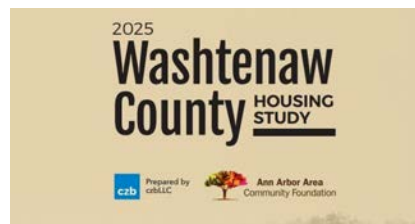


MARCH NEWSLETTER



CREATING AFFORDABLE PLACES



Washtenaw County Housing Affordability and Stability Study

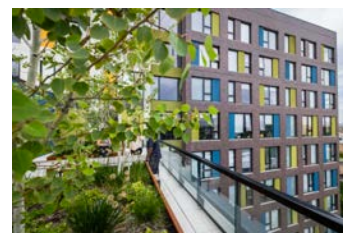
Ann Arbor Area Community Foundation commissioned this Housing Study. Access the study using the link below.

"Everyone has an important role: advocates, developers, realtors, funders, architects, planners, policy makers, community members, and community leaders. It will take all of us, working together, informed by facts and inspired by compassion, to make lasting change. Our shared efforts can ensure that affordability and quality are not trade-offs, but part of a broader vision where housing is interwoven with vitality, stability, and belonging." - Dr. Shannon Polk, President and CEO AAACF

[Read More](#)



Multifamily Affordable Housing Decarbonization Toolkit - RMI



Affordable Housing Decarbonization Hub - Enterprise

Much of the nation's affordable housing stock is in need of major capital improvements, an issue compounded by pressures from city, state, and federal regulations — as well as pressing climate demands — to promptly reduce greenhouse gas emissions.

RMI and Wells Fargo Foundation hosted a series of four workshops focused on decarbonizing affordable housing across four key markets: Atlanta, Minneapolis/St. Paul (MSP), New York City (NYC), and Washington, D.C.

This work requires ongoing collaboration and coordination across a community of stakeholders, and a collective determination to forge a more prosperous and sustainable future for affordable housing.

[Read More](#)

The Hub provides information and inspiration to help make an equitable transition to more efficient, climate-ready multifamily homes. Minimizing greenhouse gases in multifamily buildings requires new ways of working. The Hub is designed to help with a range of tools and resources, all in one place.

The affordable housing sector is uniquely positioned to combat climate change. The built environment contributes about 40% of greenhouse gas emissions. And because of systemic racism, many communities where affordable housing is located have experienced some of the most egregious examples of environmental injustices. New technologies and unprecedented public investments in decarbonization hold the promise for real, vital change. Yet navigating these new systems, resources, and opportunities can be overwhelming.

[Read More](#)



Advancing Equity | Housing

As the housing market continues to grow and evolve, it's crucial that we prioritize advancing equity in housing to ensure fair and equal access to safe and affordable housing for all individuals and families. The following resource provides guidance to support civic leaders in advancing equitable community planning by applying [Fourth Economy's Equitable Community Planning Toolkit](#).

[Read More](#)



Ann Arbor guaranteed income program eased strain but didn't shift food, housing insecurity | Michigan Advance

In December, Ann Arbor's Guaranteed Income to Grow program sent its last payment to the 100 participants in the city's two-year pilot program. Poverty Solutions at the University of Michigan, which designed and implemented the program, has now released its report on the findings from the first year.

[Read More](#)



Creative Placemaking from the Community Up - a2ru

Cross-Sector Collaboration, For Community Planning and Development, How to do Creative Placemaking?, Housing, Public Safety, Transportation, Equity Creative Placemaking from the Community Up brought together a national cohort of groups through a shared set of values including equity, racial justice, and self determination, and the overall goal of advancing social justice in our communities.

[Read More](#)



City Planning Commission approves Comprehensive Land Use Plan | Michigan Daily

Ann Arbor community members attended the City Planning Commission meeting Wednesday evening to discuss the Comprehensive Land Use Plan. The plan will next go to City Council for a vote.

The plan states a commitment to four key values: affordability, equitability, sustainability and dynamicity.

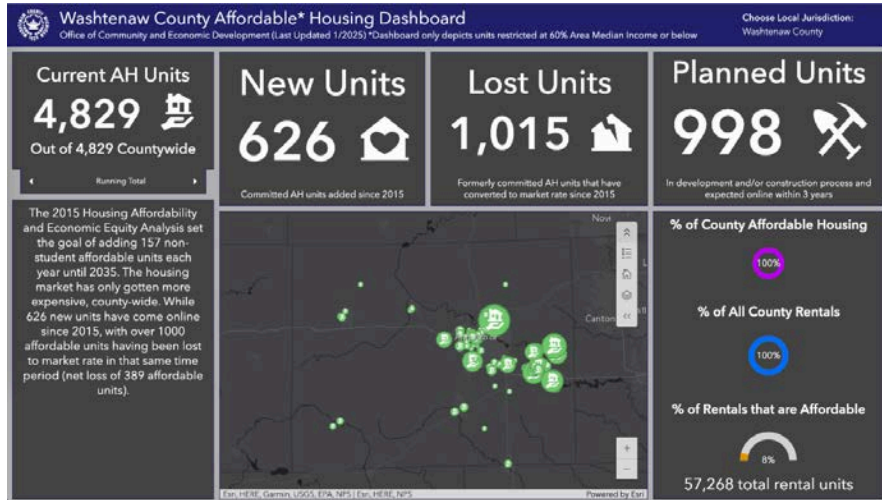
[Read More](#)

Master Plans of Communities in Washtenaw County

- [City of Ypsilanti](#)
- [City of Dexter](#)
- [City of Saline](#)
- [City of Manchester](#)
- [City of Milan](#)
- [City of Chelsea](#)
- [Village of Barton Hills](#)
- [Pittsfield Township](#)
- [Ann Arbor Township](#)
- [Northfield Township](#)
- [Scio Township](#)
- [Ypsilanti Township](#)
- [Superior Township](#)
- [Augusta Township](#)
- [Bridgewater Township](#)
- [Dexter Township](#)
- [Freedom Township](#)
- [Lima Township](#)
- [Lodi Township](#)
- [Lyndon Township](#)
- [Manchester Township](#)
- [Salem Township](#)
- [Saline Township](#)
- [Sharon Township](#)
- [Sylvan Township](#)
- [Webster Township](#)
- [York Charter Township](#)

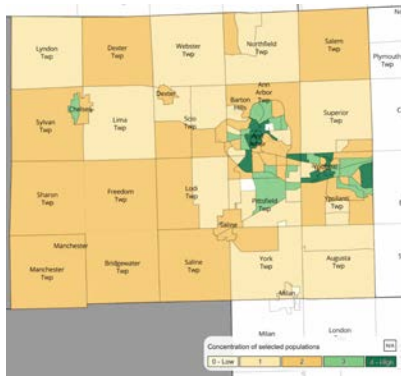
Washtenaw County Affordable Housing Dashboard

Tracking affordable housing across the county. Washtenaw County Office of Community and Economic Development.

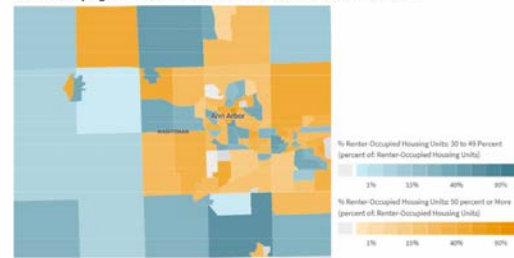


SEMCOG Housing Cost Burden Washtenaw County

Map of Renter Costs Percentage of Income
WASHTENAW URBAN COUNTY
2023 – 2027 Consolidated Plan



Renters Paying More than 30% or At Least 50% of Income on Rent



Events



12-1 PM
[Register here](#)

Implementing the A²ZERO Carbon Neutrality Plan 2026 Session III: Creating Affordable Places

Speakers: Jennifer Hall - Ann Arbor Housing Comm, Ex. Dir.;
Wendy Carty-Saxon - Avalon Housing, Dir. of Real Estate Dev.;
Ashley Wendela, AIA, LEED AP - LBBA, Principal;
Steve DiBerardine, PE, CGD, LEED AP -Strategic Energy Solutions, Inc., President and Founder

Dunbar Tower is a six-story affordable housing development in Ann Arbor’s downtown “Kerrytown” neighborhood, co-developed by the Ann Arbor Housing Commission and Avalon Housing. Shaped by an extensive community engagement process, the project responds to the neighborhood’s legacy as a historically Black community and the impacts of ongoing gentrification. The building brings together permanent supportive housing for residents experiencing or at risk of homelessness alongside affordable housing for artists, using a trauma-informed design approach. This presentation will explore how the project balances the values of social equity and sustainable, high-performance design, with a focus on the project’s all-electric systems, on-site renewables, and the challenges of implementing a geothermal system on a constrained urban site.

WASHTENAW SOLARIZE

FOR BUSINESSES, NONPROFITS, & PLACES OF WORSHIP!



Want to reduce your energy bills and your carbon emissions? Let us help you get solar power! Solarize is a free, no-commitment event offering educational resources, a group-buy discount, and connections to the local energy community. Our solar experts will help you access federal credits to pursue clean energy before the incentives expire, saving up to 45% off your solar installation.

All businesses, nonprofits, places of worship, schools, and local units of government located in Washtenaw County can participate - so join us March 24th to kick off this program!

MARCH 24, 7:00-8:00PM
Homeland Solar's warehouse

303 Metty drive, #4
Ann Arbor, MI



QUESTIONS? EMAIL LEXI CRILLEY- LEXCRILL@UMICH.EDU



learn more & RSVP!

A2 Green Rental Housing Ordinance Workshop



April 6th
11:30-1:30 PM



WASHTENAW COUNTY
LEARNING RESOURCE CENTER

4135 WASHTENAW, ANN
ARBOR, MI 48108

Join us for our GRH readiness workshop, a hands-on training designed to help rental owners, managers, and housing professionals understand the ordinance, access available resources, and choosing your compliance path, including examples of implementing the checklist.

UNDERSTANDING THE ORDINANCE

SUPPLIER SUPPORT TABLES

BLOWER DOOR TESTING

NETWORKING



“Clean, Safe, and Affordable: A Policy Roadmap for Efficient and All-Electric Homes in Michigan.” The roadmap charts a course to meeting statewide building decarbonization goals by providing policy recommendations to enable energy efficiency and building electrification and will be released in partnership with the Michigan Department of Environment, Great Lakes, and Energy, the Institute for Energy Innovation, and 5 Lakes Energy. Following the discussion, join a tour from Habitat for Humanity of Kent County of an all-electric home. [More information](#)



Innovating Affordability: Workforce Housing Solutions for Today's Market

This panel brings together industry leaders to explore innovative strategies for creating and preserving affordability through workforce and other affordable housing solutions. Panelists will share market-driven approaches, creative financing models, new capital structures, policy initiatives, and collaborative partnerships relevant to today's evolving housing landscape. Attendees will gain insights into emerging opportunities, effective preservation strategies, and examples of successful collaboration.

Webinar 3/11 1-2 PM [Learn More](#)

SEU "Expression of Interest"

The City's new Sustainable Energy Utility (SEU) is now accepting “Expressions of Interest” from *businesses and residents who would like to learn more* and potentially receive clean energy service from the SEU.

This form will register you for occasional news updates and will help the SEU to prepare deployment plans to bring solar, batteries, geothermal, and other energy services to our community. Please fill out the form [here!](#)



New Members



[Arlington Place Condominium Association](#)



[Loft 322 Condominium \(Denali Building\)](#)



[Chapel Hill Condominium Community](#)



[Lockwood of Ann Arbor](#)

News

DEADLINE to Enroll - Michigan Battle of the Buildings!

The Michigan Battle of the Buildings is an awards and recognition program for energy use reduction *open to all Michigan area commercial, industrial & multi-family buildings*. The program is a way to encourage energy-efficient practices in buildings across the state and to instill a spirit of friendly competition among the area's building owners and operators. There is no cost to enter the competition. [Enroll today](#) and get your data in by *March 4th, 2026* to be considered for the 2025 competition!



[Read More](#)



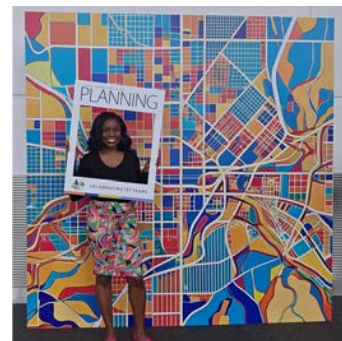
Bipartisan legislative push to boost affordable Michigan housing stock would focus on zoning reform | Michigan Advance

Lawmakers from both sides of the political aisle are teaming up to address housing issues by updating the state's zoning laws in conjunction with local



Impact Winter 2026 - RMI RMI's vision of a clean energy future commits us to THINK bigger, DO boldly, and SCALE globally

Impact Spotlight - Putting Affordability at the Center of the Energy Transition Affordability is not just a consumer issue; it is a system design challenge. Many rising costs stem from outdated planning approaches that prioritize infrastructure expansion



Lakisha Hull on Partnerships, Placemaking, and Building Cities with Purpose - ULI

A veteran planning leader reflects on partnership, mentorship, and the practical work of shaping resilient cities across the country - Miami,

government contractors and Michigan homebuilders.

over efficiency, flexibility, and customer participation.

Los Angeles, Charlotte, and Prince George's County MD.

[Read More](#)

[Read More](#)

[Read More](#)

Resources



Tax Credits For Tax Exempt Entities

Elective Pay allows tax-exempt entities to take advantage of federal clean energy tax credits and receive payment for a portion of their clean energy projects that meet the program requirements.

Examples of eligible projects and purchases include:

- Solar power
- Geothermal & Wind
- Energy storage/batteries
- EV purchases
- EV chargers

Eligible Entities:

- Local and Tribal governments
- Non-profits
- Rural electric co-ops
- Houses of worship
- Public School Districts
- Community Colleges & Public Universities

Do you think you have an eligible project?

Contact Kim Heumann heumannk@2030districts.org Washtenaw 2030 District's Elective Pay Ambassador for Livingston, Jackson, Washtenaw, Hillsdale, Lenawee, Monroe for details and to find out if your **current** or **future** project qualifies.

ICYMI

Green Rental Housing Webinar

Learn how to save money, stay compliant, and simplify planning. [Webinar recording](#)

Resources:

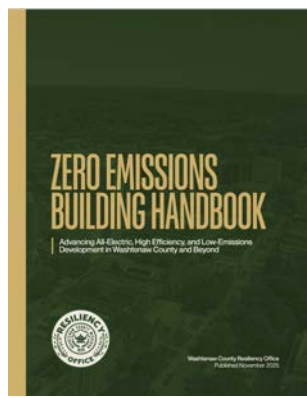
- [Landlord resource hub](#)
- [Renter education packet](#)
- [Rental Housing Services contact information](#) (reach out to Brandi Lewis)

MI 2030 Districts Case Study Hub

Attention engineers and architects - You are invited to contribute your high performing/renewable energy projects. Please use the template (Submit a Case Study) to add yours.

<https://migbc.org/green-building-case-studies/>

Washtenaw County Resiliency Office Zero Emissions Handbook



In this handbook, you will find:

- Information on principles, features, and processes related to high-efficiency sustainable development projects;
- Guidance on addressing common challenges and barriers, from building codes and zoning restrictions to unlocking financing tools; and
- Case studies highlighting examples of high-efficiency buildings already built in the County.



2026 Business Program

Small Business platform

- Major changes are the expansion of the Small Business catalog to include New Construction measures. These measures are designated by a wrench icon on the fact sheets.
- For the Midstream Lighting Program the major 2026 change is the removal of the Downlight Retrofit Kit from the program. These are no longer available due to the 2026 MEMD removing energy savings.

Large Business platform – the bonuses are stackable

2026 contractor bonuses

- 20% bonus on electric projects (ends March, 31, 2026)
- 15% bonus on electric projects (April 1, 2026, to May 31, 2026)
- 10% bonus on electric projects (June 1, 2026, to June 30, 2026)

2026 customer bonuses

- 10% bonus on long life measures (ends Nov 30, 2026)

Embodied Carbon Video Training Series

This introductory video series includes five modules on the following topics:

1. Embodied Carbon 101
2. Introduction to Life Cycle Assessment (LCA)
3. Environmental Product Declarations (EPDs)
4. Whole Building Life Cycle Assessment
5. Embodied Carbon Policy Strategies



Energy Management Grants

Washtenaw 2030 District 2024 Energy Management Grant Program. Member buildings are eligible for grant funding for Energy Audits, Retro Commissioning and Electrification Plans. We support you wherever you are on your carbon neutrality journey. Contact: jculbertson@2030Districts.org if you are interested in learning more.



The Washtenaw 2030 District is funded by our members, DTE, the City of Ann Arbor and EGLE. We are accelerating our work locally because climate change is a serious and

immediate threat. Science, our community, and the global market place will not be deterred in accomplishing the energy transformation that is required for our planet's and nation's resilience.

Membership/
Support Info

Thank you to our Michigan 2030 Statewide Supporters

Gold Supporters



Silver Supporters



Supporters



Stay up to date with A²ZERO's newsletter and events [HERE](#)



BEACON Newsletter - Architecture 2030

Spotlighting the leaders who are designing built environments that support healthy, vibrant and equitable living, highlighting pockets of the future alive and thriving in the present. [Check it out here!](#)



Washtenaw 2030 District | 115 E Liberty St | Ann Arbor, MI 48104 US

[Unsubscribe](#) | [Constant Contact Data Notice](#)



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