



2025 Impact Report





*WE ARE ACCELERATING
THE REDUCTION OF
GREENHOUSE EMISSIONS*

LEARN WHO IS LEADING THE WAY

“We do not inherit the Earth from our ancestors, we borrow it from our children.”

(quote attributed to multiple people throughout history)

Having recently welcomed my first grandchild into this world, I can't help but wonder about the world I will leave her. It won't be the same, but may it still be a beautiful, diverse, nurturing, awe-inspiring planet. The work Washtenaw 2030 District members, volunteers and staff do, gives me hope and purpose.

In 2025, the Washtenaw 2030 District continued to increase its impact through education, a growing membership and the property owners/managers who are leading in decarbonizing their facilities. We now have a collection of case studies to build on, with real performance data as buildings electrify and add renewable energy.

The investment needed for adaptation will be determined by our greenhouse gas emissions reductions over the next 4 - 14 years. The sooner we reduce, the less the cost of adaptation. It is now clear that we will exceed the 1.5°C target set in Paris.

- [2025 ranked as the third-warmest year](#) since global records began in 1850, finishing 1.17°C (2.11°F) above the 20th-century average of 13.9°C (57.0°F).
- The [average annual temperature](#) for the contiguous U.S. in 2025 was 54.64°F, 2.63°F above the 20th-century average, [ranking as the fourth-warmest year](#) in the 131-year record.

For complete information:

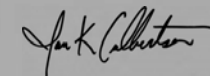
- [2025 Annual Global Climate Report](#)
- [2025 Annual National Climate Report](#)

The GOOD NEWS: locally we ARE making progress and continue to build resources to accelerate that progress. New construction needs to meet Net Zero Emissions now and every building should develop their decarbonization plan to meet Net Zero Emissions by 2040.

What is your next step?

Review our 2025 Impact Report and seek greenhouse gas reduction solutions that you can ACT on.

To our collective success,



Secretary/Operations Lead

Washtenaw 2030 District

The Washtenaw 2030 District is a public-private partnership that brings together property owners, local governments, businesses and community stakeholders to work towards a common goal of reducing the environmental impact from building construction and operations. It is part of the 2030 Districts Network, a network of 26 Districts across North America, and one of four in Michigan. Together, districts benchmark, develop, and implement creative strategies, best practices, and verification methods for measuring progress towards a common goal of meeting the 2030 Challenge for Planning and ultimately achieving carbon neutrality no later than 2040.

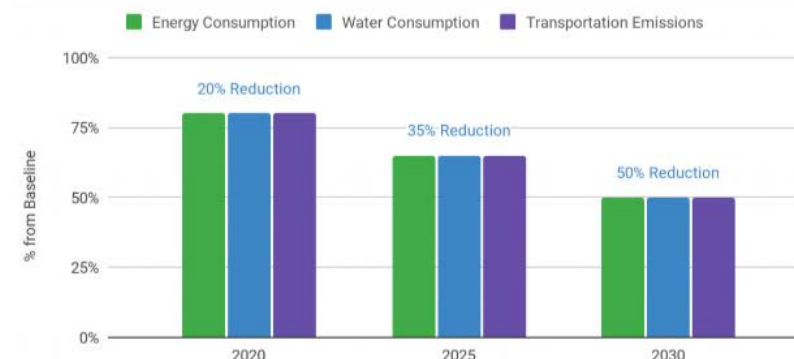
Challenge for Planning

For existing buildings, the 2030 District Network targets are the same for all three metrics: a 35% reduction from baseline by 2025, with incremental targets reaching a 50% reduction by 2030. The District Network adopted Architecture 2030's recommendation to increase the GHG reduction goal to 65% by 2030 and phase out CO₂ emissions in the built environment by 2040.



THE 2030 CHALLENGE FOR PLANNING

EXISTING BUILDINGS



Where we are headed

Architecture 2030 issued the 2030 challenge 20 years ago. We are now just 5 years away from the goal. The urgency of the climate crisis demands decisive action from the building sector, which is responsible for a significant portion of global greenhouse gas (GHG) emissions. In 2005, Architecture 2030 launched the 2030 Challenge in direct response, establishing a 25-year roadmap for the sector's transformation from a major source of emissions to a central solution to the climate crisis. We are now 5-years out from these goals.

In collaboration with A²ZERO and Resilient Washtenaw, the following strategies are key actions needed to achieve the deep reductions in carbon emissions within the next decade:

Policy and Advocacy

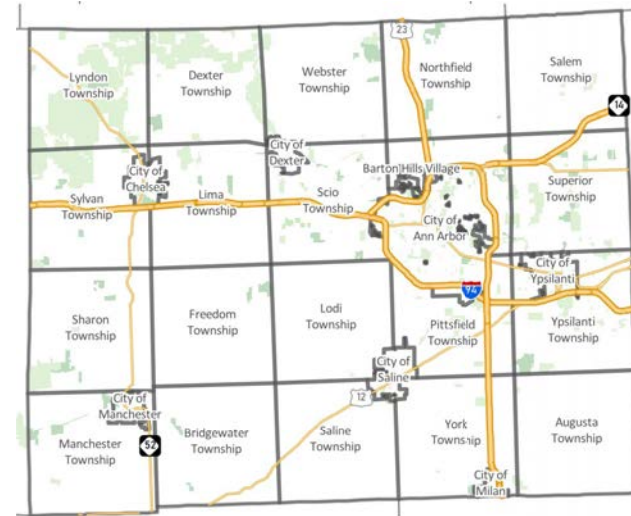
Washtenaw 2030 District recognizes that a favorable business and regulatory environment will help members achieve the goals of the [A²ZERO Carbon Neutrality Plan](#) and the [Resilient Washtenaw](#) plan. Washtenaw 2030D will continue to advocate for both market-based solutions and positive public policies at the local and state level. Specifically, W 2030D supports:

- Ordinances & legislation supporting a Circular Economy
- Adopting the 2024 IECC with the Zero Code Renewable Energy Appendix in Michigan
- Powering our electric grid with 100% renewables no later than 2040
- Electrification of our transportation sector and building the needed infrastructure
- Local benchmarking and transparency ordinances
- Policies to encourage the use of non-motorized & public transportation
- Ordinances that strengthen Complete Neighborhood concepts
- Performance-based incentives
- Construction of all new buildings to be zero emissions
- An equitable transition to Carbon Neutrality

Where We Work

We work with commercial property owners and managers throughout Washtenaw County.

This includes municipalities, school districts, multifamily properties and houses of worship.



Key Collaborators



[City of Ann Arbor
Office of Sustainability and
Innovations \(OSI\)](#)



[Washtenaw County
Resiliency Office](#)



[2030 Districts Network](#)

Program Impact

\$60,000 in Energy Management Grants were awarded in 2025.

These grants were used for:

- energy audits,
- blower door testing,
- equipment replacement options,
- decarbonization planning and implementation

Nonprofit or low-income organizations received 50% of the grants awarded.

Commercial Solar Technical Assistance Program:

Provided assistance to 10 properties with 4 proceeding with a solar project.

Education and Engagement



Selected as Elective Pay Ambassador Host Organization [Elective Pay Program](#) and [Learn More](#)



Implementing A²ZERO Lunch & Learn Series is a joint program with AIA Huron Valley and Washtenaw Contractors Association. If you missed the programs, recordings and presentations can be found [here](#).



Energy Management Best Practices



Benchmark and Track Energy Usage



Conduct an Energy Audit



Improve Energy Efficiency



Transition to Renewable Energy

Program Impact (con't)

Benchmarking and Data Reporting

Ann Arbor's City Council unanimously adopted the Energy and Water Benchmarking Ordinance ([City Code 104](#)) in October 2021. The ordinance requires building owners and managers of buildings greater than 20,000 square feet benchmark - or track - their building's energy and water use.

View the City of Ann Arbor 2025 Benchmarking report [here](#).

Interact with the Benchmarking Dashboard [here](#).

Of 1546 Washtenaw 2030 District member buildings benchmarking: 77% are reporting full energy data and 66% are reporting full water data.



District Greenhouse Gas (GHG) Emissions



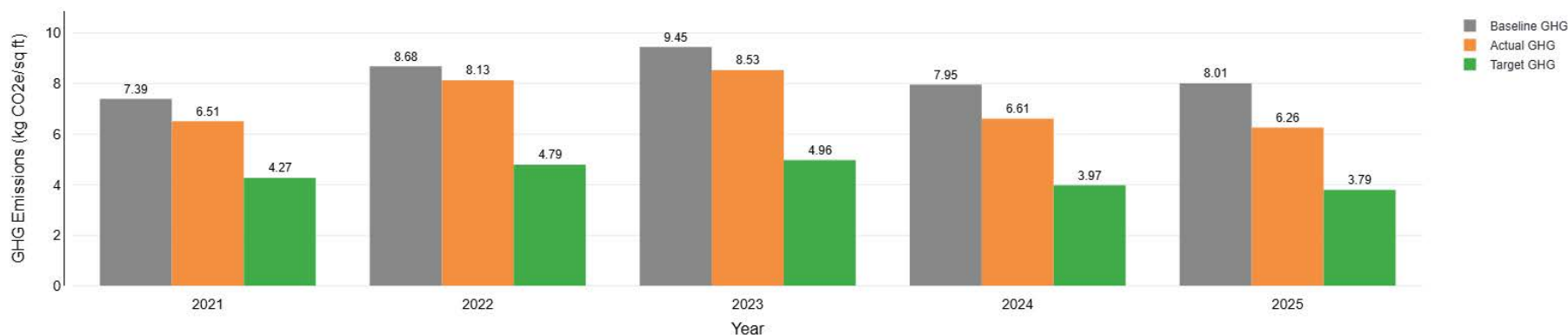
The 2025 reduction target for greenhouse gas emissions is 56% to achieve a 65% reduction by 2030 and carbon neutrality by 2040. The 2030 District achieved a 21% reduction in GHG emissions from the baseline. 1191 buildings with complete 2025 energy data, out of 1546 member buildings, are included in this calculation. 7 buildings achieved a 56%+ reduction meeting the 2025 goal (see Honor Roll).

District properties have a HUGE opportunity to reduce emissions both through increasing efficiency and implementing renewable energy. Accelerating the District's efficiency and renewable energy deployment is imperative to meet carbon neutrality goals.

We use the following DTE emissions factors for electricity (kilograms of carbon dioxide equivalent per kilowatt-hour):

- 2021 - .596 kg CO₂e/kWh
- 2022- .663 kg CO₂e/kWh
- 2023- .628 kg CO₂e/kWh
- 2024 - .565 kg CO₂e/kWh
- 2025 - .506 kg CO₂e/kWh

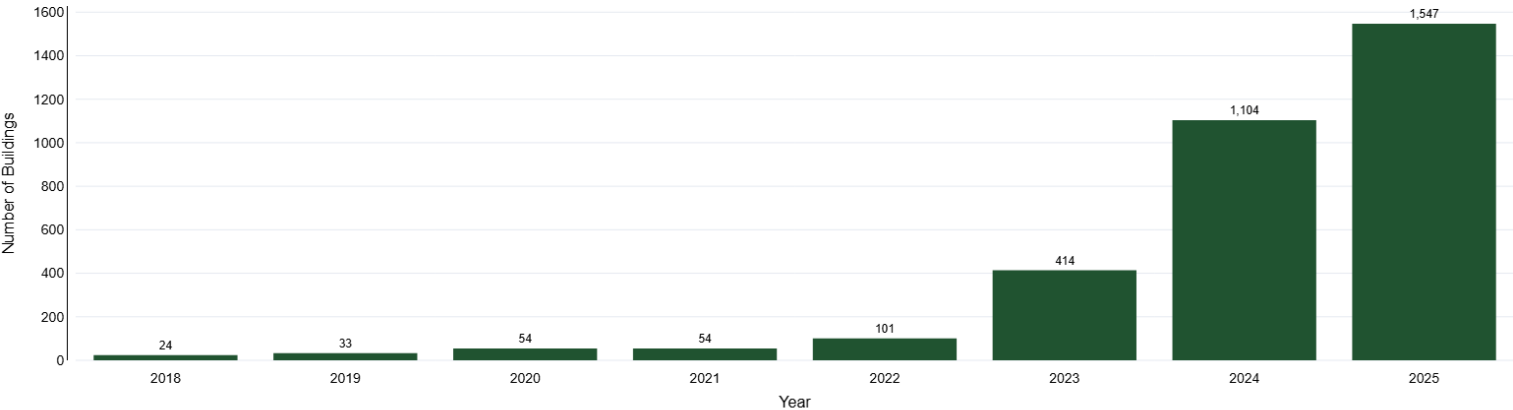
Annual GHG Emissions



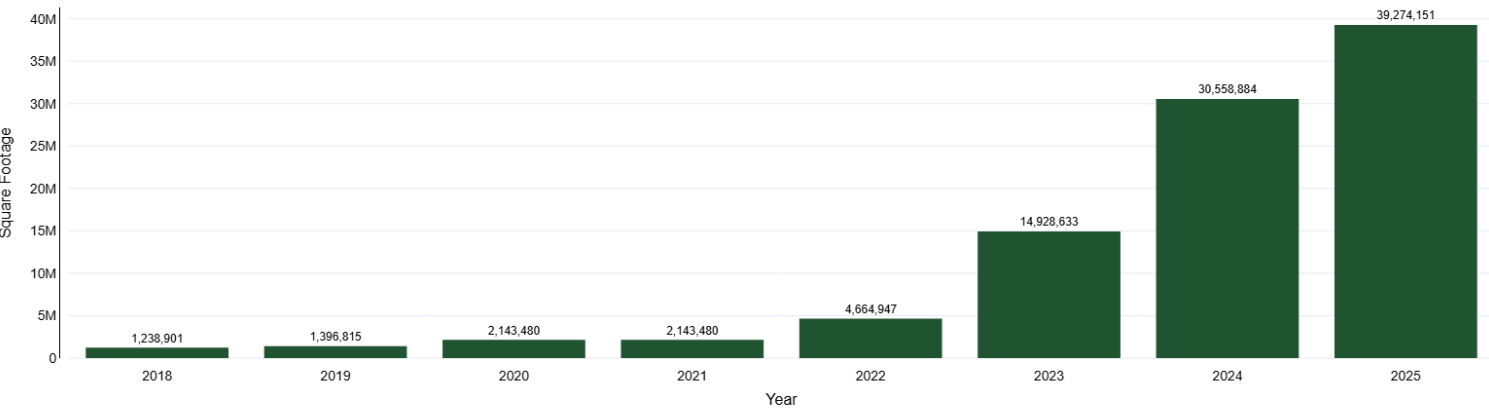
Building Statistics

As of December 31, 2025 the district membership includes 1546 buildings, totaling over 39 M sq ft. We have grown in bulding area 11.8% since 2024. The building use type composition is stabilizing. In 2026, we will be adding more single-family rentals and condominiums in support of the [Green Rental Housing](#) ordinance and the city’s benchmarking ordinance requiring condos to benchmark as of June 1, 2026.

Number of Buildings By Year



Total Building Area by Year

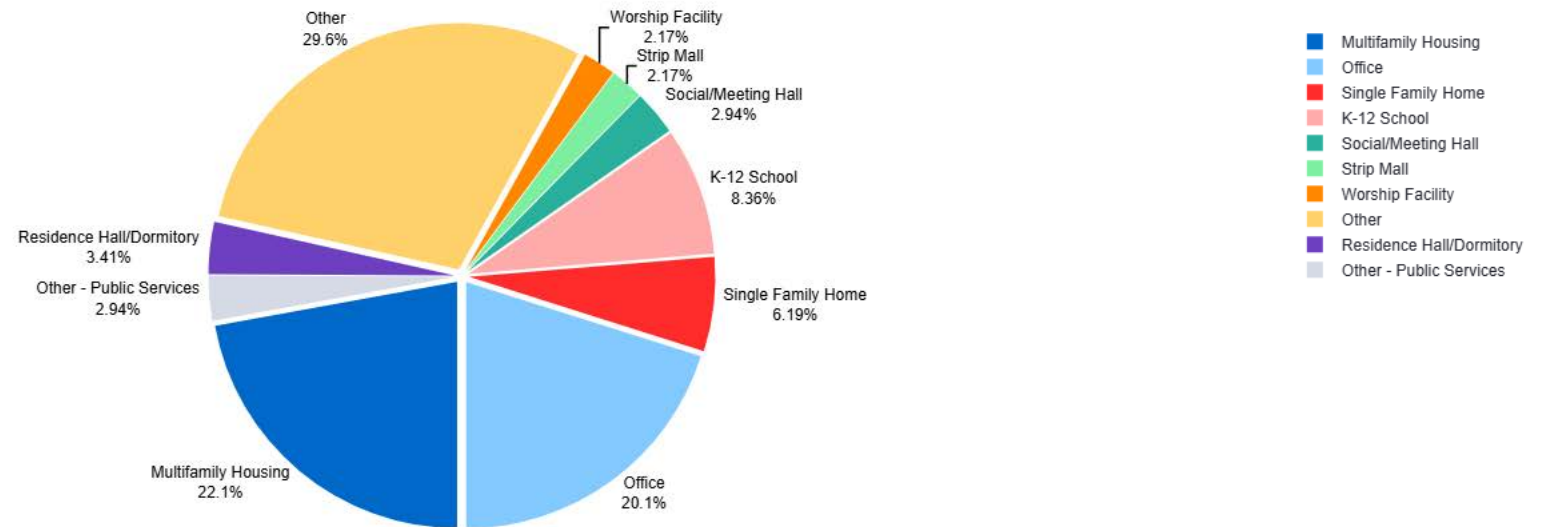


Building Statistics (Con't)

Building Use Types

The mix of properties benchmarking in the district continues to include more building uses. This year multifamily is 22.2% by area of our district portfolio with k-12 schools and office use being 8.37% and 20.2% respectively.

Total Building Area by Use Type



Goals

Energy Use

Decarbonize the Built Environment through:

- Continuing to expand the district to include Washtenaw County, focusing on municipalities and Houses of Worship in collaboration with Resilient Washtenaw
- Achieve 85% + benchmarking compliance in collaboration with OSI
- Support businesses completing the Green Business Challenge with energy assessments and benchmarking
- Support members meeting the Green Rental Housing Ordinance through energy assessments, tenant resources and blower door testing.
- Work with members to establish both long- and short-term reduction targets, aligning necessary upgrades with capital improvement cycles.
- Continue Energy Audit and Assessment Programs and publish case studies
- Develop green leasing and tenant engagement programs
- Expand on-site and off-site renewables through education, outreach, and technical support
- Expand on the Implementing A²ZERO Educational Series with additional deep dives to explore specific decarbonization strategies and technologies.
- Recognize buildings and tenants making substantial progress.



Goals

Water

- Produce building water scorecards to complement energy scorecards
- Work with members to establish both long- and short-term reduction targets, aligning necessary upgrades with capital improvement cycles.
- Promote Stormwater and Rainwater Harvesting & Reuse technologies
- Promote native landscapes to reduce or eliminate irrigation
- Promote Greywater Reuse technologies
- Recognize buildings and tenants making substantial progress.



Goals

Transportation

- Promote electrification of fleets.
- Promote work from home policies.
- Promote the addition of EV charging stations.
- Support and promote walking & biking.
- Develop tenant and employee engagement strategies to support reducing vehicle miles traveled by 50%
- Recognize buildings and tenants making substantial progress.



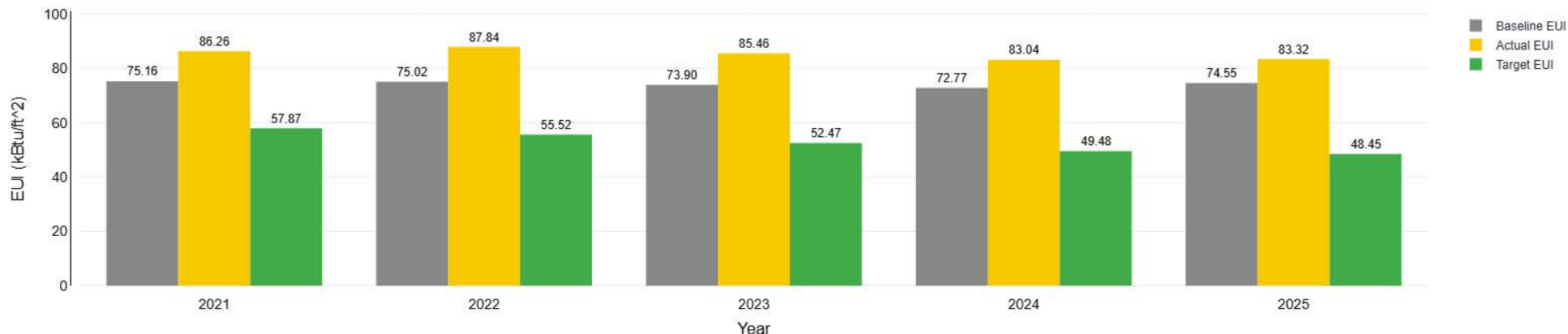
Energy Benchmarking



The district has benchmarked building energy use since 2018, skipping 2020 because of the pandemic. The square footage of properties in the district has increased by 27.7% since 2024 and the building use make up has changed. The 2005 baseline EUI is calculated by building use and area, thus, depending upon the use and square footage of the district buildings reporting, the 2005 district baseline and resulting target changes each year.

The District average EUI continues to be above the baseline: this year, by 11.8%. The District will be engaging those building owners/managers with the most potential for energy efficiency improvements, offering a package of our energy management grant, City of Ann Arbor and DTE rebates.

Average Energy Use Intensity (EUI)



Baselines are calculated by the following methods:

Energy: 2003 Commercial Building Energy Consumption Survey (CBECS).

Water: 2012-2015 City of Ann Arbor Water Use Data and National ESPM 2019 Median WUI as a check.

Transportation: The Washtenaw 2030 District 2025 transportation survey

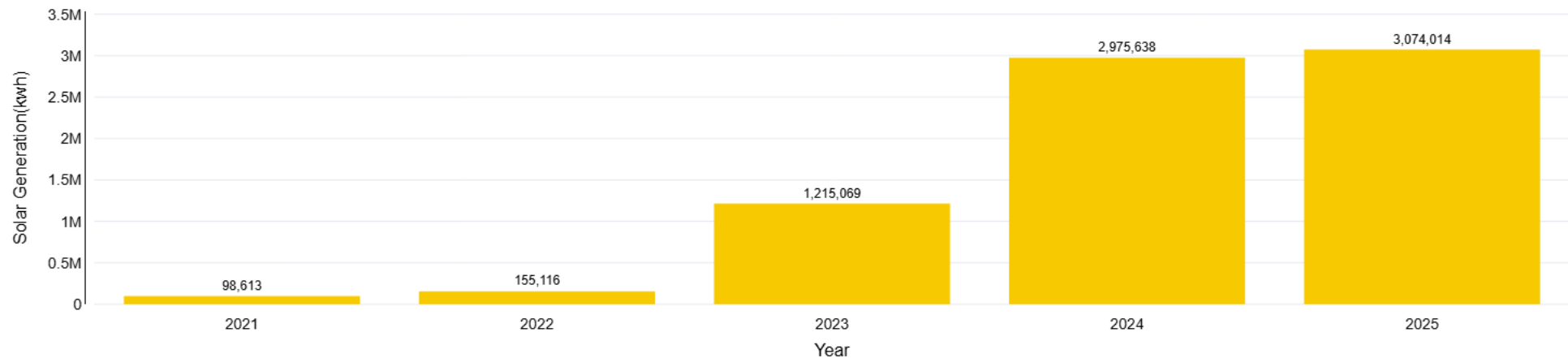
On-Site Renewable Energy Generation



The District generated over 3074 MWh of on-site solar energy in 2025, with 34 buildings reporting their 2025 generation. A total of 46 buildings have on-site solar, so this data is underreported. Solar generation is tracked manually with buildings submitting their electric bills.

We continue to promote on-site solar to our members through the Commercial Solar Technical Assistance Program and by partnering with the Great Lakes Renewable Energy Association and the Washtenaw County Resiliency Office to organize group buys through 2026, maximizing the number of installations before Federal tax credits/elective pay ends in December 2027.

Annual Onsite Solar Generation



Water Benchmarking

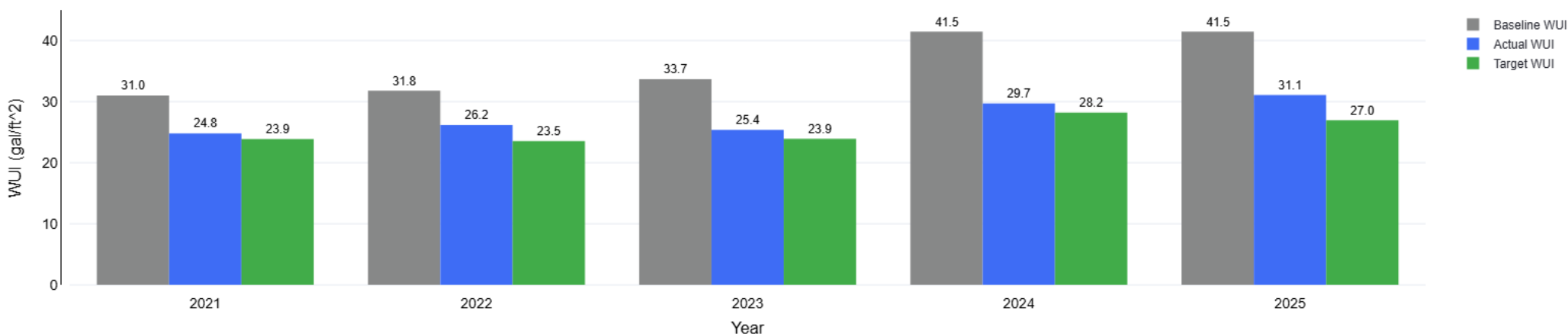


The district has benchmarked building water use since 2021. The square footage of properties in the district has increased dramatically since 2021 and the building use make up has changed. The 2025 baseline WUI is calculated by building use and area, thus, depending upon the use and square footage of the district buildings reporting, the 2025 district baseline and resulting reduction targets change each year.

The District average WUI is 25% below the baseline but still needs to reduce by another 13.2% to meet the 2025 reduction target. We are seeing the highest water use in many buildings during the summer indicating the need for education and resources to reduce water use in landscape irrigation.

The District will be engaging those building owners/managers with the most potential for water efficiency improvements, offering a package of our energy management grant, City of Ann Arbor and DTE rebates. The Green Rental Housing Ordinance also incentivizes WaterSense fixtures and irrigation controls. That ordinance will cover 31,500 housing units in the City of Ann Arbor over the next three years.

Average Water Use Intensity (WUI) by Data Year



Houses of Worship (HoW) Best Practice Group

The 2025-26 Graham Scholars Project Team is developing an outreach database coupled with materials and case studies to support expanding the House of Worship Best Practice Group county-wide. The project will continue through fall of 2026.



Thank you team! Daniella Kasper, Martin “Joe” Clynes, Mason Johnson, Rachel Mecca, Willa Cornillie

Case Studies

WASHTENAW DISTRICT 2030 **First Unitarian Universalist Congregation of Ann Arbor**
4001 Ann Arbor Saline Road, Ann Arbor, MI

Project Description

- Expanded solar array by 268 panels to 350 panels in 2024.
- 8 natural gas HVAC systems are being replaced with 7 heat pump systems and 5 ERV systems in 2026.
- In 2025 the 350 solar panels generated 9 more kWh than the facility used and saved about \$20,300 compared with purchasing the electricity from DTE.
- Updated building with energy conservation measures, expanded solar arrays, heat pump HVAC systems, and expanded LED lighting to make the facility carbon neutral.

Funding / Impact

Metrics

Metric	Baseline (2022)	Current (2025)	Change
ENERGY STAR Score	71	80	+9.0
GHG Intensity (kgCO ₂ e/kWh)	3.72	2.21	-40.6%
Weather-normalized GHG Intensity (kgCO ₂ e/kWh)	69.8	55.0	-14.8%

Join Us in Making a Difference!

WASHTENAW DISTRICT 2030 **Genesis of Ann Arbor**
2309 Packard St.

Project Description

- Installed 160 rooftop solar panels in 2020. Installed 75 more in 2025.
- In 2022, water usage reduction began by replacing leaking faucets, leaking toilets, adjusting flush quantities, and installing dual flush toilets.
- Installed a roof-top heat pump to make heating and cooling more efficient.
- Took energy-saving measures such as upgrading to LEDs, replacing drafty windows and windowspanes, and programming building thermostats to reduce wasted heat. ("Thermostat Wars")

Impact

Metrics

Metric	Baseline (2019)	Current (2025)	Change
ENERGY STAR Score	42	57	+35.7%
GHG Intensity (kgCO ₂ e/kWh)	7.00	3.74	-46.6%
Weather-normalized GHG Intensity (kgCO ₂ e/kWh)	72.1	57.5	-20.2%

Join Us in Making a Difference!

WASHTENAW DISTRICT 2030 **Beth Israel Synagogue**
2000 Washtenaw Ave, Ann Arbor, MI

Project Description

- ASHRAE Level II audit (2022) for 25,477 ft² facility.
- Identified ECMs saving ~\$6,264/yr.
- Decarbonization roadmap: HVAC all-electric replacement, adding insulation and renewables, ventilation, and electrification.
- 40.5 kW rooftop solar project.
- Energy performance tracked in ENERGY STAR Portfolio Manager.

Funding / Timeline

Metrics

Metric	Baseline (2019)	Current (2025)	Change
ENERGY STAR Score	29	46	+17%
GHG Intensity (kgCO ₂ e/kWh)	5.23	3.58	-31.5%
Weather-normalized GHG Intensity (kgCO ₂ e/kWh)	56.0	47.9	-14.8%

Actual 2025 utility savings: \$2879

Join Us in Making a Difference!

WASHTENAW DISTRICT 2030 **First Congregational Church of Ann Arbor**
608 E William St, Ann Arbor, MI 48104

Project Description

- Installed 34 rooftop solar panels in 2020.
- Renovation in 2022 improved building efficiency.
- Single pane windows were replaced with double pane windows.
- Upgraded light fixtures to LED with motion sensor to turn off when nobody was in the room.
- Higher efficiency steam boilers were installed in 2013.
- Replaced automatic water faucets that were causing water waste in 2023-2024.
- In 2024, cut summer water usage in half by reducing sprinkler run time.
- Congregation funded renovation work through a capital campaign.

Funding / Impact

Metrics

Metric	Baseline (2014)	Current (2025)	Change
ENERGY STAR Score	46	55	+19.6%
GHG Intensity (kgCO ₂ e/kWh)	3.25	2.45	-24.6%
Weather-normalized GHG Intensity (kgCO ₂ e/kWh)	43.1	39.9	-7.4%

Join Us in Making a Difference!

Municipalities Best Practice Group

The 2030 District partners with Resilient Washtenaw for municipal outreach, education and resources. We jointly host an annual workshop and participate in the Climate Resilience Network focusing on the following action areas:

- Coordination and Inclusion Across Municipalities
- Hazard Mitigation & Emergency Preparedness
- Electric Infrastructure & Grid Reliability
- Policy Templates & Standards
- Community-led Support & Response

Municipalities used energy management grants from the 2030 District for energy audits, blower door testing, LED replacement projects and decarbonization planning.

Resource: [Resilient Washtenaw Toolkit](#)



Sustainable Food Service Business Best Practice Group

In addition to benchmarking, energy audits, and electrification technical assistance, the district promotes its toolkit for food service businesses looking to reduce their energy use and emissions: [Sustainable Food Service Business Road Map](#). The roadmap was developed by the 2024-25 School of Environment and Sustainability Student Team.

OUR SIX TOPIC AREAS

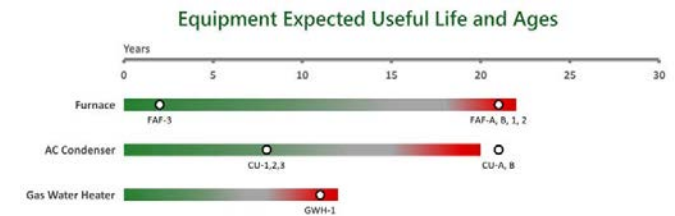


Yeorong (Leon) Liu, Zenghongli (Aslan) Zhou, Sarah Bibb, Maithilee Kanthi, Annie Smuts, Miriam Megdal, Geoff Lewis, SEAS Program Advisor

Multifamily Best Practice Group

Formed to support multifamily building managers and owners of all sizes to benchmark and decarbonize their buildings through efficiency, electrification, and renewable energy. We are partnering with the Washtenaw Area Apartment Association to provide resources and services to joint members, including workshops to comply with the Green Rental Housing Ordinance.

We have created a resource that property owners and managers can brand and distribute to their tenants: [2030 Tenant Toolkit for Sustainable Living](#).

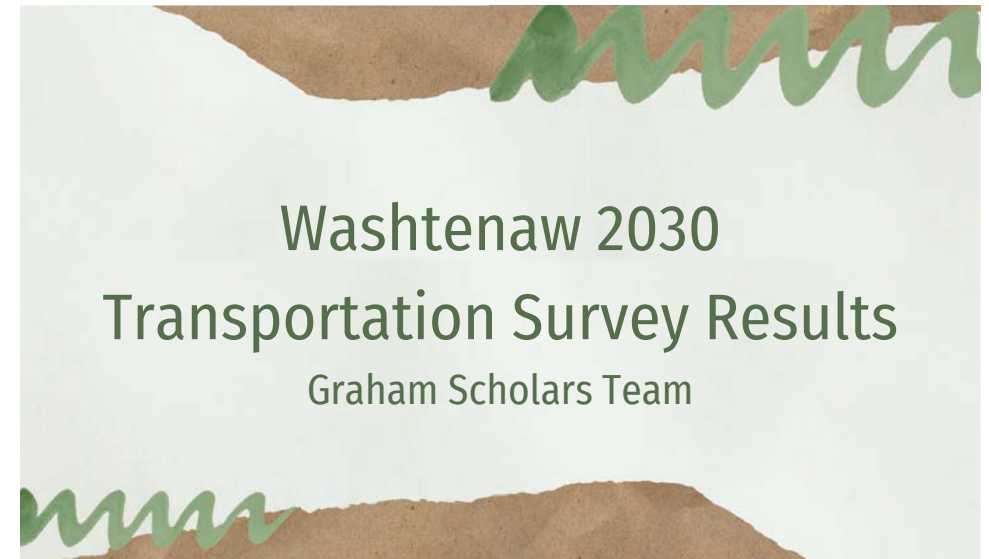


Transportation Survey

The Washtenaw 2030 District Transportation Emissions Survey is conducted on the odd years.

Thank you to the [Graham Sustainability Institute](#) [Graham Scholars](#) 2024-2025 Program Student Team who conducted the transportation survey in January 2025. Click image for results --->

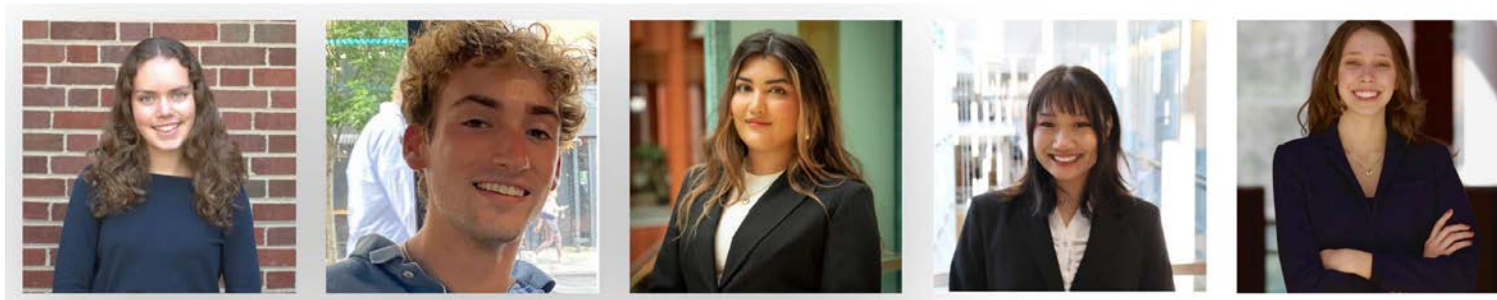
435 participants in the 2025 transport survey.



 First United Methodist Church: Highest % of employees participating

 Zingerman's Company of Businesses: highest number of employee participants

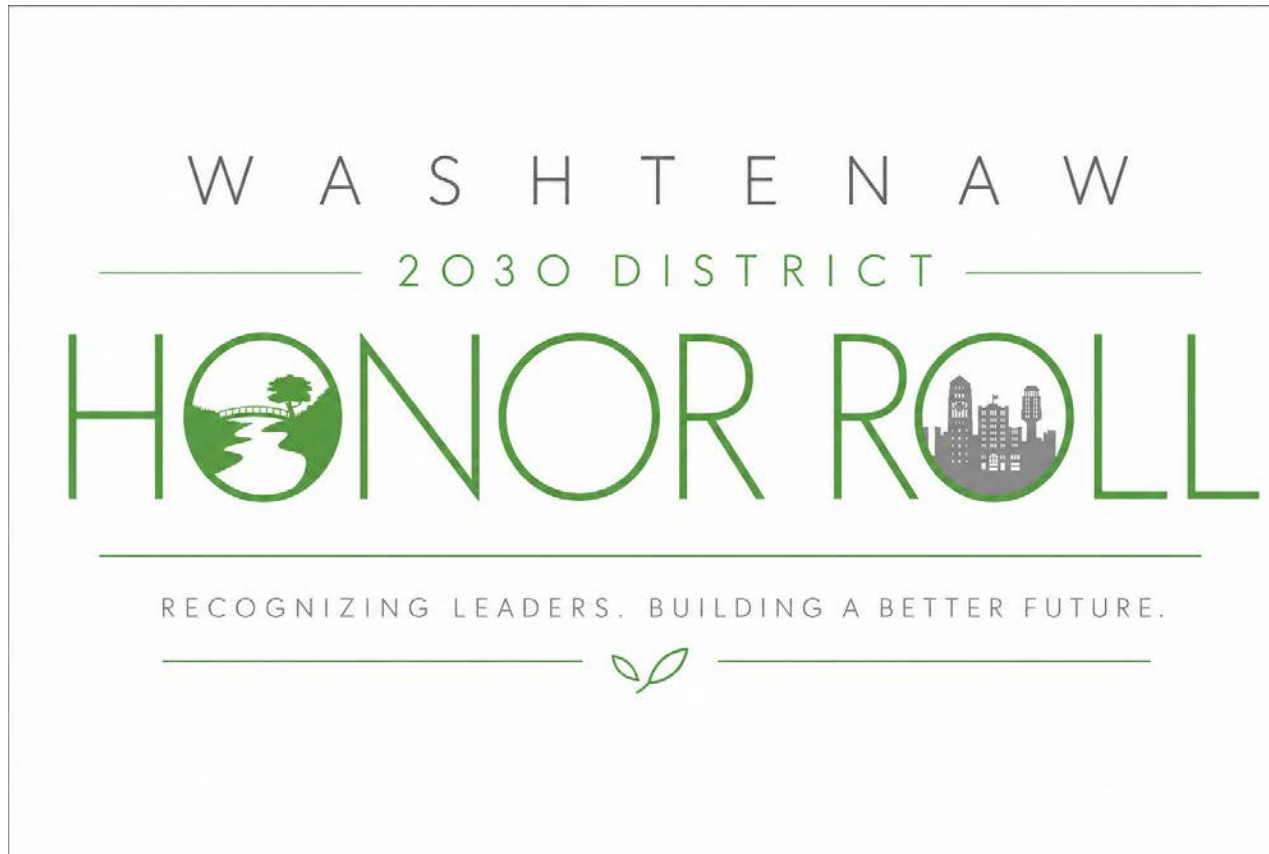
Graham Sustainability Scholars Team



Thank you team! Lauren May, Michael Catrambone, Abigail Zang, Catherine Li, Lily Bourgeois

Washtenaw 2030 District Honor Roll

These member buildings have met the 2025 reduction target of 35% for energy, water and/or 45.5% for GHG emissions.



Key Code: Energy



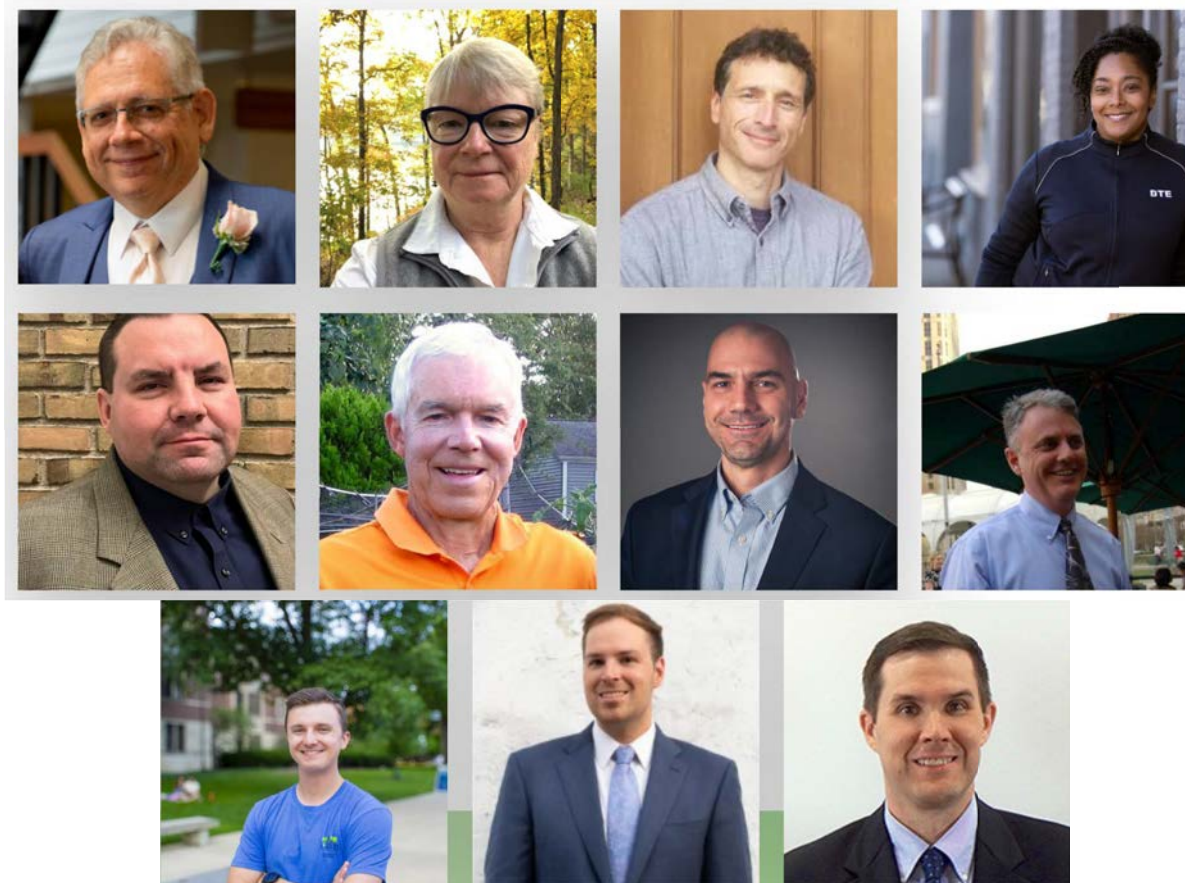
Water



GHG



Board Members



President: Murray Rosenthal, Genesis of Ann Arbor, Secretary: Jan Culberson, FAIA, Treasurer: Irwin Weingarten, QR Management, Directors: Tamika Banks, DTE, (2nd row) Jason Fee, Washtenaw County, Larry Deck, Walk Bike Washtenaw, Oscar Notz, Kevin McNeely, McNeely Building, (3rd row) Connor Dailey, City of Ann Arbor, Jeff Pfeifer, Ann Arbor Area Transportation Authority, Matt Reich, MAVD

The Washtenaw 2030 District is a 501c3 Non-Profit.

Our volunteer Board of Directors is made up of a cross section of our membership.

Staff



Project Manager/Elective Pay Ambassador: Lissa Spitz
Elective Pay Ambassador: Kimberly Heumann
Data Manager: Benjamin Rose
Intern: Laurel Petrides
Creative and Communications Director: Karen Thurman



Consultants

Bob Tinker, Tinker Energy, Energy Auditor
Chuck Hookham, PE, Arbor Consulting, Solar Technical Assistance
Caleb Kline, PE, Inclination Engineering, Commissioning & Decarbonization Planning

[Tinker Energy](#)

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Statewide Supporters



Land Acknowledgement

We acknowledge the region's origins through a land transfer from the Anishinaabek, the Three Fires People: the Odawa, Ojibwe, and Bodewadami as well as Meskwahkiasahina (Fox), Peoria and Wyandot. We further acknowledge that where we work and live stands, like almost all property in the United States, on lands obtained, generally in unconscionable ways, from indigenous peoples. In addition, our research on environmental science and sustainability has benefited and continues to benefit from access to land originally gained through the exploitation of others. Knowing where we live and work does not change the past, but understanding and acknowledging the history, culture, and impacts of colonial practices is an important step towards the creation of an equitable and sustainable future.

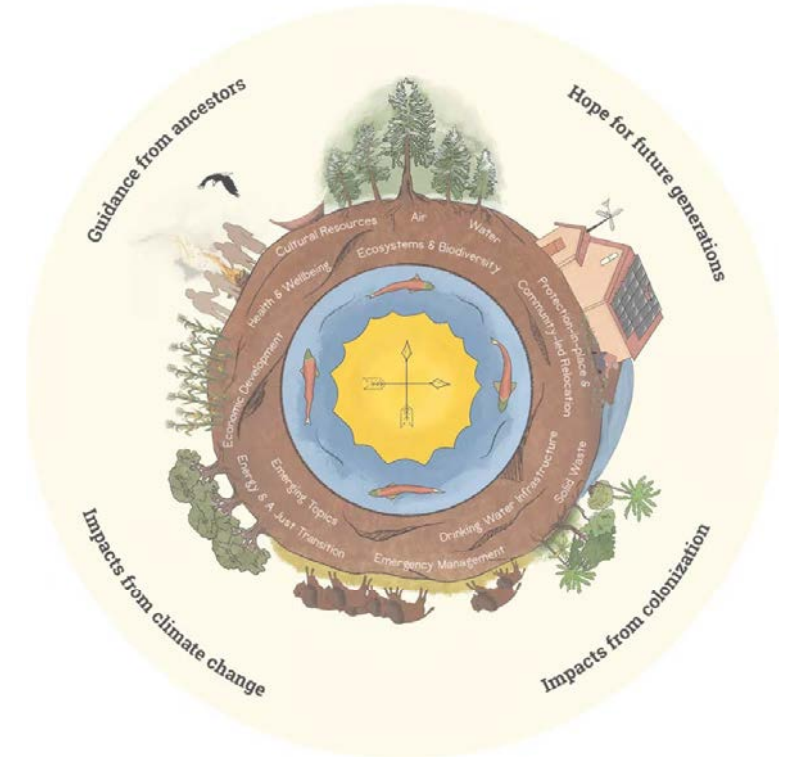


Image: [STACC](#) 2021. Illustration: Coral Avery and Molly Tankersley

Cross-Cutting Key Messages from [Status of Tribes and Climate Change Report](#) - Vol. 2

- Respectful, reciprocal relationships with our human and non-human relatives are essential for harmony and balance. Respectful, reciprocal relationships strive to continually honor the interconnectedness of all creation.
- Indigenous philosophies and Indigenous Knowledge Systems (IKS) are essential in responding to the climate crisis that aims to guarantee sustainable futures of harmony and balance, for all our relations, for the next seven generations.

[Tribal Community Resilience Maps](#) A collection of interactive maps of Tribal Community Resilience projects and data.

Sustainable building in Michigan increasingly merges modern green technologies with Indigenous stewardship, focusing on energy efficiency, locally sourced materials, and cultural relevance. Initiatives like the [Red Feather Development Group](#) implement solar energy and weatherization on tribal lands, while sustainable projects use mass timber, native plantings, and ecological land management to honor the environment. Example of a project commitment to preserving the surrounding environment [here](#).

Join Us!



Property Owner/Manager/Tenant Stakeholders

If your building is in **Washtenaw County**, join us! Not only will we help you set up an ENERGY STAR Portfolio Manager account to track your energy and water usage, but once you share your data with us, we'll generate a building performance report. This provides you with the information you need to take the next steps toward making your building operationally efficient. *Membership is free for building members.* Note: the district does not include single family, non-rental properties.

Professional Stakeholders

If your firm provides a service or product that could be helpful to our members in reaching their 2030 goals, become a professional stakeholder! This will help expand your brand awareness to the most progressive property owners and managers in Washtenaw County. Bring your cutting-edge technology and service to support the mission of the district.

Community Stakeholders

If your organization's mission is aligned with our own, consider become a community stakeholder! You can expand your organization's reach and collaborate with the district in providing new thought leadership. *Membership is free for Community Stakeholders.*

Volunteers

We have several committees always open to new volunteers. No matter what your area of expertise, we have a place for you to make a difference.

Sponsors

Please consider supporting the district. We would not be able to make progress toward our goals without your generous support that contributes to Washtenaw County becoming more sustainable, healthy, and resilient place to live and work. Contact [Jan Culbertson](#).

Follow Us!



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***AS WE SPRINT TOWARD 2030,
THIS IS OUR MOMENT TO SHOWCASE
THE TRANSFORMATIVE IMPACT OF
COLLECTIVE CLIMATE ACTION
AND LEVERAGE SYSTEMIC CHANGE.***