



Policy Summit 2024

Contact Info

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Phius

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Why Aren't there More Phius Projects

- Phius Standard
 - Nationally recognized for producing high quality, energy efficient buildings
 - Does not require exotic materials and/or building techniques
 - Phius provides effective support to developers and construction professionals to answer questions and resolve problems

Obstacles

- Unfamiliarity
- Lack of Experience
- Cost

Purpose of Policy

- Policy helps overcome obstacles to building to Phius standard
- Effective Policy
 - Provides funding helps mitigate incremental cost
 - Incentivizes projects leads to project teams taking on Phius projects which provides experience and increases familiarity
 - Increases familiarity with Phius which helps streamline the work which reduces cost

Types of Policies

- Incentives
- Low Income Housing Tax Credits
- Energy Codes
- Tax Credits

Contact Info

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Incentives

- Incentives exist to help facilitate meeting energy goals that state agencies have laid out to improve building stock
 - It is likely for Phius to be part of a state agency's energy goal
- Incentives often look like funding aids to make meeting these goals possible
- Incentives can cover the costs of design/construction or the costs it takes to train professionals
 - For example, many projects have tight budgets and meeting Phius poses financial obstacle
 - Hire a CPHC and Rater/Verifier
 - More, or unconventional, materials or more efficient mechanical systems

Incentives *(continued)*

Phius-related incentives:

- Minneapolis, Minnesota
 - Minneapolis Homes: Financing Program Guidelines
- Seattle, Washington
 - Seattle City Light 2021 Energy Conservation Incentives
- Rhode Island
 - Rhode Island Residential New Construction Program & Zero Energy Homes
- New York
 - Buildings of Excellence
- Massachusetts
 - Passive House Design Challenge
 - Passive House Incentives

Incentives *(continued)*

Phius-related incentives:

- Illinois
 - Affordable Housing New Construction
- Connecticut
 - Eversource Passive House Incentives
- Vermont
 - Incentives for Passive House Professional Training Program
- Visit the [Phius Policy Database](#) for more information!

Qualified Allocation Plan (QAP)

- QAPs are documents that lay out the criteria that needs addressed in order to apply for the Low-Income Housing Tax Credit (LIHTC)
 - LIHTCs are federal policies geared toward funding low-income housing projects
 - Generally, but not always, criteria is structured as a point-based system
 - Criteria is unique state-to-state
- When states use a point-based system, the goal for a project is to obtain as many points as possible
 - If Phius is included as part of the point-based structure, it incentivizes teams to reach Phius certification in order to get more points on the QAP

QAP *(continued)*

States that include Passive House Certification:

*Those underlined directly reference Phius

Arizona

California

Colorado

Connecticut

Delaware

Idaho

Illinois

Indiana

Kentucky

Maine

Massachusetts

Michigan

Minnesota

Montana

New Hampshire

New Jersey

Pennsylvania

Rhode Island

Utah

Vermont

Virginia

Visit the [Phius Policy Database](#) for more information!

Alternative Compliance Path

- Energy codes are the minimum energy requirements a building must achieve
 - Generally a version of IECC or ASHRAE 90.1 are adopted by states and municipalities
- Stretch codes (or reach codes) go beyond energy codes in that they set out much higher energy efficiency stipulations
 - These can be adopted or enforced by any state or jurisdiction
- Alternative compliance paths provide another option to meeting the stretch code that meets the same overall energy goals of the stretch code
 - Phius certification can act as an alternative compliance path

Alternative Compliance Path *(continued)*

Phius as alternative compliance paths:

- Massachusetts Stretch Energy Code (not the Specialized Opt-in Code)
- New York State Stretch Energy Code
- Chicago Transformation Code
- Denver Green Code
- Boulder Energy Code
- Upcoming Illinois Energy Code
- Upcoming Illinois Stretch Energy Code

Visit the [Phius Policy Database](#) for more information!

Inflation Reduction Act (IRA)

- 45L – New Energy Efficiency Home Credit
 - Provides eligible contractors a tax credit for meeting Energy Star or Department of Energy’s ZERO Energy Ready Home
 - Values vary depending on which set of requirements are met and if the project is single-family or multifamily
- 25C – Energy Efficient Home Improvement Credit
 - A tax credit for homeowners who make energy-efficiency improvements to their home
 - Doors, windows, insulation, air sealing, home energy audits, mechanical equipment, etc
- 25D – Residential Clean Energy Credit
 - A tax credit for homeowners who invest in renewable energy
 - Solar panels/water heaters, wind turbines, geothermal heat pumps, etc.

IRA *(continued)*

- 30C – Alternative Fuel Vehicle Refueling Property Credit
 - This tax credit is available for the purchase and installation of qualified property that alternatively refuels or recharges vehicles
- 179D – Energy Efficiency Commercial Buildings Tax Deduction
 - Provides a tax deduction for commercial buildings that incorporate and meet energy efficiency requirements
 - Includes HVAC, hot water, interior lighting systems, and general building envelope components

Phius + IRA reference paper coming soon!

Speakers

Katie Kaluzny

- > Deputy Director of the Illinois Green Alliance
 - > She has been working at Illinois Green, formerly USGBC Illinois, since 2008 to advance high performance buildings through education and advocacy

Elizabeth Turner

- > Architect and CPHC based in Minneapolis
- > Founded Precipitate in 2017
 - > Accelerate change in the profession towards carbon-neutral design that is equitable and affordable. Her practice blends research, consulting, advocacy, teaching, and design

Sean Meyers

- > Architect, developer, and CPHC based in Wisconsin
- > Principal of Threshold Development Group
 - > A real estate development company focused on multifamily development

Speakers

Beverly Craig

- > Program Director at the Massachusetts Clean Energy Center
- > Works on the Passive House Design Challenge for affordable housing
- > Assists MassCEC's workforce team
- > Raising awareness about upfront carbon from building materials

Lauren Westmoreland

- > Vice President of energy and sustainability for the Stewards of Affordable Housing for the Future (SAHF)
- > Working to identify scalable sustainability solutions to benefit low-income communities and mitigate climate change impact
- > Previously worked as a HERS Rater for Advanced Energy's North Carolina SystemVision program, focusing on serving single-family affordable housing