

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 June of 2026 and policies mentioned here may no longer be active.*

Qualified Allocation Plan

2026-2027 Ohio Qualified Allocation Plan: Design & Architectural Standards

Ohio's QAP has approximately 41 different sections that indicate a variety of threshold requirements. Many of these sections reference what is called the "Design & Architectural Standards" (DAS) that outlines the requirements related specifically to the architecture (sustainability, accessibility, indoor air quality, etc.) of a project. Section 18 in the QAP indicates that an energy efficiency or green certification must be obtained for a project to meet the necessary threshold requirements. Section "H. Sustainability" in the DAS then sets up two lists: (1) three third party certifications that are accepted, and (2) eight third party certifications that are accepted "by exception only," with Phius Certification being included on this list. For a "by exception only" third party certification to be accepted, a team "must clearly articulate why the selected certification is equivalent or better to the certifications [listed] above." Important to note is that the Ohio Housing Finance Authority (OHFA) requires "evidence of final certification from a Home Energy Rating System (HERS) rater." In order for a project to receive Phius Certification, a Phius Rater or Verifier (who also must be a HERS rater) must conduct on-site verification for the whole project. Along with the requirement of a HERS rater, the DAS requires Energy Star-rated (or equivalent) HVAC systems, refrigerators, and in-unit washers and dryers. In order for a project to receive Phius Certification, Energy Star Certification must also be achieved. In summation, although Phius is only included as "by exception only," meeting Phius requirements covers a handful of other requirements indicated by OHFA.

Next Steps

Advocacy is key! Even just one project pursuing Phius Certification to satisfy this threshold requirement helps to show OHFA the importance of Phius and has the potential to move Phius up from the "by exception only" list to the list of accepted third-party certifications.

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



Fairwood Commons | Columbus, OH