

IL EE Stakeholder Advisory Group (SAG) Request for Comments on New Construction Eligibility Policy Proposal

Instructions:

- Using this template, send written comments to the SAG Facilitator, Celia Johnson: Celia@CeliaJohnsonConsulting.com **by Wednesday, August 20.**
- Include “New Construction Policy Feedback” in the subject line of the email.
- All comments will be posted on the [SAG website](#), and circulated to SAG.

Background Information:

- At the [July 23, 2025](#) Q3 Large Group SAG meeting, ComEd presented a proposed policy regarding income eligibility verification guidelines for the Electric Homes New Construction Program: [ComEd Policy Proposal Presentation](#).
- Following the July 23rd meeting, ComEd shared proposed policy language for review: [Income Eligibility Verification Guidelines for Electric Homes New Construction \(EHNC\) Program](#).
- A follow-up meeting in the SAG Reporting Working Group is scheduled on **Monday, September 8 (2:30 – 4:30 pm)**. If you plan to participate and do not have the September 8th meeting invite, please reach out to the Facilitator.

Comments Submitted By:

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Company or Organization: Illinois Commerce Commission

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Question 1: Please describe comments and /or questions on the proposed policy: [Income Eligibility Verification Guidelines for Electric Homes New Construction \(EHNC\) Program](#)

Response:

ICC Staff Comments: Staff has no objection to five of the six pathways that appear in ComEd’s July 31, 2025 EHNC program draft, being that each pathway requires either current tenant income data (Path 5), current rent-roll information (Path 4), documentation of participation in an existing affordability program (Path 1 or 2), or an objective location screen (Path 3). Staff’s concern is limited to any future revision—whether adopted under Path 6 ‘Alternative Approach’ or filed in a subsequent red-line—that would add a pathway based solely on (a) a **projected** rent schedule or (b) inclusion on a development-pipeline list **before** construction. Such forward-looking criteria provide no enforceable proof that low-income residents will occupy the building after completion and therefore could mis-target Income-Qualified program funds. Staff requests that ComEd (i) confirm that no “Planned Rent Structure” or “Qualified Development Pipeline”¹ pathway will be used for EHNC projects, (ii) clarify in the final policy that any alternative pathway approved under Path 6 must be grounded in present-day evidence, comparable in rigor to Pathways 1-5, and (iii) note that the Weatherization Assistance Program (WAP) status cannot be established for structures that have not been constructed. Staff requests that ComEd

¹ “Planned Rent Structure” and “Qualified Development Pipeline” are both spelled out in ComEd’s July 23, 2025 policy proposal for the Electric Homes New Construction program (see Pathway 3 and Pathway 5, respectively)

clarify Path 2 of the proposed policy, and verification on whether a new construction project may be eligible for WAP funding despite the absence of a physical building.