

Policies and actions for Phius adoption in Affordable Housing

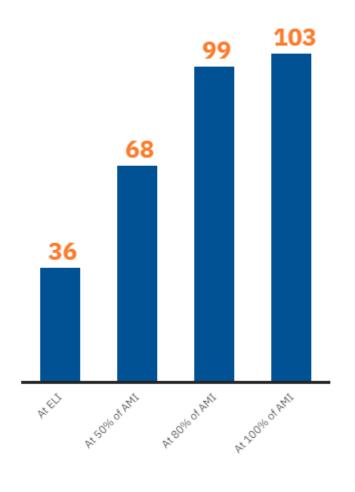
PhiusCon 2022

October 28, 2022

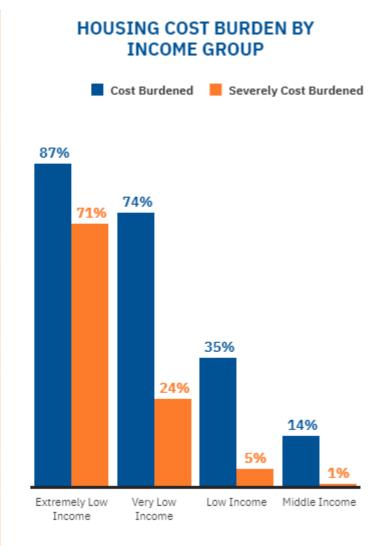
#20 Illinois

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

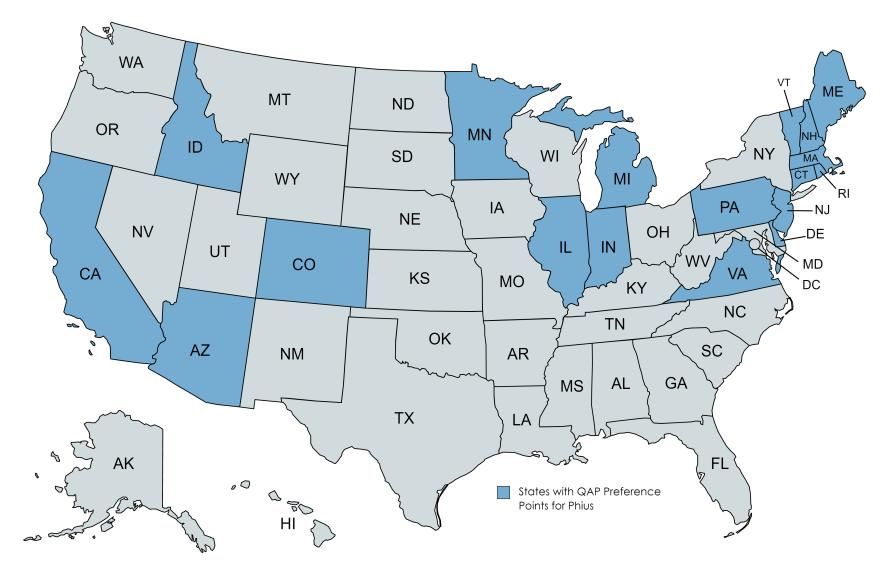


Note: Renter households spending more than 30% of their income on housing costs and utilities are cost burdened; those spending more than half of their income are severely cost burdened.

National Low Income Housing Coalition https://nlihc.org/oor



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

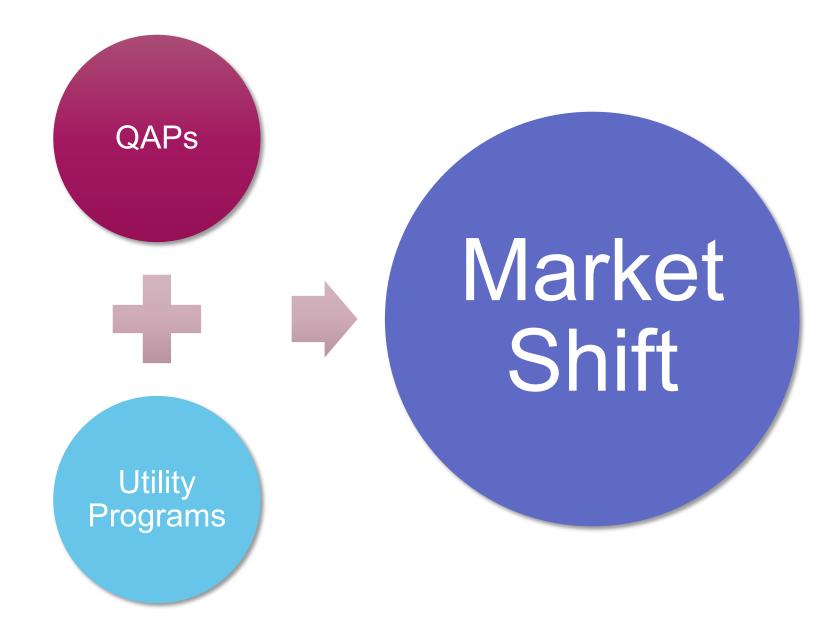
- Tracking regional QAP update cycles
- Management of review and recommendation process
- Regular engagement

Local Support When Needed

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

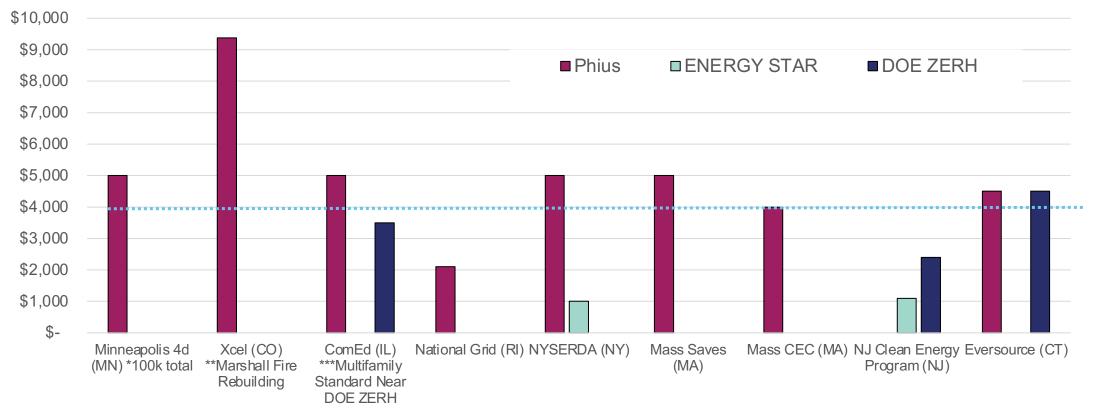
Draft Recommendations

- 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

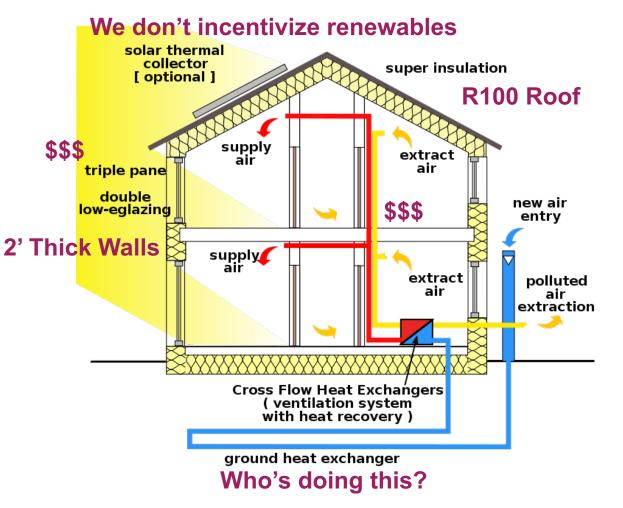
Grid Benefit

Customer Service

*Non-Energy Benefits

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

When a utility hears passive building



Creative Commons Passivhaus Institut, Germany – http://www.passiv.de

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	\$10,000
	Phius Design-certification	\$15,000
	Builder training	\$1,000
Post-construction	Phius certification	\$5,000 per unit up to \$325,000 (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

Customer submits application early in design and any available design documentation

 Project team includes CPHC and conducts Phius feasibility study, issues narrative reviewed by Phius and comparative cost estimate for major components and equipment

✓ Program reviews and provides initial incentive

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Design-certification Stage

Project becomes Design-certified under PHIUS+ 2018 or Phius 2021 and submits documentation, a member of project construction team is a Certified Passive House Builder.

 Project team provides WUFI model for proposed and baseline building following ComEd Phius Pathway Code Baseline Checklist

✓ Upon review project receives **design-certification incentive**

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Certification Stage

 Customer demonstrates financial viability, receives and signs incentive agreement

 Submit verification documentation, Phius certification, and affordability demonstration

 Upon inspection and verification, Customer receives Phius Certification incentive payment

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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.

