENTIVE
Pre-construction	Feasibility study	<b>\$10,000</b>
	Phius Design-certification	<b>\$15,000</b>
	Builder training	<b>\$1,000</b>
Post-construction	Phius certification	<b>\$5,000</b> per unit up to <b>\$325,000</b> (65 income eligible units)*

\*Projects larger than 65 income eligible units will be permitted to use ComEds AHNC incentives based on the income eligible square footage in excess of 65 units. This will be calculated using the applicable incentive rate along with the average gross square footage of all income eligible units.

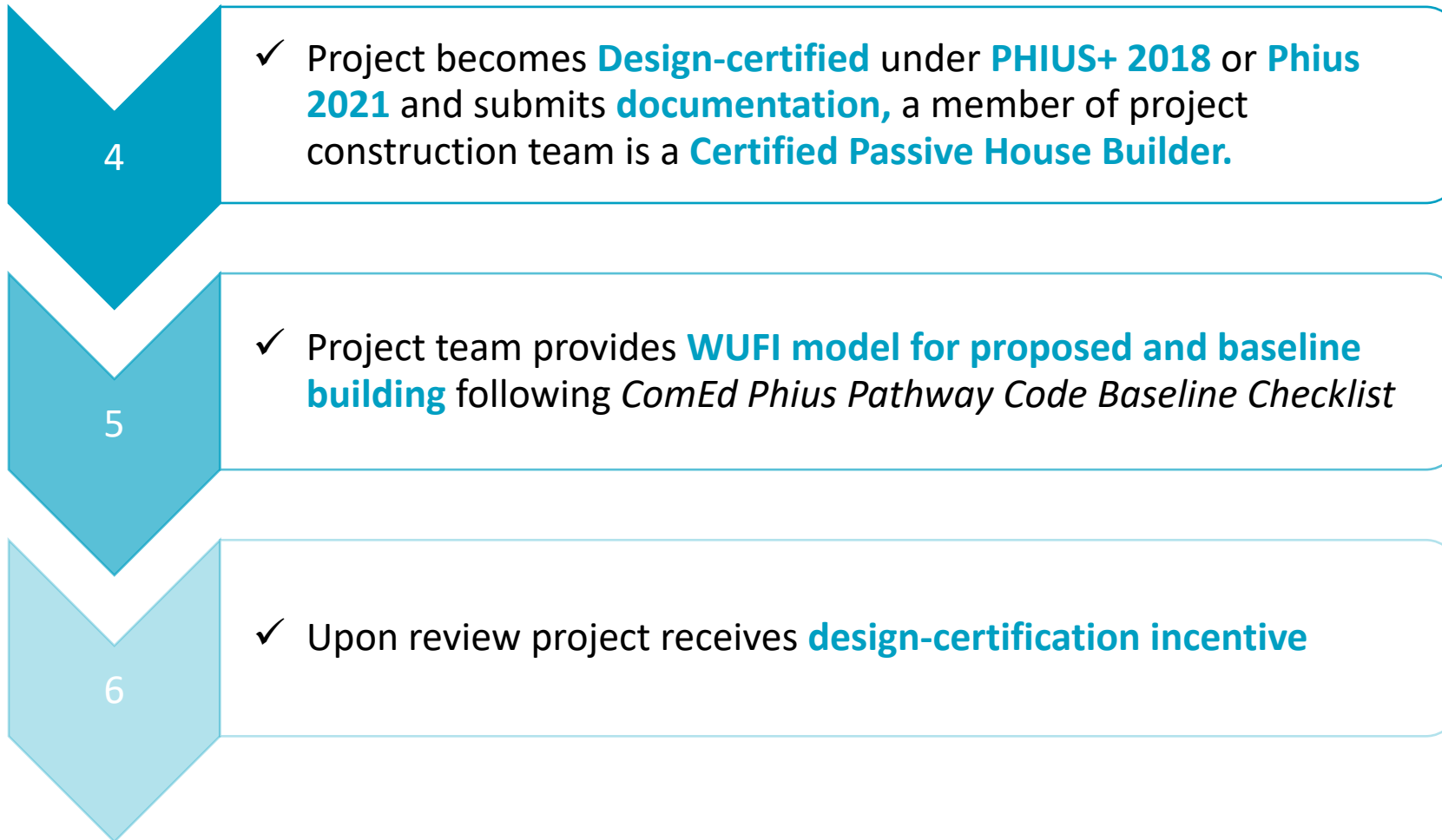
<https://www.comed.com/passivebuildingpathway>

# Feasibility Stage



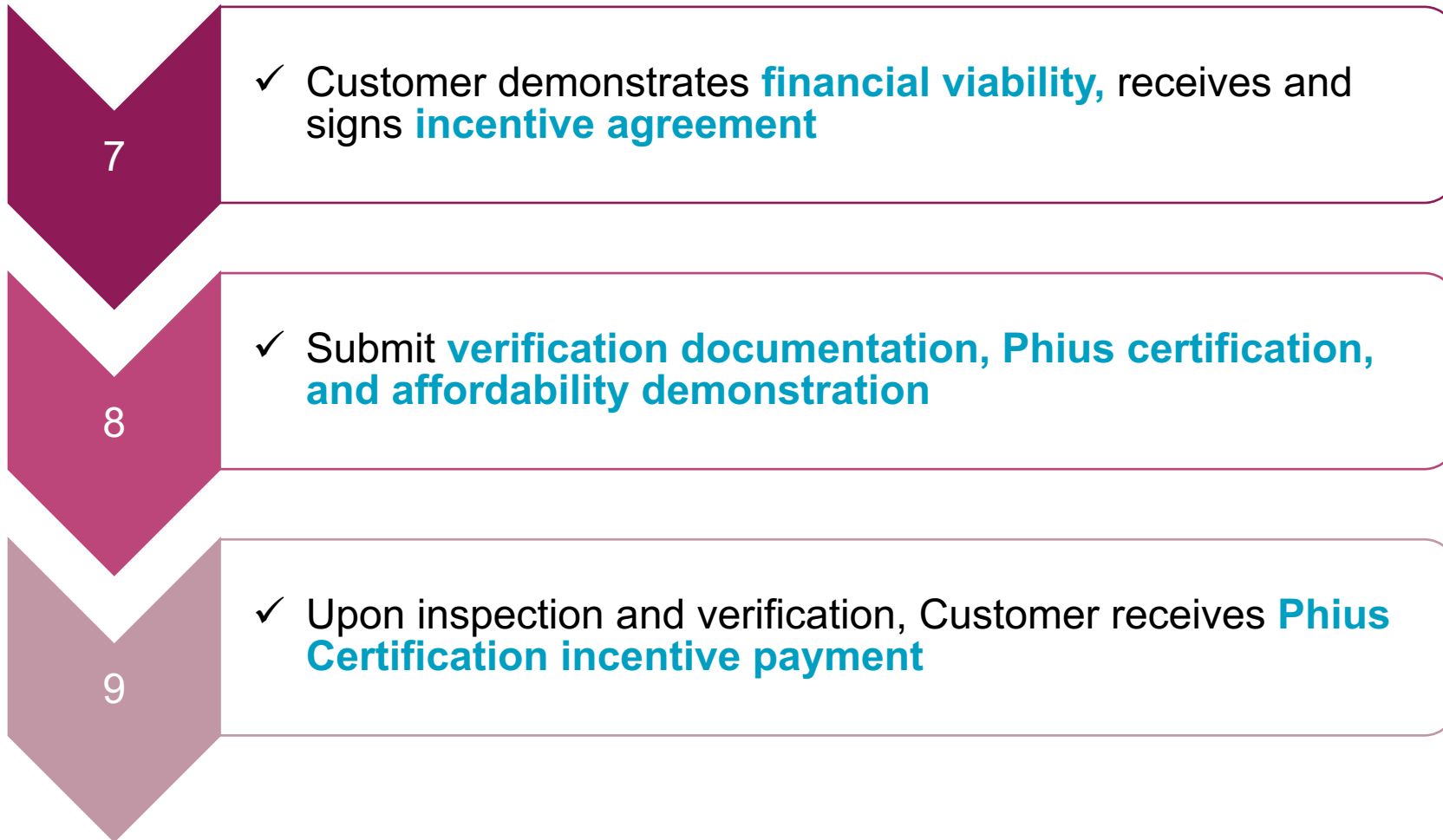
Resource: [ComEd.com/AHNC](https://www.comed.com/AHNC)

## Design-certification Stage



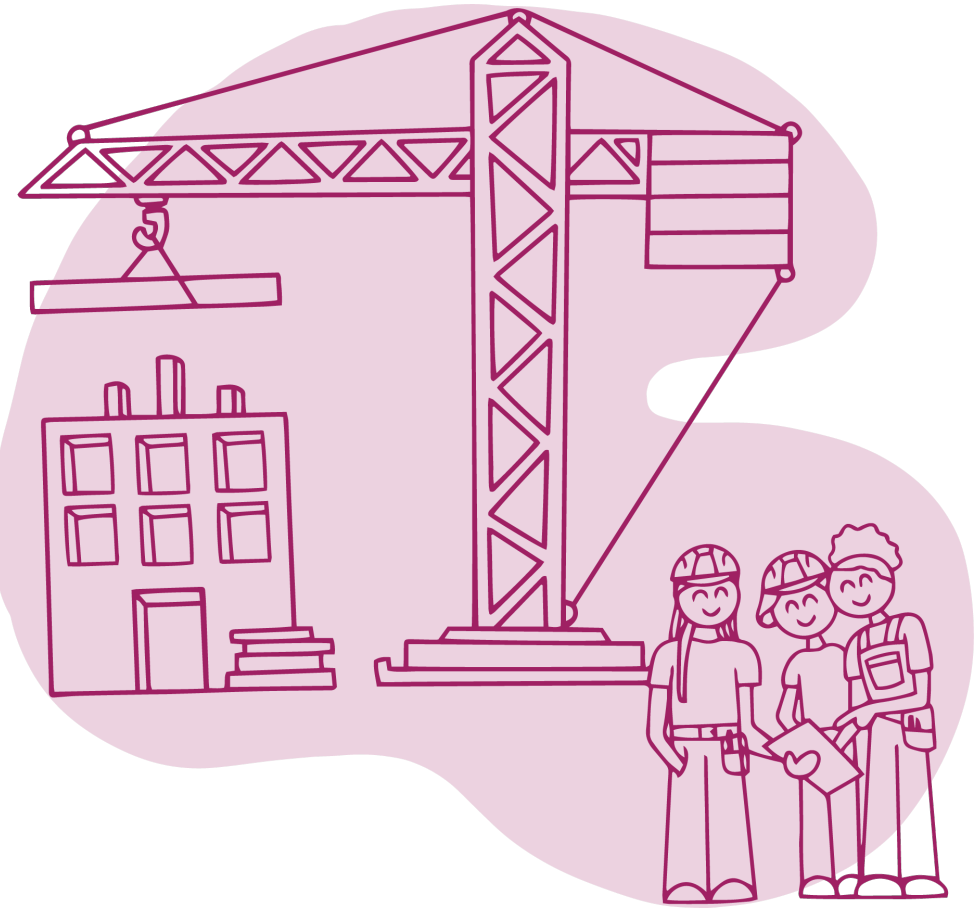
Resource: [ComEd.com/AHNC](https://www.comed.com/AHNC)

# Certification Stage



Resource: [ComEd.com/AHNC](https://www.comed.com/AHNC)

# First Year Successes



- Interest from 8 projects
- Five projects enrolled with over 250 units served
- First project completions in 2023
- Initial savings and customer feedback is promising
- Alignment with 2022-23 Illinois Housing Development Authority QAP



# Key Components to a Successful Program

- ❑ Dedicated to affordable housing development cycles
- ❑ Stakeholder buy in
- ❑ Ability to educate development, design, and construction
- ❑ Accurate energy savings estimates
- ❑ Alignment with other funding sources

# Climate + Clean Energy Solutions for everyone.

