

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

Incentives

Austin's Passive Building Incentive

Austin Energy, a utility company local to Austin, Texas, has started a pilot program aiming to "reimburse the developer/owner for certain costs associated with the Phius Certification." This incentive is set up based on a project receiving both Design Certification along with Final Certification from Phius. After a project receives Design Certification, the project team will receive \$200/unit along with the cost of a Phius Feasibility Study, the cost of registering the project with Phius, and the cost of a Phius Project Certification Workshop. Once a project receives Final Certification with Phius, the project team will receive \$2,000/unit. Note that the maximum incentive amount that a single project can receive for Final Certification is \$400,000. Visit Phius' Policy Database for further information regarding guidelines and eligibility requirements.

Potential Stakeholders and Policies

Though there is an active policy here in Texas, there is always the potential to not only grow that policy, but also to create relationships that result more Phius policies.

Texas Department of Housing and Community Affairs (TDHCA)

As Texas's state housing authority, the TDHCA manages the state's QAP while also hosting the annual housing conference. Meeting with staff from TDHCA helps the Department to understand the purpose behind Phius and for Phius professionals to understand the goals of TDHCA.

2028 Texas Qualified Allocation Plan (QAP)

According to TDHCA's "Agency Info" page, TDHCA aims to provide energy assistance to residents. This is showcased through Texas's QAP offering points for "Green Building Features," including Enterprise Green Communities, LEED, ICC/ASHRAE - 700 National Green Building Standard, and the 2018 International Green Construction Code. Although Phius is not currently included in this list, buildings certifying to the Phius standard will only help to achieve providing energy assistance to residents in helping to lower the overall energy usage and thus the total cost of energy for these buildings and units. Texas updates its QAP every year and with the end of 2026 nearing, it would be beneficial to focus on the 2028 QAP to get ahead of the comment period.

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

