

# ComEd<sup>®</sup> Energy Efficiency Program

## Affordable Housing New Construction

# PASSIVE BUILDING PATHWAY OVERVIEW

### Energy Savings for Lasting Affordability

Energy efficiency is an important factor in affordable housing development. To support greater sustainability in affordable housing, the ComEd Energy Efficiency Program is providing higher incentives for projects pursuing Phius certification. Phius projects use simple design principles to reduce heating and cooling loads up to 60% while supporting superior indoor air quality. (Note: this certification was previously known as Passive Housing Institute US or PHIUS+ certification).

### Pathway Overview

This limited-term offering provides enhanced support for affordable housing developers that pursue Phius certification. Funding will be awarded on a competitive basis. Selection criteria will include project timeline, size, and financial status. Pathway incentives address each major stage of the design/construction process, including funding for the feasibility study, pre-certification, builder training and certification. Projects that do not proceed all the way through certification can still be eligible to participate in [ComEd's Affordable Housing New Construction \(AHNC\) program](#).

### 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 per unit up to \$325,000 (65 income eligible units)*</b>

\*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.

### Work With Us Early in the Design Process



Exterior of Tierra Linda, the first PHIUS+ certified multi-family building in Chicago  
Image credit: Landon Bone Baker Architects

**APPLY  
NOW!**

For more information, visit

[ComEd.com/PassiveBuildingPathway](https://ComEd.com/PassiveBuildingPathway)

or call 855-433-2700.

## PROJECT STEPS & REQUIREMENTS

**APPLY  
NOW!**

# PASSIVE BUILDING PATHWAY

Projects must include eligible units that are targeted to households at or below 80% area median income (AMI) within the ComEd service territory.

For more information, visit  
[ComEd.com/PassiveBuildingPathway](https://ComEd.com/PassiveBuildingPathway)  
or call 855-433-2700.

## 1 – Submit “ComEd Affordable Housing New Construction” [Application](#)

Upon receipt of the application, an AHNC team member will be assigned to assist you with any questions.

- **Submit application requests to:** [BusinessEE@ComEd.com](mailto:BusinessEE@ComEd.com).
- Include basic qualifying information such as **location, affordability, and project timeline**.
- **Provide current building design information** including design drawings.
- **Provide brief narrative** outlining why and how the project plans to meet Phius certification.

## 2 – Conduct Feasibility Study

ComEd will provide **\$10,000 in incentives** paid upon completion of the following requirements:

- A **Certified Passive House Consultant** (CPHC) is contracted to support the project team.
  - Proof of services must be provided.
- Preliminary feasibility study conducted by CPHC using **WUFI Passive software** that determines building performance requirements meet Phius criteria.
  - Massing of the building must be used to establish required performance metrics.
  - Indicate metrics used to inform thermal performance parameters and major system efficiencies.
  - Provide a copy of the preliminary energy report.
- **Design narrative** drafted by the CPHC and design team must summarize changes needed to meet the Phius certification requirements.
  - Typical envelope enclosure sections and details.
  - Design development level selection of major equipment.
- **Provide a detailed cost estimate** to AHNC team comparing business-as-usual construction cost to Phius cost for major building elements such as HVAC, domestic hot water, lighting, windows, wall, roof and foundation insulation, and design costs.
  - Cost differences must be provided based on design development level components, typical wall assembly, and selections.
  - Phius must review the feasibility study and provide letter indicating the project is on-track to continue in the proposed design direction.
- **All key design team members participate in the pathway launch** webinar and supplemental Phius Certification Overview webinar. [Registration is available](#).

## PROJECT STEPS & REQUIREMENTS

### 3 – Submit Design-Certification Documents to AHNC Team

ComEd will provide **\$15,000 in incentives** paid upon completion of the following requirements:

- **Submit design-certification documents to:** [BusinessEE@ComEd.com](mailto:BusinessEE@ComEd.com).
- **Project is design-certified** under PHIUS+ 2018 or Phius 2021.
  - Provide proof of design-certification under Phius.
  - Projects cannot use the prescriptive pathway.
- **Second WUFI model** to represent a code-compliant building is submitted.
  - The CPHC must follow the *ComEd Passive Building Pathway Code Baseline Checklist* and modeling criteria. More information can be found on the [Passive Building Pathway](#) website.
  - Provide brief narrative reporting the anticipated energy and building load outcomes of both the proposed design-certified building and code compliant baseline building.
  - Provide WUFI Passive modeling files.
- **Project construction team included a Certified Passive House Builder member.** A link to currently certified builders can be found on the [Passive Building Pathway](#) website.
  - A Passive Housing Builder training supplement of \$1,000 is available.

### 4 – Incentive Agreement

Agreement will detail specific Phius certification energy targets, number of affordable housing units in the project, major project milestones, and the incentive requested upon project completion and final certification.

Phius certification incentive funds are reserved for a project when a signed incentive agreement is received by the AHNC team.

- **Projects must demonstrate financial viability** in addition to meeting technical requirements of Phius certification. Financial viability can be demonstrated with:
  - Award notice from an affordable housing sponsor [including Illinois Housing Development Authority Qualified Allocation Plan Phius preference points].
  - Financial closing documentation and project pro forma costs of Phius-compliant project design.
  - Alternate documentation may be accepted as determined by program staff.
- **Construction must begin within 180 days** of signed incentive agreement. If time frame is exceeded, project reapplication may be required.
- **Incentive agreement** must be signed and returned to AHNC team within 30 days of issue.
  - The incentive agreement confirms that the project design documentation has been reviewed by the AHNC team for compliance.
  - Payment will be made after verification of incentive agreement and equipment has been installed.

## PROJECT STEPS & REQUIREMENTS

### 5 – Phius Certification

ComEd will provide **\$5,000 per income-eligible unit** capped at 65 units per project. Projects with more than 65 units can qualify for the ComEd AHNC incentives to support the additional units. Incentives will be paid upon completion of the following:

- **Project is Certified under PHIUS+ 2018 or Phius 2021**
  - Provide proof of certification under Phius.
  - Projects cannot use the prescriptive pathway.
- **Project team provides the as-built WUFI passive model**
- **Project team provides verification documentation** meeting both the Phius certification and ComEd requirements.
- **Project team provides document** describing the plan for educating residents about further energy savings along with a copy of the educational materials (which may include operation manuals/guides for operating and/or maintaining appliances and systems).
- **Project team submits documentation of final project costs**
- **Project team agrees to participate in Passive Building Pathway process interview and case study**

Projects unable to certify under Phius may still be eligible for ComEd Affordable Housing New Construction Offering (AHNC) incentives. Projects that meet the requirements of the *ComEd Multi-Family Standard* will be automatically enrolled in AHNC if Phius pre-certification requirements are not met.

Pathway incentives may not be stacked with AHNC incentives. If the unit cap is reached, projects may utilize the AHNC for the remaining units. The program may waive some of *ComEd Multi-Family Standard* requirements if a building completely meets the requirements of Phius certification.

### AHNC Pathway Application & Guidelines

To apply and learn more, please reference the latest version of the [ComEd Energy Efficiency Program Affordable Housing New Construction Application & Guidelines](#).

ComEd, in its sole discretion, may change any of the terms and/or conditions of this offering upon 30 days written notice to the customer and/or service provider. The AHNC team (comprised of ComEd, its gas utility partners, and the program implementation contractor) does not guarantee that certain energy savings will be achieved and does not make any warranties associated with the measures eligible for incentives under this offering. The AHNC team has no obligations regarding, and does not endorse or guarantee, any claims, promises, representations, or work made or performed, or equipment furnished or installed by any contractors, subcontractors, or vendors that sell or install energy efficiency measures.

Terms and conditions apply. Offers are subject to change. Neither ComEd nor any of their employees, nor their contractors or subcontractors, makes any warranty, expressed or implied, or assumes any legal liability or responsibility for the accuracy, completeness, value, or usefulness of any information, tools, product, third-party certification, or process disclosed. Reference herein to any specific commercial product, process, or service by trade name, trademark, organization, or otherwise does not necessarily constitute or imply its endorsement, recommendation, or favoring by ComEd.

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