

EWR Low Income Workgroup

October 3rd, 2019

Agenda

- 9:00 – 9:15 Gather and Introductions
Brad Banks,
EWR Section, MPSC
- 9:15 – 9:25 Welcome
Carla Walker-Miller,
Walker-Miller Energy Services
- 9:20 – 9:30 Remarks
Joel Howrani-Heeres,
Director, Office of Sustainability
Office of Mayor Mike Duggan
City of Detroit
- 9:30 – 9:40 Brad Banks
Introduction of the EWR Low Income Workgroup
- 9:40 – 9:55 Tim Skrotzki & Briana Parker
Organization Spotlight: Elevate Energy
- 9:55 – 10:30 Panel: Energy Assistance and Low Income Energy Waste Reduction
Maureen Taylor,
Michigan Welfare Rights Organization
Rev. Rosyln Bouier,
Brightmoor Connections
- 10:20 – 10:30 Small group discussion:
How can energy assistance better integrate with energy waste reduction to better serve communities?
- 10:30 – 10:40 Break
- 10:40 – 10:50 Report Back
- 10:50 – 11:20 Panel: Energy Waste Reduction Opportunities In Communities
Gloria Lowe,
We Want Green Too
Donele Wilkins,
Detroit's Green Door Initiative
Steve Christensen,
Wayne Metro Community Action Agency
- 11:20 – 11:40 Small group discussion and report back
- 11:40 – 12:00 Open Floor, Questions
- Closing and Adjourn
- 12:00 – 1:00 Lunch and Networking
- Lunch hosted by DTE Energy

Welcome

Carla Walker-Miller,
Walker-Miller Energy Services



Remarks

Joel Howrani-Heeres,
Director, Office of Sustainability
Office of Mayor Mike Duggan
City of Detroit

Introduction of the EWR Low Income Workgroup

Brad Banks,
Michigan Public Service Commission

Introducing Elevate Energy

Dedicated to Promoting
Smarter Energy Use for All





SMARTER

We give people the resources they need to make informed energy choices.



ENERGY USE

Getting energy use right saves money, increases comfort, creates jobs, and protects the environment.



FOR ALL

We ensure the benefits of clean and energy efficient energy use reach those who need them most.



ELEVATE ENERGY

Smarter energy use for all

501(c)3 nonprofit organization

Elevate Energy – Smarter Energy Use For All

Elevate seeks to create a world in which everyone has clean and affordable heat, power, and water in their homes and communities — no matter who they are or where they live.

2018 Successes



Reduced 6,918 metric tons of CO₂e, equivalent to taking 1,469 cars off the road for an entire year

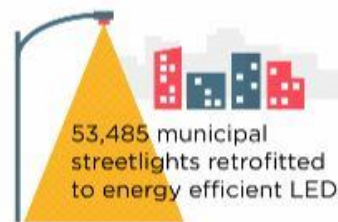
Helped 95% of graduates from our solar training program find employment



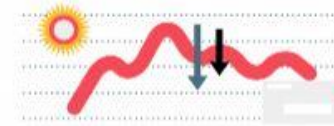
Kept 15,248 homes safe and affordable with efficiency and health and safety improvements



Helped families save over \$2.4 million on utility bills



53,485 municipal streetlights retrofitted to energy efficient LEDs



Served more than 115,000 families with our demand response and dynamic pricing programs



Kept nearly 600 children safe from lead exposure in drinking water



Taught 831 real estate professionals how to properly value and sell solar and high performance homes



Educated 379,420 people on how to save energy



Energy Program Highlights

- One-Stop Shop that helps affordable multifamily building owners retrofit existing buildings to save energy and money.
- National leader in demand response pricing programs that help customers save money and protect the environment.
- Jobs Accelerator brings business owners, technical experts, & industry specialists to support the development of a diverse & inclusive energy contracting community.



Bill Savings Programs



Utility-Funded Multifamily Efficiency



Clean Energy Jobs Accelerator



Environmental Health

- Improving Quality of Life for Asthma Patients Through Energy Efficiency
- GHHI, Elevate Energy and AMITA Health are collaborating offering asthma education and home-based asthma prevention measures, including minor construction such as mold remediation and health and safety repairs.



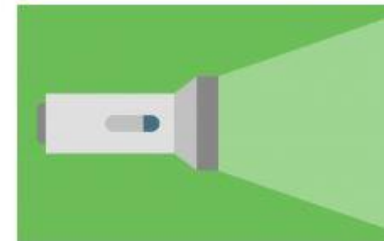
Improving Indoor Air Quality for Asthmatics



Partnering with Health Providers to Reduce Asthma Triggers



Mitigating Lead in Water



Implementing Integrated Pest Management



Elevate Energy – Michigan

- **Affordable Multifamily Housing**

- Energy Efficiency and Water Assessments & Retrofits
- New Const./Rehab Green Development Certification

- **Analyzing the Potential for Solar**

- Solar Feasibility & Implementation Support

- **Energy & Jobs Research**

- Energy Burden
- Work Force Development



“If you are doing energy audits already and you are looking for a more streamlined package, one-stop solution, [Elevate Energy] is a great program.”

-1st place “Biggest Loser” in the Multi-Family Category

Michigan Battle of the Buildings

- Matt Hollander



Michigan Energy Efficiency for All

 Michigan low-income families on average spend **15% of their income** on energy.



More than 1.4 million Michigan households, or 37%, are considered low-income, earning less than \$30,000 annually.¹ Many low-income households face a large energy burden. Energy burden is a household's

The average annual energy bill in Michigan is \$2,716

Average Annual Energy Bill:



Electricity:
\$1,341/year



Heating fuel²:
\$1,375/year

A household is considered energy burdened when energy costs exceed 6% of household income. Michigan households would need to earn \$45,000 annually to afford this bill.



Preserving Affordable Housing

Multifamily Green Initiative

assists owners to preserve affordable housing in Detroit by reducing energy usage, **stabilizing operating costs**, and providing a **higher quality of life** via energy efficiency, solar, & healthy housing improvements.



Detroit LISC 2017 MGI Cohort

- Bridging Communities - Pablo Elder Living Center in Southwest Detroit.
- U-SNAP-BAC - Lakewood Manor in Detroit's eastside.
- Preservation of Affordable Housing - 8330 On the River Jefferson Corridor.
- Develop Detroit - University Meadows in Woodbridge and Marwood Apartments in North End.



Bridging Communities

Pablo Davis Elder Living Center
9200 Vernor Hwy,
Detroit, MI 48209



Bldg ID	Elec EUI	Gas EUI	Total EUI
Pablo	24.5	52.1	76.6

ECM	Description	Cost Est. (\$)	Savings Est. (\$/Yr)	Savings kWh/Yr	Savings therm/Yr	Rebate Est. (\$)	Paybac k (Yr)	Life (Yr)	SIR
1	Install DHW Pipe Insulation	\$100	\$33	0	42	\$20	2.4	25	10.2
2	Demand Controlled Ventilation	\$7,000	\$3,300	1,159	2,746	\$500	2.0	25	12.7
3	Install Occupancy Sensors	\$1,200	\$238	1,858	0	\$200	4.2	10	2.4
4	Lighting Retrofits to LED	\$48,076	\$10,459	81,521	0	\$4,893	4.1	15	3.6
TOTALS		\$56,376	\$14,030	84,538	2,788	\$5,613	3.6		



Develop Detroit

University Meadows
4500 Trumbull Ave
Detroit, MI 48208



Bldg ID	Elec EUI	Gas EUI	Total EUI
University Meadows	20.9	48.0	68.9

1	2	3
Apartments: Replace Toilets with 0.8 Gallon per Flush Models.	House: Implement Demand Controlled Ventilation with Energy Recovery	House: Install 2 Front End Condensing Boilers at 95% Efficiency
4	5	6
House: Replace CFL Hallway Lighting with LED Fixtures and Dimming Controls	House: Replace CFL Recessed Cans with LED Downlights	House: Replace Linear Fluorescent 2X2 Fixtures with LED Drop-in Fixtures
7	8	9
House: Replace Linear Fluorescent Stair Lighting with Bi-level LED System	House: Retrofit 2X4 Box & Troffer Fixtures with LED Tubes	House: Replace Quartz Halogen Flood Lights on Bldgs with LED Equivalents
10		
House: Replace Pole Light Fixtures with Bi-level LED Shoeboxes		



Detroit LISC Multifamily Green Initiative

Energy Assessment Summary							Solar Analysis*				Total Project		
Facility	Number of Units	Annual Utility Costs	Retrofit Cost	Annual Utility Cost Savings	Utility Cost Percent Savings	Payback Years	Solar Array	Solar Installation Cost	Annual Solar Utility Cost Savings	Payback Years	Total Annual Savings	Total Annual Utility Percent Savings	Internal Rate of Return (IRR)
Bridging Communities Pablo Elder Living Center	80	\$93,020	\$56,376	\$14,030	15%	3.6	150 KW	\$300,000	\$21,897	5.6	\$35,927	39%	12%
U-SNAP-BAC Lakewood Manor	30	\$22,430	\$36,714	\$6,528	29%	5.4	N/A	N/A	N/A	N/A	\$6,528	29%	12%
Develop Detroit University Meadows	52	\$87,582	\$116,290	\$23,009	26%	4.8	120 W	\$240,000	\$18,148	5.6	\$41,157	47%	12%
Develop Detroit Marwood Apartments	53	\$59,861	\$49,085	\$11,372	19%	4.1	20 KW	\$48,000	\$3,079	6.3	\$14,451	24%	15%

N/A = Not available

* Support from The Green Panel



Detroit Solar Feasibility Assessment

City of Detroit HRD & OoS via HUD Grant

1. Online Interactive Detroit City Solar Map
2. Solar Policy Analysis – City and State Level
3. Solar Design Guidelines including Design Drawings of Solar in Detroit
4. Detroit Solar Citizens Toolkit
Detroit Project Leader Toolkit
5. Financial & Operating Models



Enterprise Sustainability Exchange

Enterprise Community Partners is partnering with **Elevate Energy** to provide technical assistance to implement energy and water savings opportunities with Detroit community development organizations. This work will include Resiliency Plans to mitigate future climate change impacts.



ESE 2019 Demonstration Projects

- Church of the Messiah
Bridgeview I + II (22 units)
- U-SNAP-BAC
Lakewood Manor (30 units)



Contractor Accelerator

- Elevate's focus is providing **Disadvantaged Businesses** under-represented in the industry with training, tools, and mentorships to grow their businesses.
- The **Contractor Accelerator** provides contractors with a cohort-based approach that connects them with resources, relationships, and construction jobs.
- 29 diverse businesses have participated in Elevate's Contractor Accelerator; 18 contractors have been onboarded into utility programs; 9 solar contractors are preparing to position themselves for projects.



Thank You!

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Our Impact

kWh Saved



27,075,586

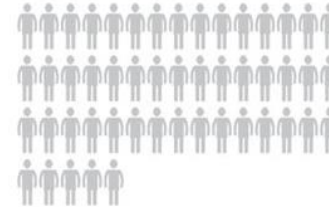
That's enough to run 4,263 refrigerators for one year!

Units Retrofitted



48423

Jobs Created



709

Gas Therms Saved



8,810,164

That's enough to heat 11,013 average apartment units for one year!

Total Investments in Energy Efficiency



Metric Tons CO₂e Saved



That's the same greenhouse gas emissions released from 15,012 average passenger vehicles every year.

Katrina Orcino

Relay Network Coordinator

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Panel: Energy Assistance and Low Income EWR

Maureen Taylor,
Michigan Welfare Rights
Organization

Rev. Rosyln Bouier,
Brightmoor Connections

Small Group Discussion

How can energy assistance better integrate with Energy Waste Reduction to better serve communities?

Break

Panel: EWR Opportunities in Communities

Gloria Lowe

We Want Green Too

Donele Wilkins

Detroit's Green Door Initiative

Steve Christensen

Wayne Metro Community Action Agency

Discussion and Report Back

Open Floor and Questions

Closing and Adjourn