Policy in Illinois

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

Qualified Allocation Plan

2027 City of Chicago Sustainable Development Policy

The City of Chicago SDP requires certain new construction projects to reach 100 points[1] (See Sustainable Development Policy Home for the list of possible actions). Developers building to the Phius standard receive 90 points for Phius CORE Certification and 95 points for Phius Zero.

2027-2028 Qualified Allocation Plan

In its QAP, the Illinois Housing Development Authority awards 10 points to projects certifying to Phius CORE, which is the highest point total given to a Green Building Certification (See: State-of-Illinois-2027-2028-Qualified-Allocation-Plan.pdf).

Energy Codes

An alternative compliance path, where projects achieving Phius certificaiton, are deemed in compliance with the energy code can be found under three separate codes in Illinois:

- For projects in the City of Chicago: Chicago Energy Transformation Code
- For projects in cities that have adopted the Illinois Stretch Energy Code: Illinois Energy Conservation Code (20 ILCS 3125/15)
- For projects subject to the base Illinois Energy Code: Illinois Energy Conservation Code (20 ILCS 3125/15)

Incentives

Federal Home Loan Bank of Chicago: Affordable Housing Program General Fund

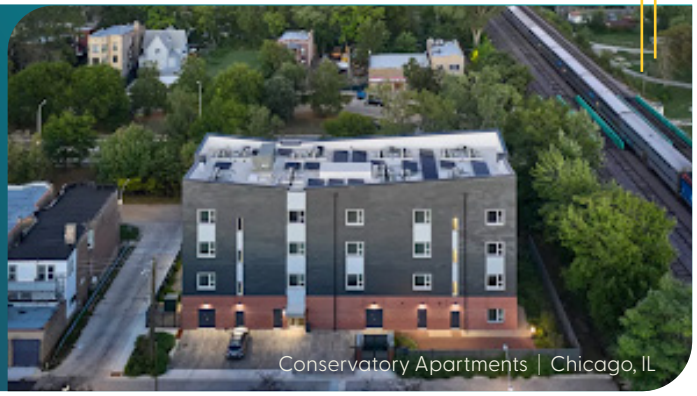
Projects can receive a subsidy of up to $2,000,000 (or 75% of total project cost) based on a competitive application process. Projects certifying to the Phius standard can receive 3 points in support of its application (See: ahp-implementation-plan.pdf)

[1]Renovation projects must reach either 25 or 50 points depending on scope of work.

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



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