



NEIGHBORHOODS WILL NO LONGER BE FORGOTTEN

“WE WANT THE
SOLAR POWER HERE.”

Gratiot/Findlay
Community Meeting



ECONOMIC BENEFITS FOR RESIDENTS

Owner occupied homeowners will receive \$90,000 including relocation assistance. Renters will benefit from 18 months of free rent and relocation assistance.



STRENGTHENING AND SUPPORTING NEIGHBORS WHO STAYED

Investing in neighborhoods through solar development will stabilize the areas and increase property values. Eligible homeowners surrounding the solar panels will receive \$15,000-\$25,000 for energy efficiency upgrades which will lower their bills and add home equity.



\$3.7 MILLION SAVED IN MAINTAINING BLIGHTED LAND

Vacant and blighted areas cost the city to maintain and respond to health and safety concerns. An estimated annual cost savings of \$3.7M will result from not having to continue services, which include trash pickup, illegal dumping, road repairs, code enforcement, board-ups and maintenance of Land Bank homes, after the solar areas are developed.

Repurpose Vacant Land

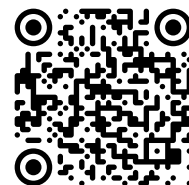
- Reduce blight and illegal dumping
- Invest in neighborhoods

Community Prosperity

- Energy efficiency upgrades for homeowners
- Increase property values

Clean Renewable Energy

- Improve reliability and create jobs for Detroiters
- Public health benefits from reduced GHG emissions





INVESTING IN NEIGHBORHOODS

SOLAR NEIGHBORHOOD INITIATIVE FACT SHEET



PROJECT OVERVIEW

The Solar Neighborhood Initiative aims to transform approximately 165 acres of vacant land (104 acres in Phase 1 and 61 acres in Phase 2) in disinvested neighborhoods into solar arrays. This initiative will generate renewable energy and revitalize blighted areas by turning them into productive and sustainable community assets.

The generation of clean energy is a critical step to mitigate climate change and reduce greenhouse gas (GHG) emissions. The City will develop 31 MW of renewable energy to offset the current energy consumption of 127 municipal buildings located across the city. **Phase 1 includes the neighborhoods of State Fair, Gratiot/Findlay and Van Dyke/Lynch**, and is expected to generate 21 MW. **Phase 2 includes Greenfield Park and Houston Whittier Hayes** and is expected to generate 9.6 MW. The city will maintain the RECs (Renewable Energy Credits) for the project.

COMMUNITY ENGAGEMENT PROCESS

In Fall of 2023, 10 neighborhoods applied to host solar arrays in their communities. Each neighborhood group designed the solar site location they felt was best. They proposed replacing the most vacant areas that are prone to illegal dumping with solar panels. The Phase 1 neighborhoods have completed the final designs of the solar areas that include the fencing, vegetation, and trees that will surround the arrays. Once the contracts for Phase 2 are approved, neighborhoods will decide what the site designs will be for their solar areas.

FUNDING THE PROJECT

The project leverages federal tax incentives provided by the Inflation Reduction Act, which covers 30% or more of renewable energy costs.

The total upfront costs for Phase 1 and Phase 2 will be paid using the **Utility Conversion Fund** and are currently estimated at \$21M which includes land acquisitions, demolition, legal and title work, moving allowance and relocation assistance.

The Utility Conversion Fund

Funds set aside for decommissioning the coal-fired Mistersky Plant will be used to develop clean, renewable energy.