

## Phius Policy Overview

Phius focuses on policies that promote and facilitate the construction of single-family dwellings, multifamily apartments, and commercial buildings that are highly efficient, comfortable, and resilient during extreme weather events. These policies generally fit into three categories: Qualified Allocation Plans (QAPs), Energy Codes, and Incentives. This document aims to dive into these policy categories at a state-specific level. *\*Note: This document was created in February of 2026 and policies mentioned here may no longer be active.*

## Qualified Allocation Plan

### Wisconsin 2025-26 Qualified Allocation Plan; Appendix W: Energy Efficiency and Sustainability

The Wisconsin Housing and Economic Development Authority (WHEDA) has added Phius into its 2025-26 Qualified Allocation Plan (QAP). In Appendix W, Energy Efficiency and Sustainability, Phius is included as a **Threshold Requirement, Advanced Certification and a Stretch Goal**, meaning that building to Phius standards makes a project eligible for the Low Income Housing Tax Credit (LIHTC).

## Incentives

### Wisconsin Legislature: CR 25-010 Rule Text

Historically, Wisconsin has required individual unit metering in non-transient multifamily buildings. Though this requirement remains the same, the exceptions have broadened. The first exception allows for a multifamily building to avoid individual metering if unit-level electric loads under tenant control are using **high-efficiency equipment** and **projected average unit electricity use** must be **less than 50% of the Wisconsin average residential monthly usage**. Note that renewable energy may be used to reduce the projected energy usage. The second exception requires a building to meet a recognized **high efficiency standard**. The third exception requires a building to be under contract with an **affordable housing program** including, but not limited to, WHEDA, LIHTC, HUD, etc. Note that a building must only meet one (1) of these criteria to qualify for the exception to individual unit metering. All the exceptions noted above are important for Phius projects because a project aiming to achieve Phius certification meets the requirements of the first two criteria. Additionally, if a LIHTC projects seeks to achieve Phius certification, that project now meets all three criteria laid out above to be eligible for the exception of the individual unit metering requirement.

## Phius Policy Database

Please visit Phius' Policy Database to ensure the policies mentioned above are still active and to find more policy projects as shown to the right.

 Learn more at [phius.org/policies](https://phius.org/policies)

