

City of Detroit

Office of Sustainability

Community Energy Management Grant 2024-2026



OFFICE OF
Sustainability



City of Detroit Office of Sustainability

The Office supports city departments and community organizations advance bold climate goals

set by the
Sustainability Action Agenda
and the
Detroit Climate Strategy

Climate Action



Energy



Resilience and Adaptation



Sustainable Mobility



Urban Ag. and Nature Based Solutions



Waste Diversion



State Supported Programs

1. Benchmarking Ordinance (est. 2023)

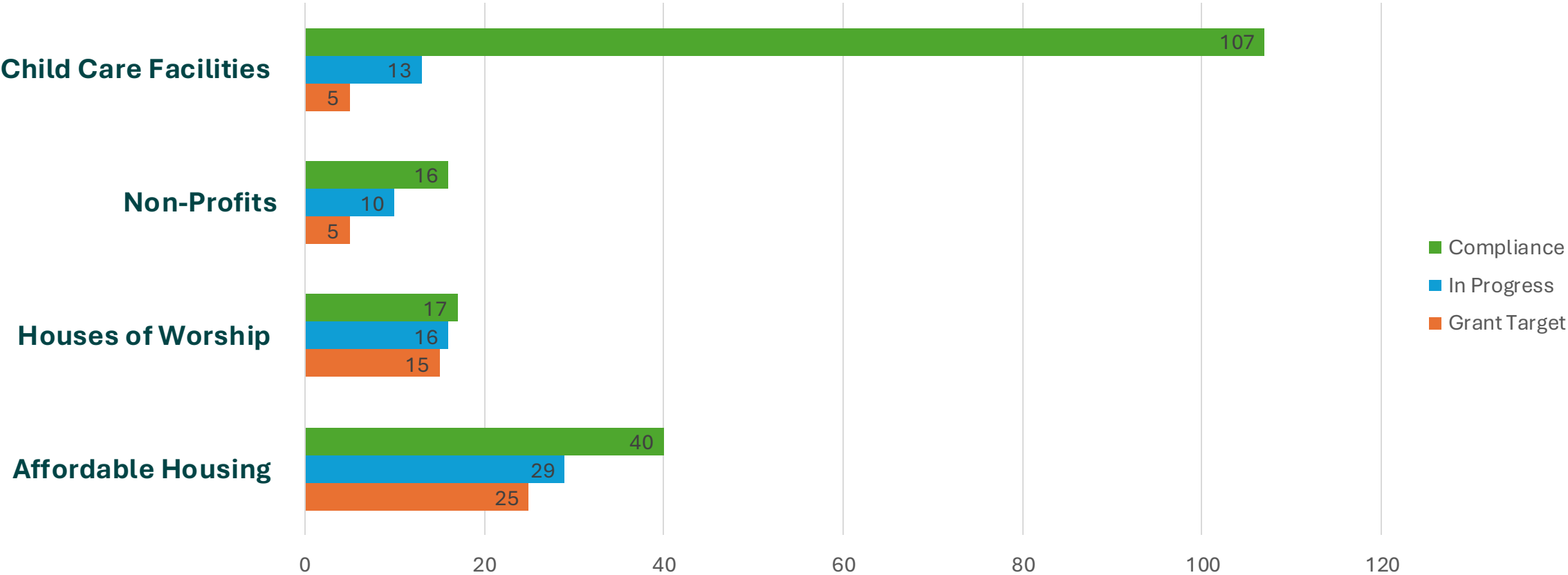
Citywide Requirement 25,000 SQFT and greater

- **2,232** Buildings required to comply (*based on 2024 inventory*)
- Focused State Funding on support to Community facing facilities: Child Care, Community Centers with limited support
- **22%** current compliance rate citywide

*Compliance Report
for the first 2 years
of the ordinance*



Benchmarking Progress to Date



In Compliance: Full data that is required for the Ordinance

In Progress: Connected with 2030 District, will coordinate further to reach compliance



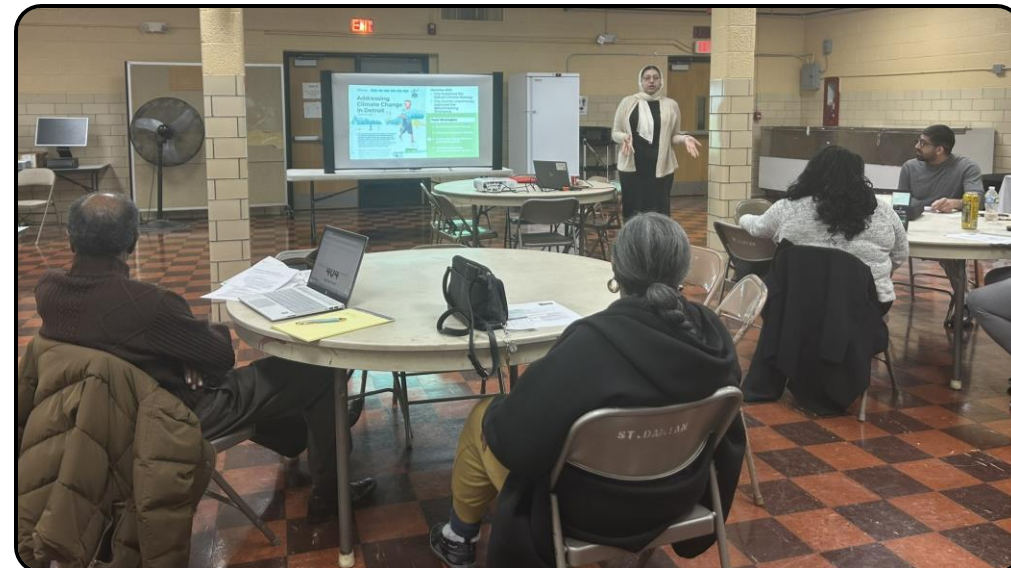
Importance of Benchmarking Support

Before Support	After Support
Multiple systems feel confusing and disconnected	Clear, guided steps across all required platforms
Missing utility data and login issues block progress	Credentials recovered and all utility data flowing correctly
Low awareness of requirements	Outreach and Data Jams drive understanding and action
Limited staff capacity in priority sectors	Hands-on help fills capacity gaps
Owners start but stall	Follow-through ensures full, accurate submission

CEM Grant Impact

Category	Description	Quantitative Targets	Impact
Energy Education & Engagement	Conduct education, outreach, and engagement with commercial industry groups.	8–12 meetings	27 meetings, 101 organizations (7 scheduled in April 2026)
Targeted Technical Assistance	Provide hands-on benchmarking and compliance support to priority building types. Goal is to reach 10–30% of required buildings per type.	(At Minimum) 5 childcare / education 5 nonprofits 15 houses of worship 25 affordable housing buildings	120 childcare / education 26 nonprofits 33 houses of worship 69 affordable housing buildings
Stakeholder Management & Support	Maintain relationships, track engagement, coordinate follow-ups, and ensure smooth participation across building types.	<i>Ongoing deliverable</i>	<i>Ongoing deliverable</i>
Reporting & Accountability	Document progress, track metrics, and provide regular updates on outreach, TA delivery, and compliance outcomes.	<i>Ongoing deliverable</i>	<i>Ongoing deliverable</i>

Data Jam Series Snapshot – (2025-2026)



Pipeline to Energy Programs

Roadmap to Solar for Building Owners

Pilot technical assistance program for select buildings

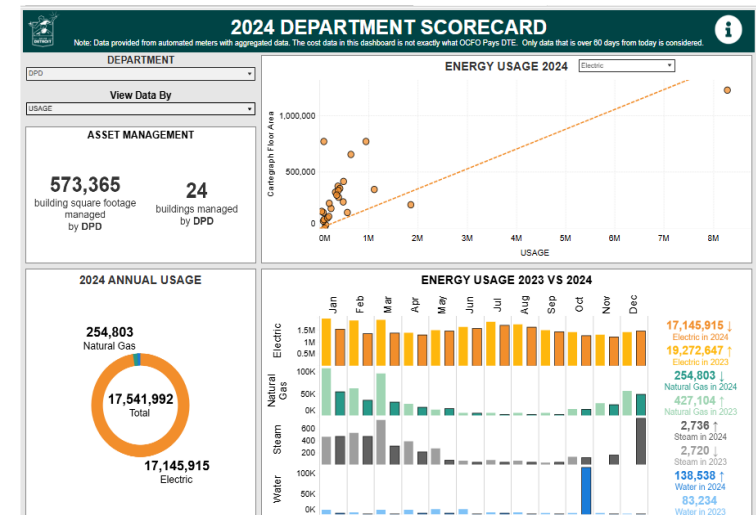
- 8 buildings participated
 - EE Education and TA
 - Building energy assessments
 - Solar feasibility



Energy Scorecards for Municipal Departments

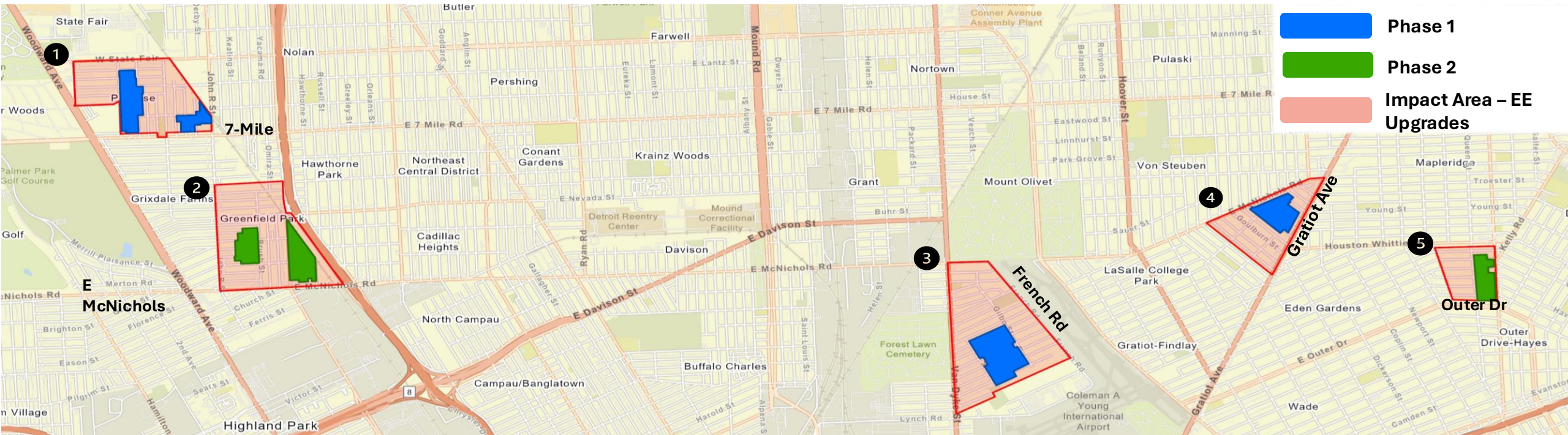
Education to internal city departments on lowering energy bills

- Behavior-Based Energy Efficiency Programs
- Capital Planning Assistance



Detroit Solar Neighborhood Initiative, Phase 1 & 2

- Transforming **165 Acres** of vacant land into a productive use
- Performing energy efficiency upgrades for **209 homes**
- Developing **31 MW** of Clean Energy
- Offsetting the consumption of **127 municipal buildings**



State Fair

- 1- Acres: 37.7
- EE Homes: 35

Greenfield Park

- 2- Acres: 42.2
- EE Homes: 28

Van Dyke

- 3- Acres: 42.3
- EE Homes: 62

Gratiot Findlay

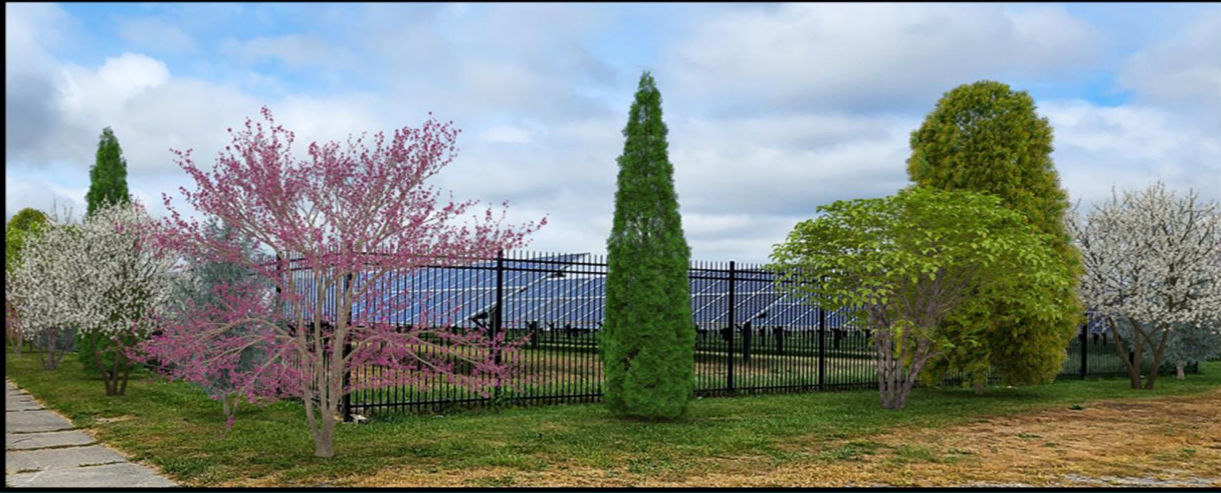
- 4- Acres: 23.2
- EE Homes: 29

Houston Whittier

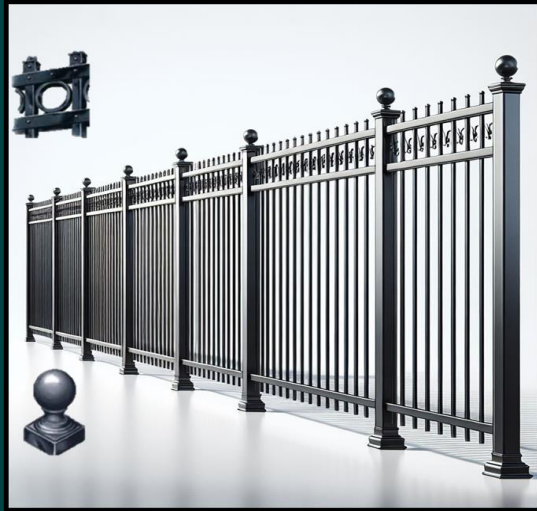
- 5- Acres: 18.1
- EE Homes: 55



Landscape Buffer Type



Fence Type



Van Dyke

Van Dyke / Lynch Interior



Manicured Meadow

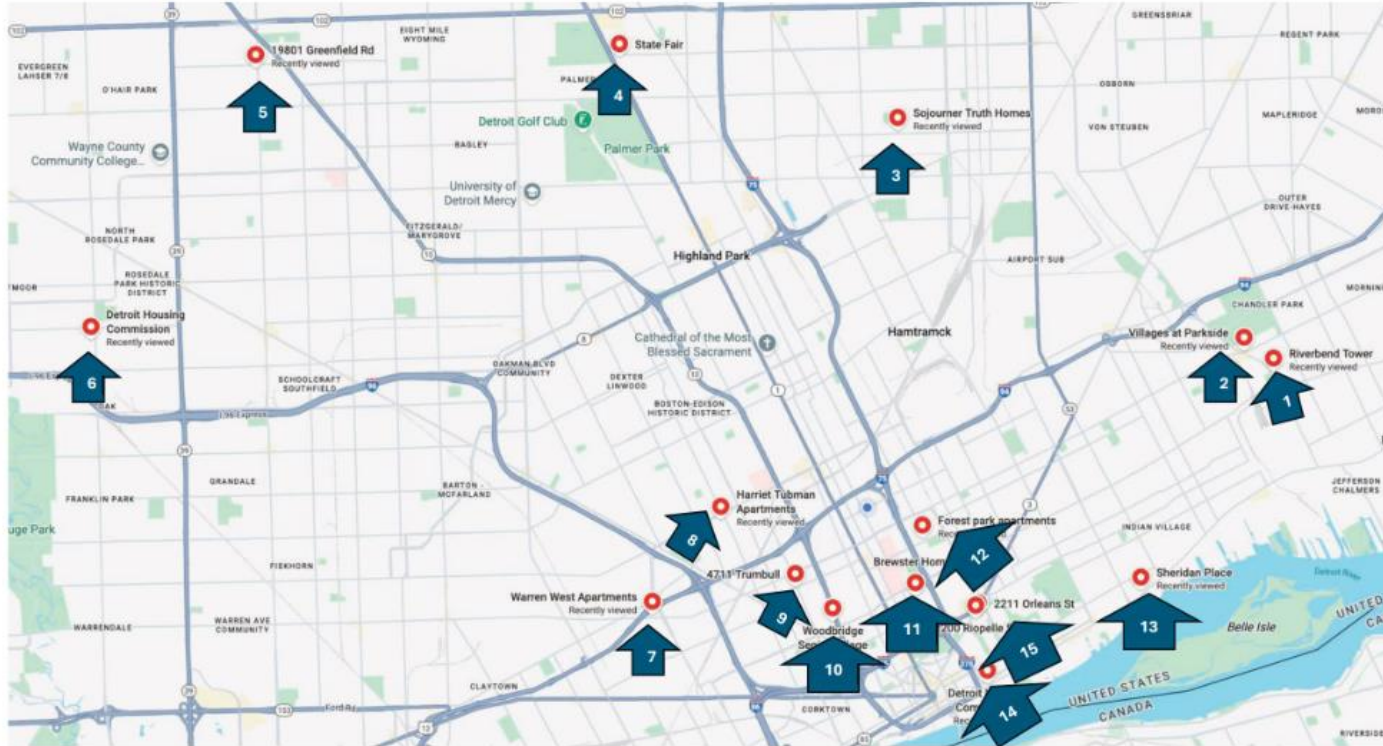
Perennial Bed



Raised Garden Bed



Affordable Multi-Family DHC – Pipeline for Projects



- The 2030 District was able to quickly respond to support additional scope of work and benchmark an additional 143 buildings as part of a Mayoral priority
- This was a request that was positioning for Detroit Housing Commission properties to be upgraded with MI Solar For All funding.
- Once the funding was canceled for MI Solar For All, the momentum for this request was halted, but since this portfolio was 90% of the way benchmarked, the work was complete.
- This data opens the door for future Housing Commission projects and speaks to the speed and versatility of the Detroit 2030 District.

Benchmarking Affordable Multi-Family DHC

Required to
report (Within
Scope of
Grant)

Additional
bldgs. in
Portfolio

Property Name	Total SQFT	Number of Buildings
Forest Park	105,450	1
Warren West	126,926	1
Sheridan Place I & II	293,267	2
Riverbend	95,728	1
Harriet Tubman	200,000	1
State Fair	108,360	1
Woodbridge Senior Village (Jeffries Homes Per PIC)	78,297	3
Woodbridge Senior Enhanced (Woodbridge Manor)	255,744	1
Woodbridge Estates I	92,100	18
Woodbridge Estates II	104,400	10
Woodbridge Estates III	99,137	5
Woodbridge Estates IV	48,657	7
Woodbridge Estates V	135,900	8
Woodbridge Estates IX	76,012	1
Woodbridge X	26,400	12
Garden view Estates	250,250	2
Brewster Homes	176,243	65
Diggs Homes	181,075	16
Sojourner Truth	76,012	49(+1)
Parkside II	13,324	20(+1)
Parkside IV	162,600	21(+1)

**Total Area
Benchmarked**

1,638,172
SQUARE FOOTAGE

**Total Properties
Benchmarked**

26
PROPERTIES

**Total Buildings
Benchmarked**

248
BUILDINGS



Opportunities

- Differentiate between urban and rural programs
- Support Building Codes for Energy Efficiency
- Partner with municipalities on clean energy projects they are funding within their jurisdiction
- Support with Braiding Funding
 - Universal energy assessment
 - Data sharing permissions

Thank you!



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