



Solving the Debate: Affordable Housing vs. Sustainable Buildings

APA-Illinois Conference



Ian Blanding,
MEEA



Katie Kaluzny,
Illinois Green Alliance



Cheryl Scott,
Metropolitan
Mayors Caucus



Dan Streit,
Slipstream

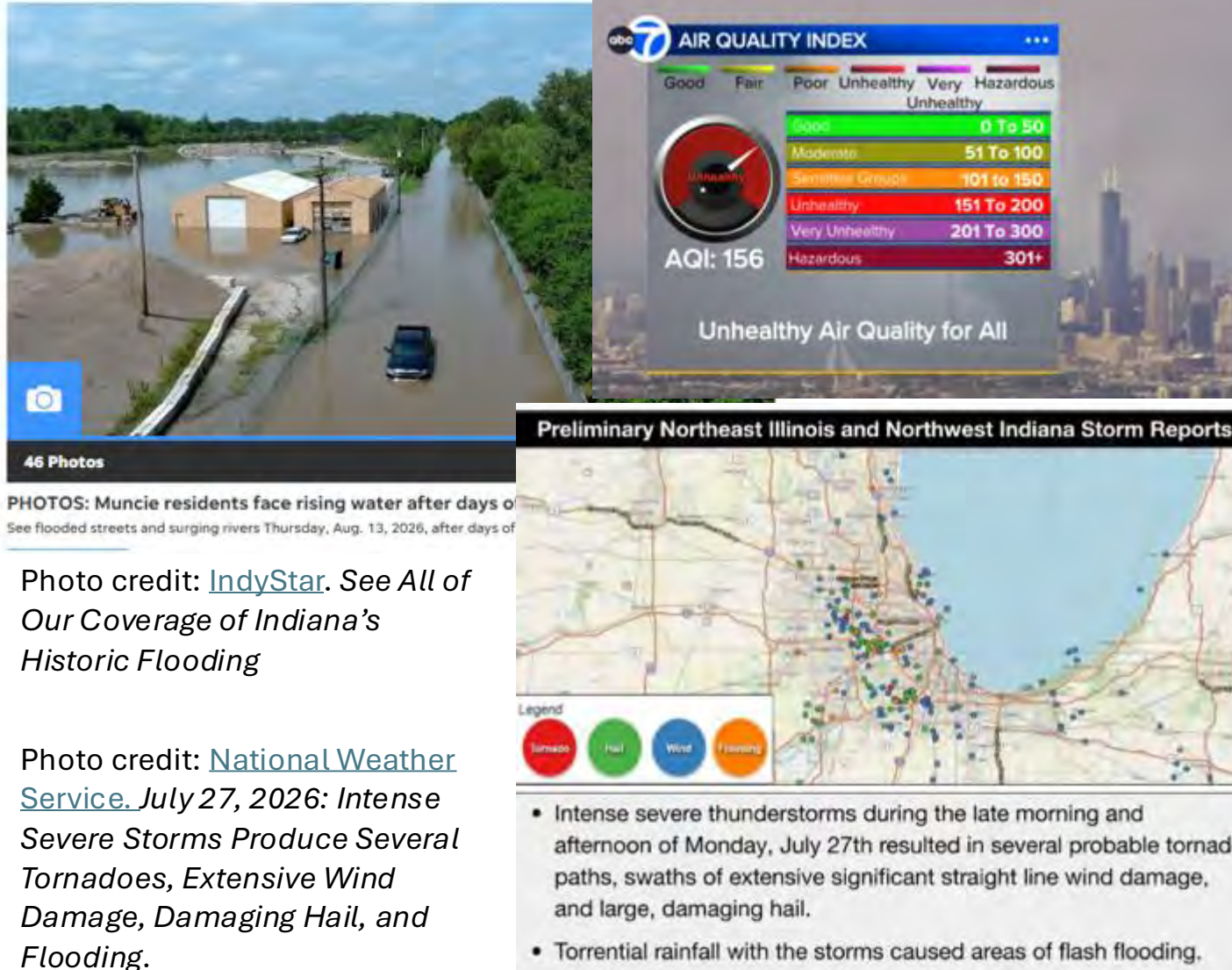


Ryan Wilmington,
Illinois Green
Alliance

October 2, 2026

Climate change is increasing risks for Eagleton

Aug. 13: Damage, flooding and more rain coming



PHOTOS: Muncie residents face rising water after days of
See flooded streets and surging rivers Thursday, Aug. 13, 2026, after days of

Photo credit: [IndyStar](#). See All of Our Coverage of Indiana's Historic Flooding

Photo credit: [National Weather Service](#). July 27, 2026: Intense Severe Storms Produce Several Tornadoes, Extensive Wind Damage, Damaging Hail, and Flooding.

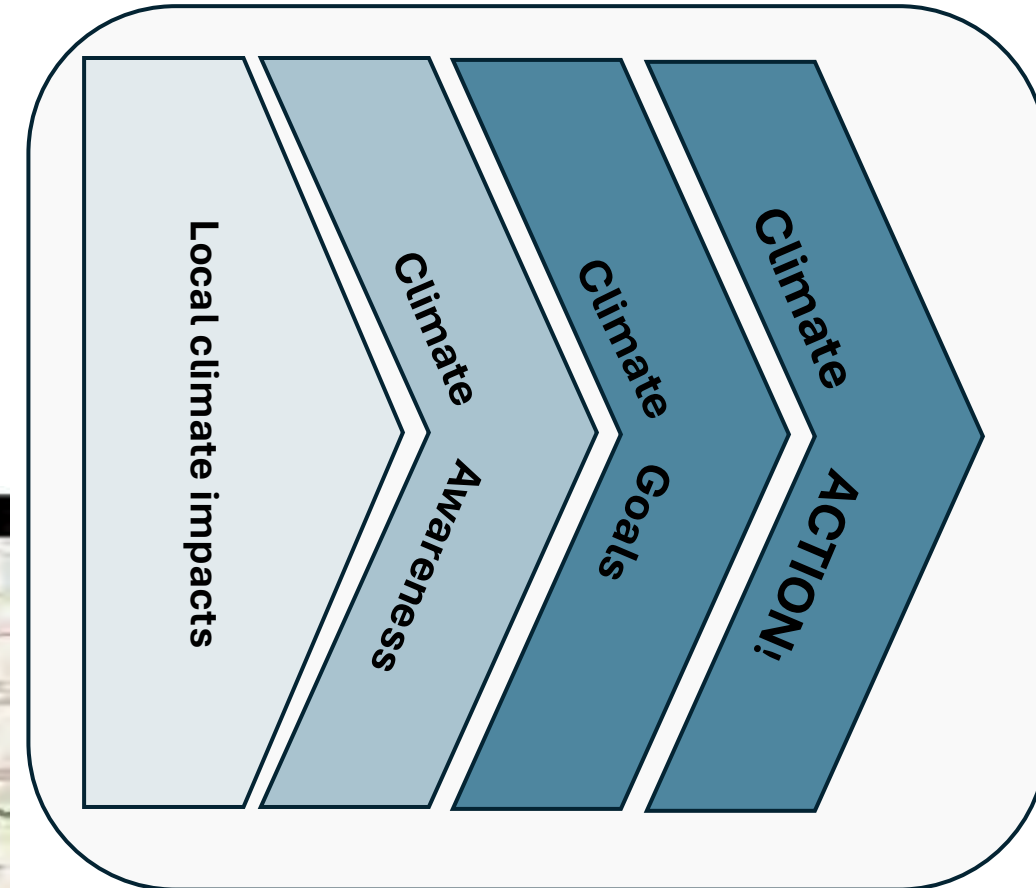
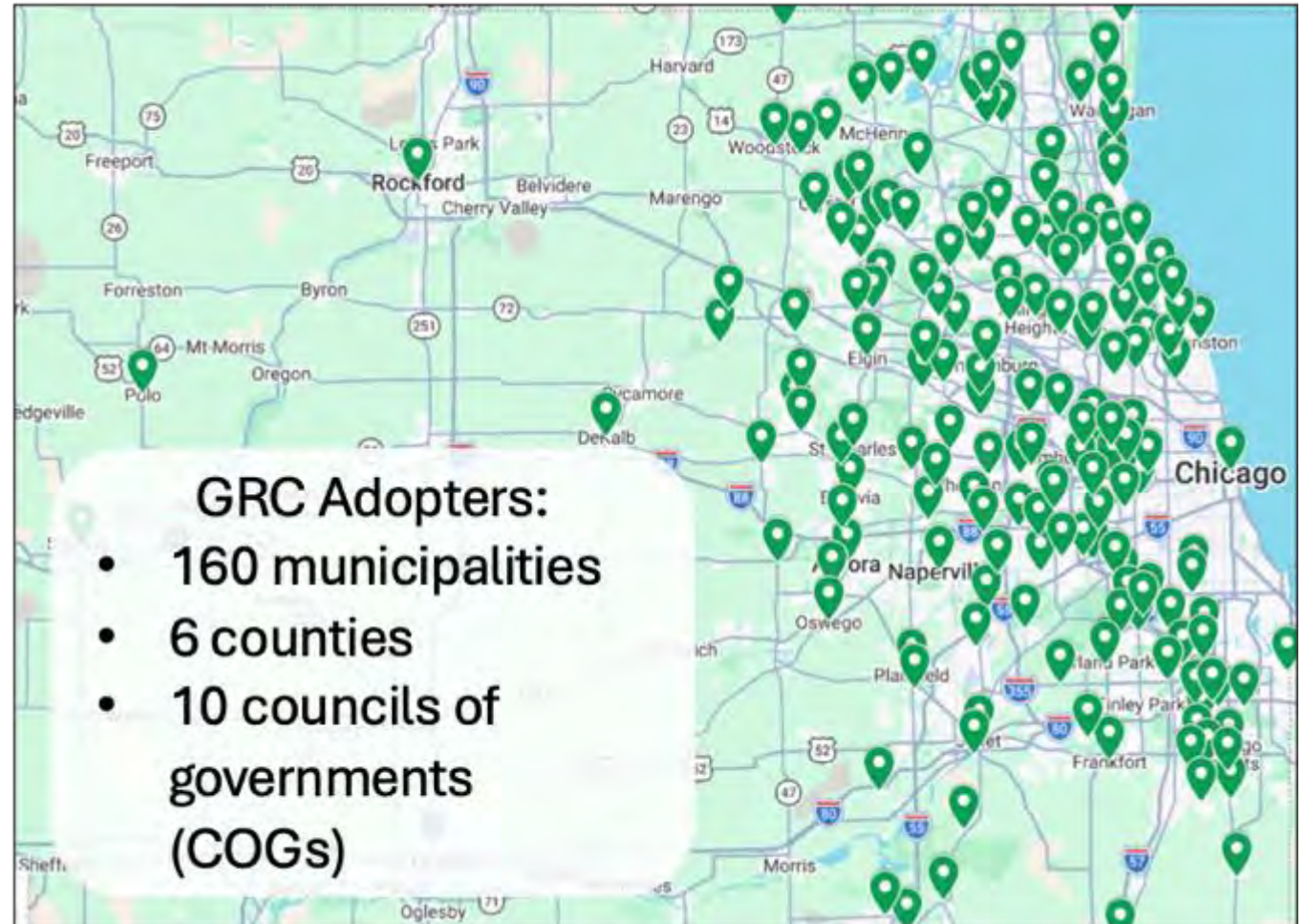


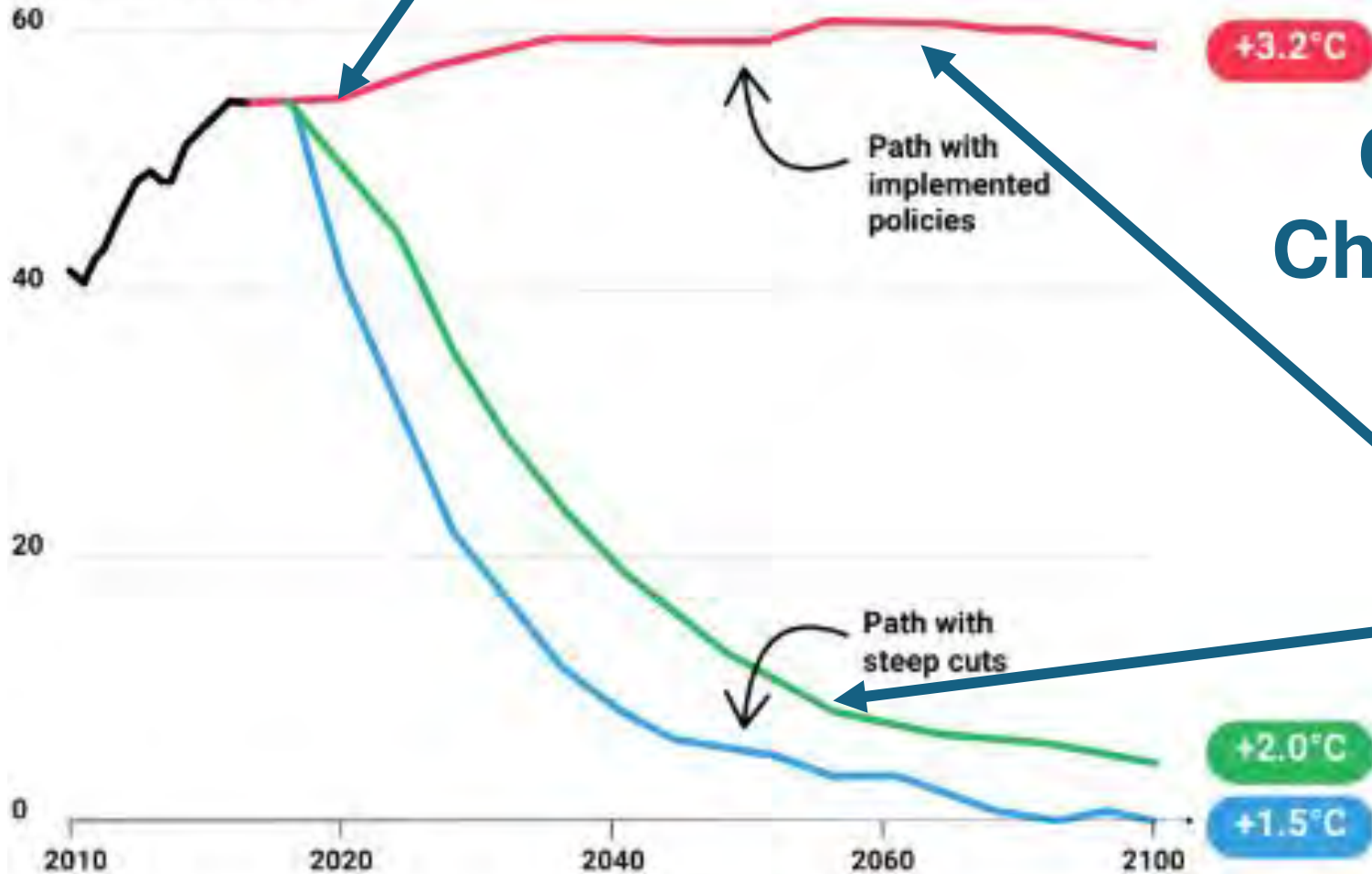
Photo credit (top left): [ABC 7](#). Air quality unhealthy for parts of Chicago area as smoke moves through again, impacts outdoor events.

Plans, Municipal Leaders Aligned on Sustainable Goals

- Metropolitan Mayors Caucus
Greenest Region Compact (GRC)
sustainability pledge and Climate
Action Plan for the Chicago Region:
 - Reduce energy consumption.
 - Optimize building energy.
 - Implement clean energy
policies.
 - Adopt stretch codes, to set
higher energy efficiency
standards than the base code.
 - Require benchmarking for
large energy users.



Net global emissions
(GtCO₂ equivalent /year)



Global Challenges ➔ **Eagleton's Choices**

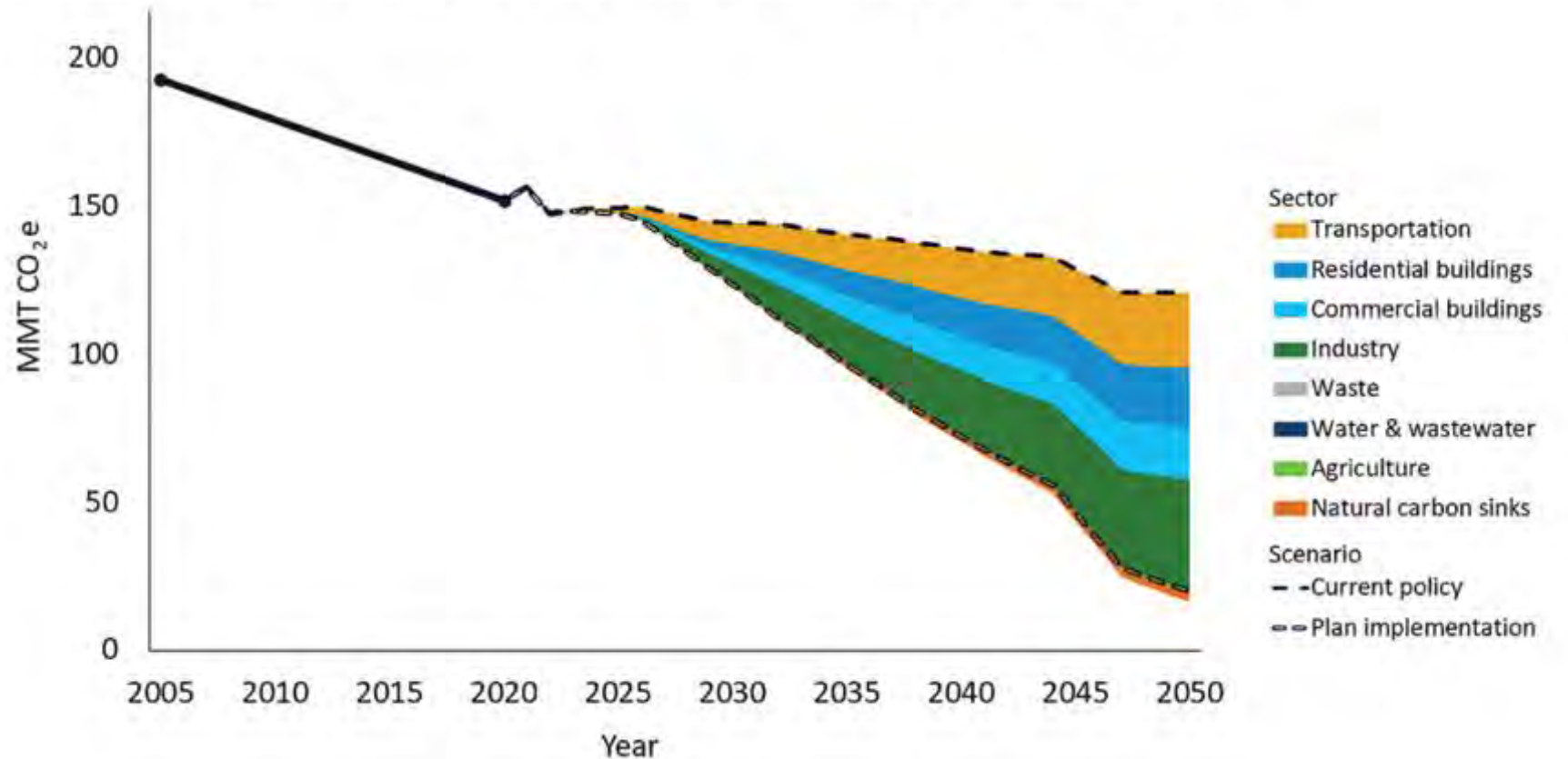
Option A: Business-as-usual
= Greatly increased risks

Option B: Significant emissions reductions
= Moderated risks

Where Can Eagleton Start: Reducing Building Emissions?

- More than 1/3 of emissions in area are from buildings – opportunity for great impact with policies
- Federal action necessary, but state and local action can achieve a 58% reduction in emissions by 2050.

Figure 2. Plan implementation scenario emissions reductions by sector (2020-2050)



Information and graphic credit: 2026 Comprehensive Climate Action Plan for Greater Chicago, Chicago Metropolitan Agency for Planning (CMAP)

Policies to Prepare Eagleton for Rising Energy Costs and Climate Risks

Stretch Energy Codes

- **Target:** New construction and major renovations to existing buildings
- **What?** Set minimum standards for energy efficiency performance above statewide energy code.
- **Why?**
 - Delivers long-term energy affordability to occupants;
 - Improves indoor air quality and health for building users
 - Reduces GHG emissions
 - Enhances consumer protections

Benchmarking

- **Target:** Existing large multifamily and commercial buildings.
- **What?** Require public reporting of building energy use.
- **Why?**
 - Helps building occupants understand building energy use, identify opportunities for cost savings, and prioritize efficiency investments
 - Transparency enables valuation of energy efficiency
 - Supports energy planning at both building-level and more broadly for municipalities

Building Performance Standards (BPS)

- **Target:** Existing large multifamily and commercial buildings.
- **What?** Require long term reduction in energy use and emissions
- **Why?**
 - Promotes proactive, phased upgrades and long-term capital planning rather than reactive equipment replacement
 - Strengthens community-wide energy resilience by improving the performance of existing buildings and bringing the least efficient buildings up to speed
 - Helps achieve Eagleton's community climate goals

Rising Prices: Homes and Energy

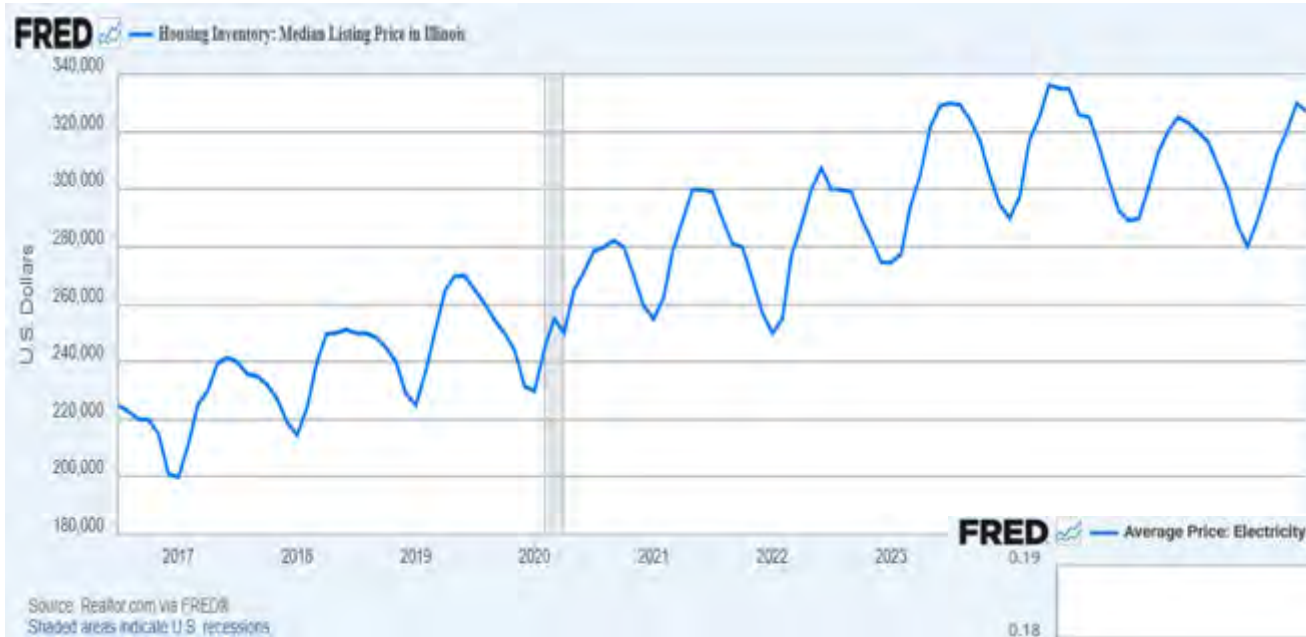


Image credit: Federal Reserve Bank of St. Louis.
Housing Inventory: Median List Prices in Illinois

Image credit: Federal Reserve Bank of St. Louis.
Average Price: Electricity per Kilowatt-Hour in Chicago-Naperville-Elgin, IL-IN-WI

Lack of Affordable Housing

Eagleton's residents
are struggling

Rising Energy Prices



Thank You!

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Town Hall Meeting

- Leslie Knope, Deputy Director of Pawnee Department of Parks and Recreation, City Councilor

Home Energy Assessment Program Overview



Receive **free**
energy-saving
products and services



Learn ways to save
energy and increase
comfort in your home



Sign up
for a **free**
home assessment



Get a **free** customized
home energy report that include
recommendations/tips for savings



Save money
on your
energy bills!

Enroll at eesavings.com/mmc or by calling 312-201-4507.

Free or discounted products offered



- Smart thermostats
- Programmable thermostats
- WaterSense® certified showerheads
- WaterSense® certified faucet aerators
- Advanced power strips
- Shower flow optimizers
- Pipe insulation
- LED light bulbs
- Furnace filters
- Door sweeps

- *Smart thermostats are available to income-eligible customers at no cost.*
- *Additional products services may be available to qualifying income-eligible customers.*
- *Products received may vary, based on availability and program specifications.*

ComEd Free Facility Assessments

- Free facility assessments:
 - Save money now by using ComEd incentives to help make efficiency improvements
 - Save money in the future with reduced energy bills
- For **small businesses** and **public facilities**
 - ComEd incentives will reduce out-of-pocket costs by 75% of your entire project
 - Go to ComEd.com/SmallBiz, email BusinessEE@ComEd.com or call 855-433-2700.
 - Program helped over 100,000 small businesses save \$262.8 million in energy costs
- For **other businesses**
 - Go to ComEd.com/FacilityAssessment

ComEd Smart Assistance Manager (SAM) Tool

- Helps residents find resources:
 - Energy-saving resources
 - Financial assistance
 - Bill management

Free Energy-Saving Products

- ✓ Free energy-saving products through ComEd's community partners

[Learn More](#)

Home Energy Savings

- ✓ Free in-home energy assessments and energy saving products for income Eligible customers
- ✓ Personalized tips to save money and energy

[Learn more: Home Energy Savings](#)

Multi-Family Energy Savings

- ✓ FREE building energy assessments available for Income Eligible customer and Public Housing properties
- ✓ Installation of free products in units and common areas available

[Learn more: Family Energy Savings](#)

My Account Tools

- ✓ Compare your bills and look at your forecasted bill
- ✓ Analyze your hour-by-hour and day-by-day energy use
- ✓ Sign up for Weekly Usage Reports and High-Usage Alerts

[Learn More](#)

Peak Time Savings

- ✓ Summer bill credits for saving energy during peak usage hours

[Learn More](#)

Rebates and Discounts

- ✓ Instant, in-store discounts on energy-efficient home products
- ✓ Higher rebates on energy-efficient appliances and home products

[Learn More](#)

Whole Home Electric

- ✓ Offering is reserved for income eligible customers including qualifying single family homeowners and multi-family property owners
- ✓ FREE home or building assessment to identify electric opportunities
- ✓ Reduce energy usage with new, efficient electric equipment and upgrades
- ✓ Get personalized recommendations on how to save money and energy

[Learn More](#)

Go to: <https://secure.comed.com/assistance/landing>

Town Hall Meeting Public Comments

- Dan Streit, Eagleton city manager

Stretch Code Resources

- Grants:
 - Grants of up to \$200,000 available for communities to investigate the stretch code through [Illinois Climate Bank](#)
 - *Does not* require commitment to adoption
 - Applications due 12/31
- Stretch Code Compliance/Enforcement Support:
 - Assistance with plan review and/or building inspections
 - Supplement capacity for over-stretched Buildings Department staff
 - Provide on-the-job training
 - Please fill out the [survey](#) to help develop the pilot!

Survey and
other
conference
session
resources at:



Town Hall Meeting Public Comments

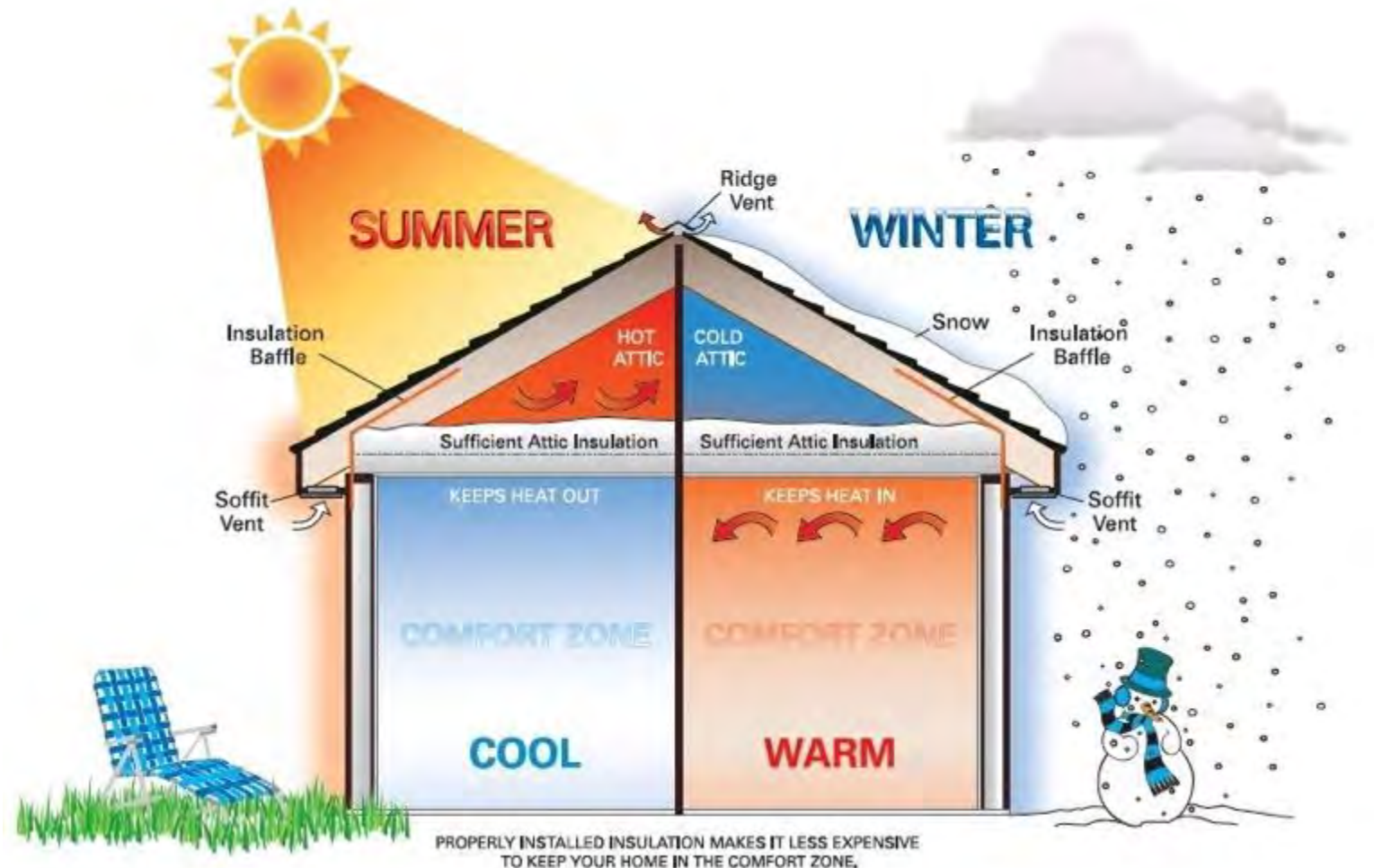
- Ann Perkins, nurse
- Newer energy codes could improve residents' health and safety:
 1. Strong energy codes help improve indoor air quality.



Town Hall Meeting Public Comments - Ann

2. Well-insulated building envelope:

- Keeps out moisture 
- Prevents harmful mold growth or rotting construction materials
- Home more comfortable



Graphic credit: ENERGY STAR

Town Hall Meeting Public Comments - Ann

3. Homes built to newer energy codes are more resilient, due to building envelope improvements.



- Residents can safely stay in home longer after power outage
- Saves lives
- Provides flexibility for deploying first responder resources

Thousands in northwest Indiana still without power nearly two weeks after storm

AUGUST 23, 2026 - 12:55 PM ET

By Chandelis Duster



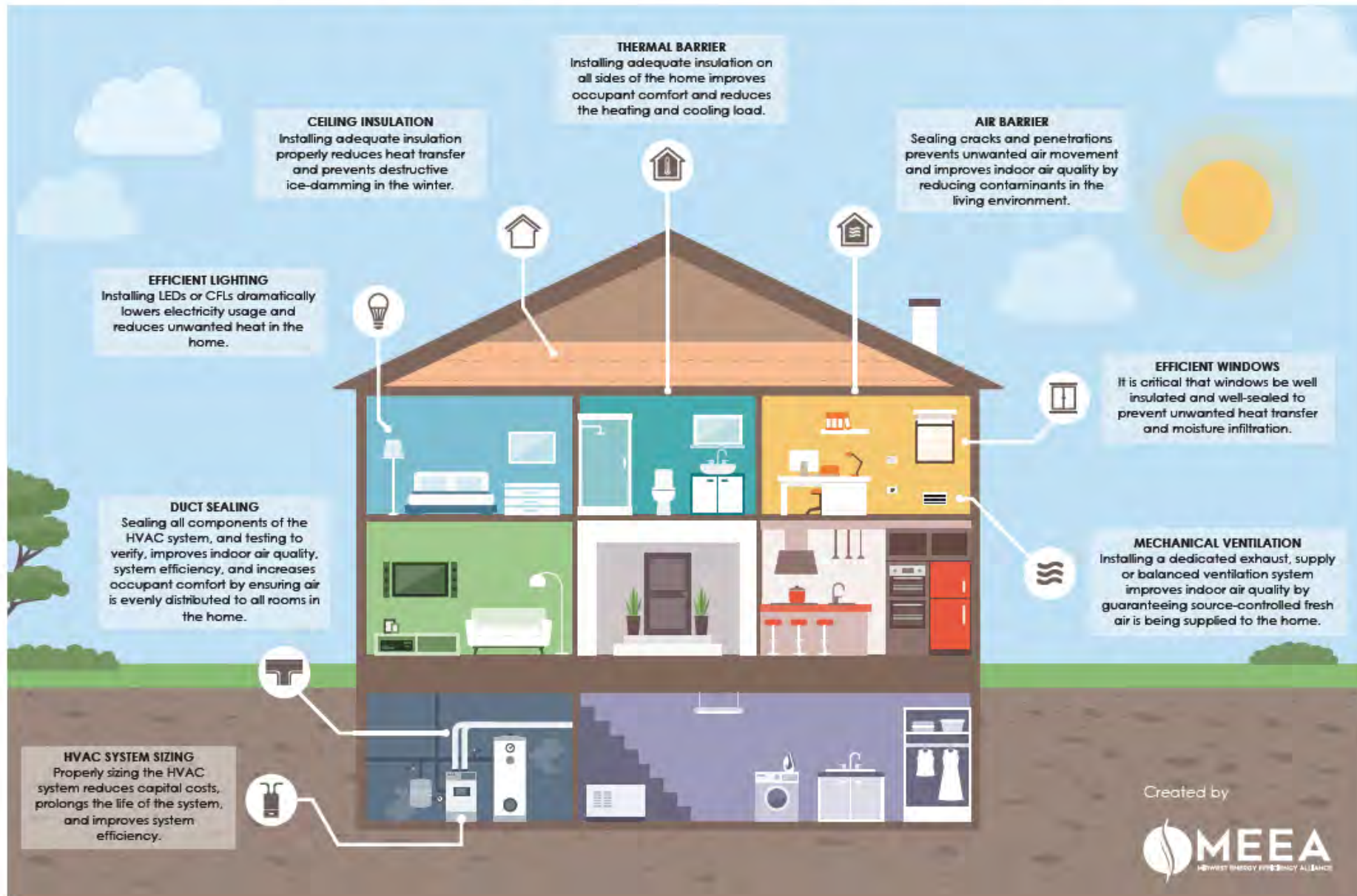
Workers from True Cut Tree Care of Farmington, Michigan remove a tree from the front of a home after it was toppled during a recent storm on Aug. 20, 2026 in Gary, Indiana.

Scott Olson/Getty Images

More than 20,000 people are still without power in northwest Indiana after severe storms rolled through the area nearly two weeks ago.

Source: NPR article

How the Energy Code Improves a Home



Download this
and other
session
resources
at <https://bit.ly/PawneeDebate>



Town Hall Meeting Public Comments

- Chris Traeger, city manager
- April Ludgate, assistant to the city manager

Town Hall Meeting Public Comments

- "Enhancing Resilience in Buildings Through Energy Efficiency," a 2023 study
- Conducted by Pacific Northwest National Laboratory (PNNL), National Renewable Energy Laboratory, Lawrence Berkeley National Laboratory, and the Department of Energy

Table 12. Estimates of Excess Deaths over Seven Days Attributed to Extreme Events in New Single-Family Buildings

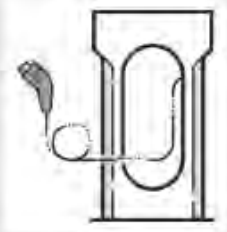
Location (Climate Zone) Event		Estimated Event Mortality			Event Mortality Reduction*				Annual Mortality Reduction†	
		Deaths per Event			Lives Saved per Event		Improvement		Lives Saved per Year	
		Historic Code IECC 2006	Current Code IECC 2021	Beyond Code PHIUS	Current Code IECC 2021	Beyond Code PHIUS	Current Code IECC 2021	Beyond Code PHIUS	Current Code IECC 2021	Beyond Code PHIUS
Houston, TX (2A)	Cold	80.1	78.6	76.3	1.46	3.75	1.8%	4.7%	0.05	0.12
	Heat	11.8	5.0	4.0	6.80	7.87	58%	67%	5.13	5.94
Atlanta, GA (3A)	Cold	21.2	21.1	21.0	0.08	0.15	0.4%	0.7%	0.00	0.01
	Heat	5.0	3.6	3.1	1.41	1.86	28%	37%	0.14	0.18
Los Angeles, CA (3B)	Cold	72.8	73.2	73.3	-0.42	-0.51	-0.6%	-0.7%	-0.06	-0.08
	Heat	138.2	129.6	133.4	8.62	4.79	6.2%	3.5%	2.95	1.64
Portland, OR (4C)	Cold	15.7	15.6	15.5	0.10	0.19	0.6%	1.2%	0.01	0.01
	Heat	28.9	28.9	28.6	0.01	0.28	0.0%	1.0%	0.00	0.03
Detroit, MI (5A)	Cold	32.8	32.3	31.4	0.47	1.37	1.4%	4.2%	0.04	0.10
	Heat	43.0	44.1	44.3	-1.13	-1.31	-2.6%	-3.0%	-0.19	-0.22
Minneapolis/ St. Paul, MN (6A)	Cold	34.1	33.5	32.3	0.63	1.78	1.8%	5.2%	0.02	0.04
	Heat	41.1	40.7	39.3	0.37	1.75	0.9%	4.3%	0.06	0.26

* Changes relative to Historic Code (IECC 2006)

† Event Mortality Reduction multiplied by the appropriate joint probability factor (see Table 9)

EV Charging Levels

Charger Fast Facts

Charging Options	Level 1 (120 Volt)	Level 2 (240 Volt)	Direct-Current (DC) Fast Charging
What does the charge port on the vehicle look like?	 J1772 Tesla Combo	 J1772 Tesla Combo	 CCS CHAdeMO Tesla Combo
How fast do they charge?	About 5 miles per 1 hour of charging*	About 25 miles per 1 hour of charging*	~100 – 300+ miles per 30 minutes of charging [†]

Source: U.S. EPA

Levels of EV Infrastructure

- **EV Capable** – parking space has electrical panel capacity and conduit (empty tubing) to support future EV charging on a:
 - $\geq 208/240$ -volt and
 - ≥ 40 -amp circuit (circuit designed for large, dedicated appliances, such as electric ranges or ovens, central AC)
- **EV Ready** – everything needed to power a charger without the charger (wiring between panel and space, outlet, circuit overprotection devices)
- **EVSE (electric vehicle supply equipment) Installed** – charger installed



Graphic credit: Blink Charging

Illinois Electric Vehicle Charging Act

- Public Act 103-0053, effective 1/1/2024
- New **single-family homes** or **small multi-family residences** shall have at least one **EV Capable** parking space for each residential unit that has dedicated parking
- New **large multi-family building (5 families or more)**: 100% **EV Capable** parking spaces
- New **affordable housing (SF or MF)**: **EV Capable** spaces, starting 1/1/2026
 - Permits issued 1/1/2026: 40% EV Capable parking spaces
 - Permits issued 5 years after effective date of this Act (1/1/2029): 50% EV Capable
 - Permits issued 10 years after effective date (1/1/2034): 70% EV Capable
- Right to charge in multi-family homes

EV Readiness in the Stretch Codes

- 2026 draft **Residential Stretch Energy Code**, mandatory **Appendix RE**
 - EV charging infrastructure must comply with EV Charging Act or more stringent local requirement a community adopts

EV Readiness in the Stretch Codes

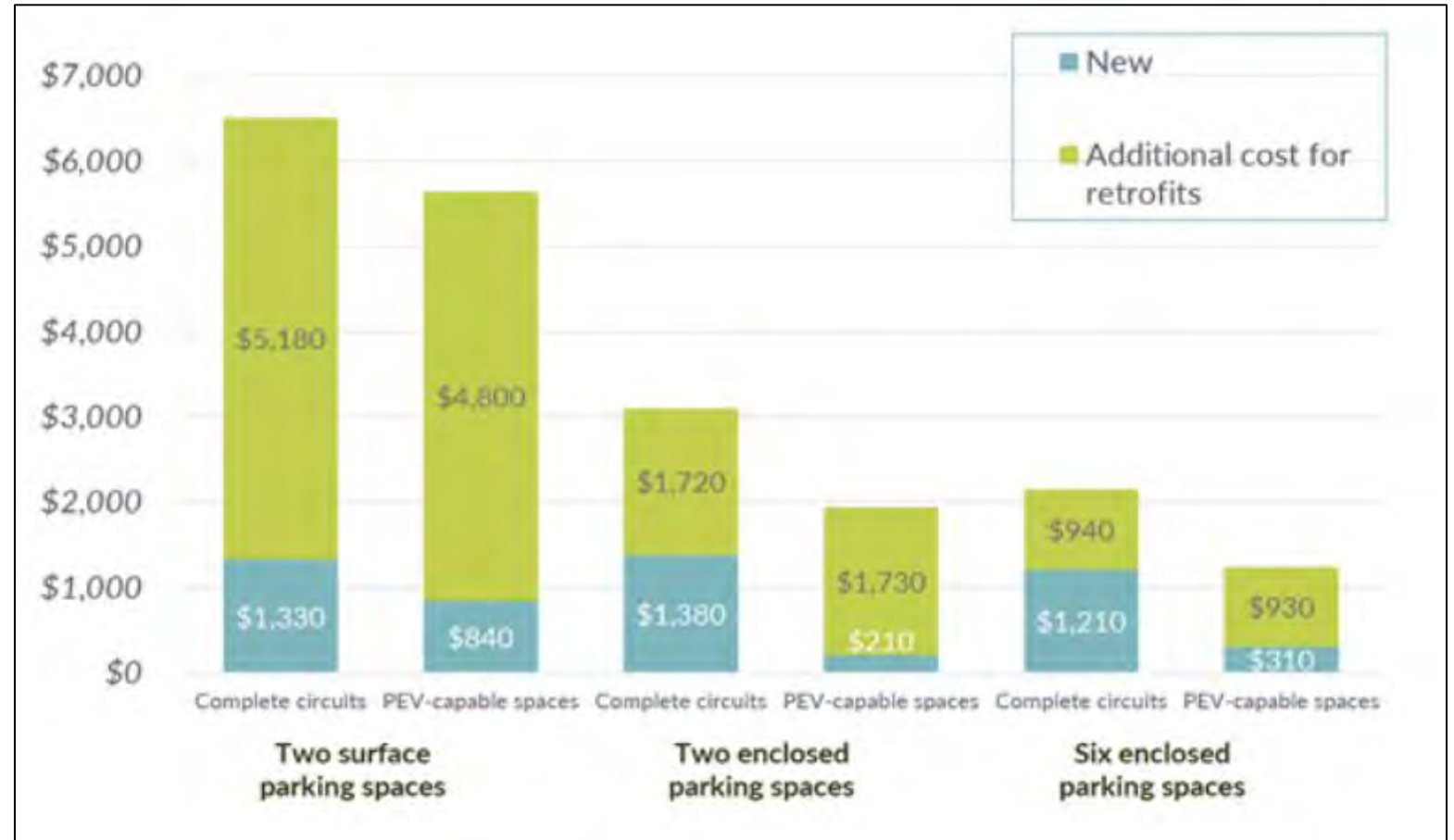
- 2026 draft **Commercial Stretch Energy Code**, mandatory **Appendix CG** – EV capable, EV ready, and EVSE installed spaces vary by occupancy type
- Same Appendix CG table in 2024 state **base code**, but optional to adopt

Required EV Power Transfer Infrastructure			
Occupancy	EVSE Installed	EV Ready	EV Capable
Group A	10%	0%	10%
Group B	15%	0%	30%
Group E	15%	0%	30%
Group F	2%	0%	5%
Group H	1%	0%	0%
Group I	15%	0%	30%
Group M	15%	0%	30%
Group R-1	20%	5%	75%
Group R-2	20%	5%	75%
Groups R-3, R-4	2%	0%	5%
Group S exclusive of parking garages	1%	0%	0%
Group S-2 parking garages	15%	0%	30%

Chris' apartment

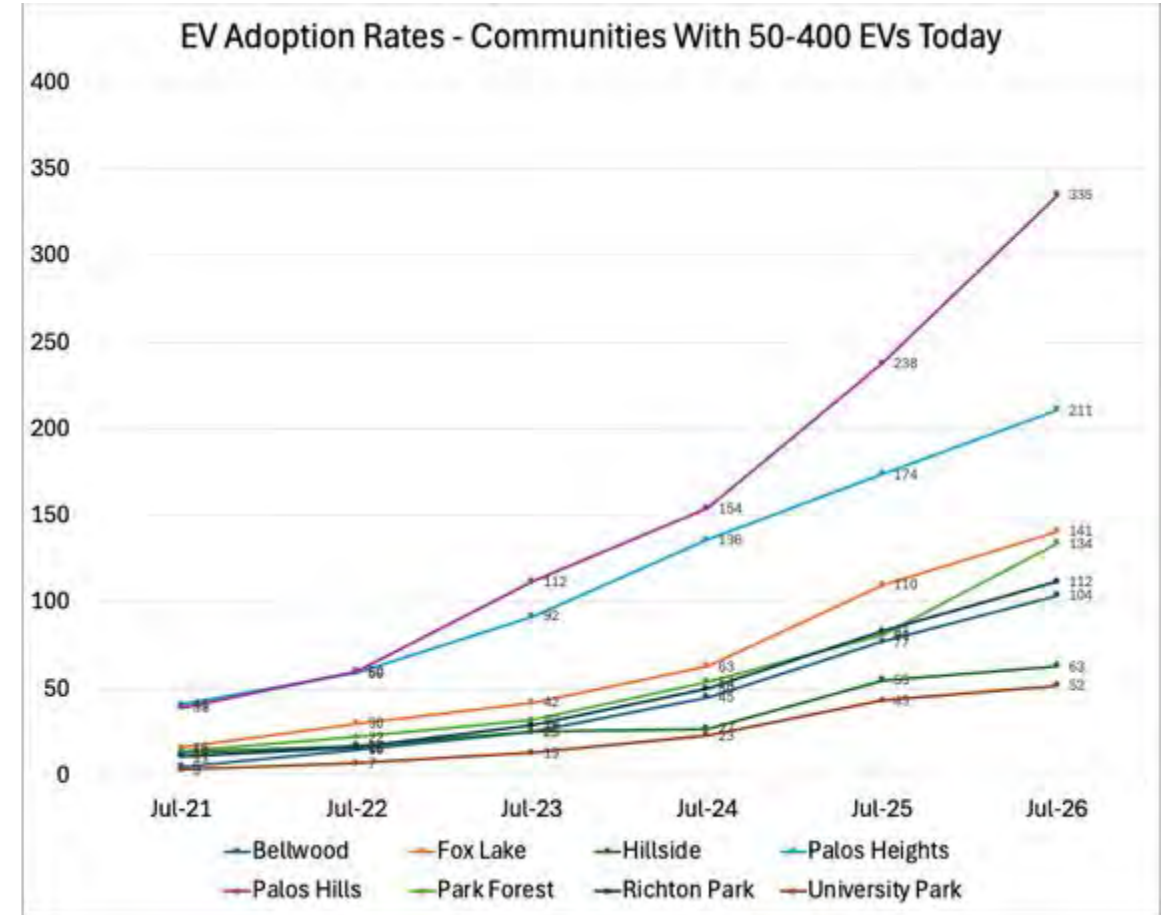
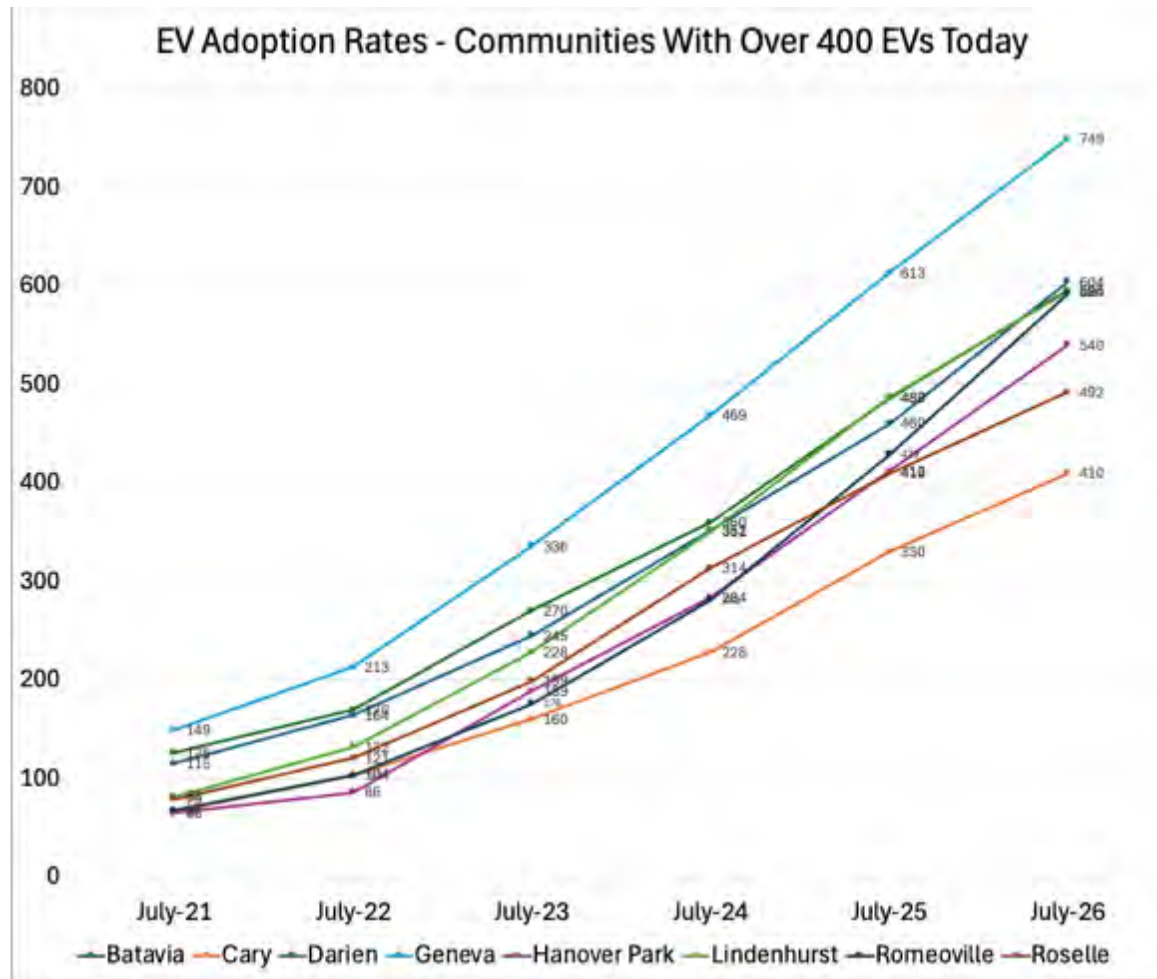
Why Place EV Infrastructure Requirements in Codes?

- Lack of access to EV charging – top barrier to EV adoption
 - Multifamily residents 2.5 x more likely to own EV if can charge at home
- Lower cost at time of construction rather than retrofit
 - Retrofits 4x to 6x cost of new construction
- Multi-unit dwelling residents often rely on workplace or commercial chargers
 - Access to workplace charging = 6x more likely to drive EV



Source: SWEEP (Southwest Energy Efficiency Project)

EV Adoption Over the Years



EV Prices Vs. Popular Gas-Powered Vehicle Costs

- Affordable EVs (starting prices):
 - Chevy Bolt: \$28,995, 262 miles of range
 - Nissan Leaf: \$29,990, 259-303 miles
 - Chevy Equinox EV: \$34,995, 319 miles
 - Hyundai Ioniq 5: \$35,000, 318 miles
 - Subaru Uncharted: \$36,447, 273-308 miles
- Popular Gas-Powered Vehicle Costs:
 - Toyota Camry: \$29,600
 - Honda CR-V: \$30,920
 - Chevy Silverado: \$36,900
 - Ford F-150: \$39,585
 - Ram Pickup: \$42,025



2026 Nissan Leaf

Key Differences - Commercial

Base Code vs. Stretch Code

Feature	Commercial Base Code (2024 IECC)	2026 Commercial Stretch Code (<i>Draft</i>)
Mandatory Metric	Energy Cost	Site Energy
Demand Response	Optional Appendix	Mandatory
Battery Ready	Optional Appendix	Mandatory
Electric Ready	Optional Appendix	Mandatory for certain occupancies
Renewable Energy	Mandatory	Mandatory
EV Infrastructure	Optional Appendix	Mandatory
Additional Efficiency Credits (C406)	Required, varies by building type	Required, varies by building group, 1.25x for non-electric buildings
Required Credits (C406)	Moderate	Increased
Grid & Renewable Credits	Flexible	Capped

Stretch Code includes all provisions of the 2024 IECC and then some!

Affordability through Energy Codes



Cost Savings

Benefits Outweigh the Costs

STRETCH CODE LIFECYCLE SAVINGS (2026
PV\$)

Energy Cost Savings **\$4,160**



Decarbonization Savings **\$7,080**



IL Capital Development Board — [Residential Stretch Code Cost-Effectiveness](#)



Fewer Defaults

Protection Against Rising Bills

Homeowners in energy-efficient homes are 32% less likely to default on their mortgages.

University of North Carolina — [Home Energy Efficiency and Mortgage Risks](#)

Residential electricity rates in Illinois have increased by 34% over the last 5 years.

U.S. Energy Information Administration — [Electricity Data Browser](#)



Codes ≠ Prices

No Correlation to Adoption & Higher Home prices

University study found no evidence that updated codes reduce housing supply, increase home prices, or push construction into neighboring jurisdictions.

University of Alabama — [Do Housing Prices Change with Building Codes?](#)

Town Hall Meeting Public Comments

- Ghost of Li'l Sebastian, the beloved miniature horse



Town Hall Meeting

- Leslie Knope, Deputy Director of Pawnee Department of Parks and Recreation, City Councilor

More information on the Advanced Building Energy Efficiency Policies (ABEEP) Task Force and other session resources

at <https://bit.ly/PawneeDebate>

or:



How Is Your Community Thinking About Building Energy Policies?

Help inform the future of building energy policies in Illinois by sharing your community's priorities, interest in stretch codes, benchmarking, and building performance standards, and the support needed to move forward.

The survey asks about:

- **Community priorities:** How building energy policies align with your municipality's sustainability and climate goals.
- **Policy interest:** Whether your community is considering adopting any of these policies in the near or long term.
- **Implementation needs:** Potential barriers, compliance challenges, and support that could help your community.

The survey should take 15 – 20 minutes to complete. It is understood that your responses represent your individual perspective and do not reflect your municipality's official positions.

Take the survey: Scan the QR code with your phone, or visit this link:
[Slipstream.formstack.com/forms/EnergyPolicy](https://slipstream.formstack.com/forms/EnergyPolicy)

Questions? Contact Sarah Wells at swells@slipstreaminc.org.



17TH ANNUAL

MIDWEST BUILDING CODES & POLICY SUMMIT

Presented by  **MEEA**
MIDWEST ENERGY EFFICIENCY ALLIANCE

Chicago, IL
October 14-15



Questions?

Small Group Discussion

1. Has your community set goals regarding sustainability and/or affordable housing?
 1. What are the goals and what steps have been taken to achieve the goals?
2. Where do you see tensions between affordability and sustainability in your community?
3. Is your community considering adopting the Stretch Code, a benchmarking policy, and/or building performance standards (BPS)?
 1. If so, what factors are influencing the decision? If not, why not?
4. What do you see as the role of planning departments in preparing communities to be both affordable and sustainable?