

Illinois Energy Efficiency Stakeholder Advisory Group

Policy Resolution:

Income Eligibility Verification Guidelines for Electric Homes New Construction (EHNC) Program

Summary of Changes

Pathway 1: Affordable Housing Program

- Specified Property-Based Programs
- Added exclusion of tenant-based programs (e.g., Housing Choice Vouchers) due to lack of guaranteed affordability at the development level.

Pathway 2: Weatherization Assistance Program

- Clarified that this applies specifically to rehabbed properties.

Pathway 3: Low-Income Census Tract

- Added requirement for developers to demonstrate affordability through:
 - Final sale price caps ($\leq 120\%$ AMI for for-sale units).
 - Long-term rent caps ($\leq 80\%$ AMI for rental units).
- Recommended use of a lease stabilization affidavit to ensure tenant retention for at least three years.

Pathway 4: Rent Roll Documentation

- Limited applicability to rehabbed projects.
- Encouraged inclusion of long-term affordability commitments aligned with program goals.

Pathway 5: Tenant Income Information

- Specified pre-construction submission of tenant income data.

Pathway 6: Alternative Approaches

- Removed