

SUMMER 2026

BUILDING DECARBONIZATION

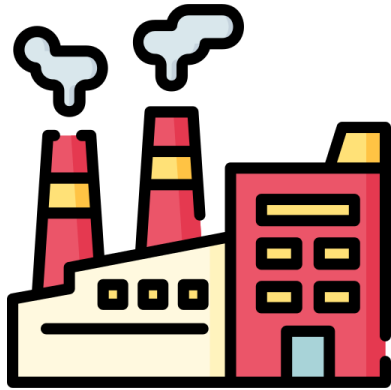
LISTENING SESSION HIGHLIGHTS

ENERGY DIVISION – OFFICE OF SUSTAINABILITY



ROUND 1 ENGAGEMENT

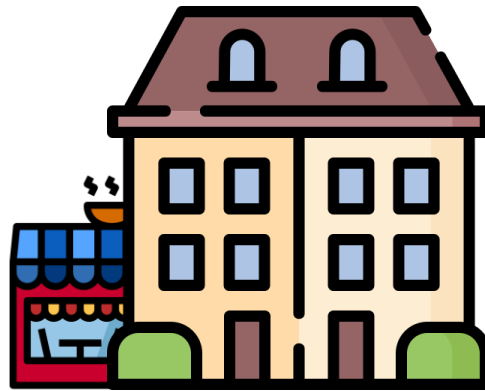
The Office of Sustainability hosted three listening sessions each focused on different building types in July 2026.



Commercial Buildings

July 27, 2026

Detroit IBEW



Multifamily & Mixed

July 29, 2026

La Joya Gardens

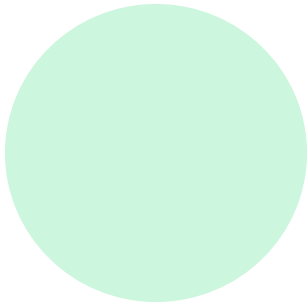


Single Family

July 30, 2026

The Commons

PURPOSE OF LISTENING SESSIONS



Introduce the purpose of the **decarbonization** strategy



Learn what is **working** and what **resources** exist



Identify **gaps, barriers,** and opportunities for **improvement**

LISTENING SESSION ACTIVITIES

1. Introduction

My name is: _____ and _____
Name

I am a: _____
Your Role

I often support this stage of decarbonization:

Decarbonization Stage on Journey Map



Introduction cards helped stakeholders share their roles and decarbonization expertise.

2. Exploration

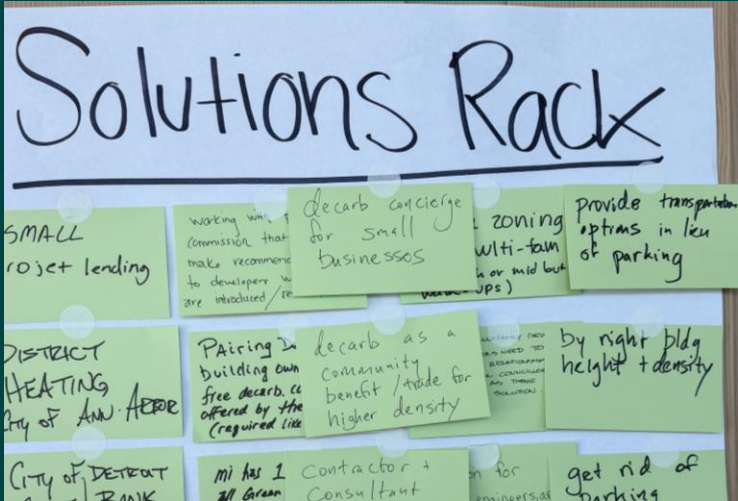
Your Name: _____

	Weatherization/Energy Upgrades	Health and Safety/Building Maintenance	Electrify Everything	Transition to Clean Energy
What resources or actions for decarbonization are available? 1. Programs 2. People 3. Funding				
Who or which programs supports this resource or action?				
What has worked, or is working, in your experience?				
What has room for improvements?				



Stakeholders charted resources and opportunities for improvement and then discussed these as a group.

3. Ideation



Ideas and solutions were captured at the end to help identify key opportunities and next steps.

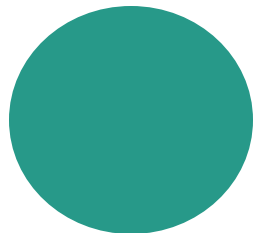
PARTICIPATION

In total, **52 people** attended the listening sessions

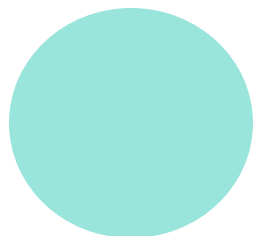
By building type



Commercial

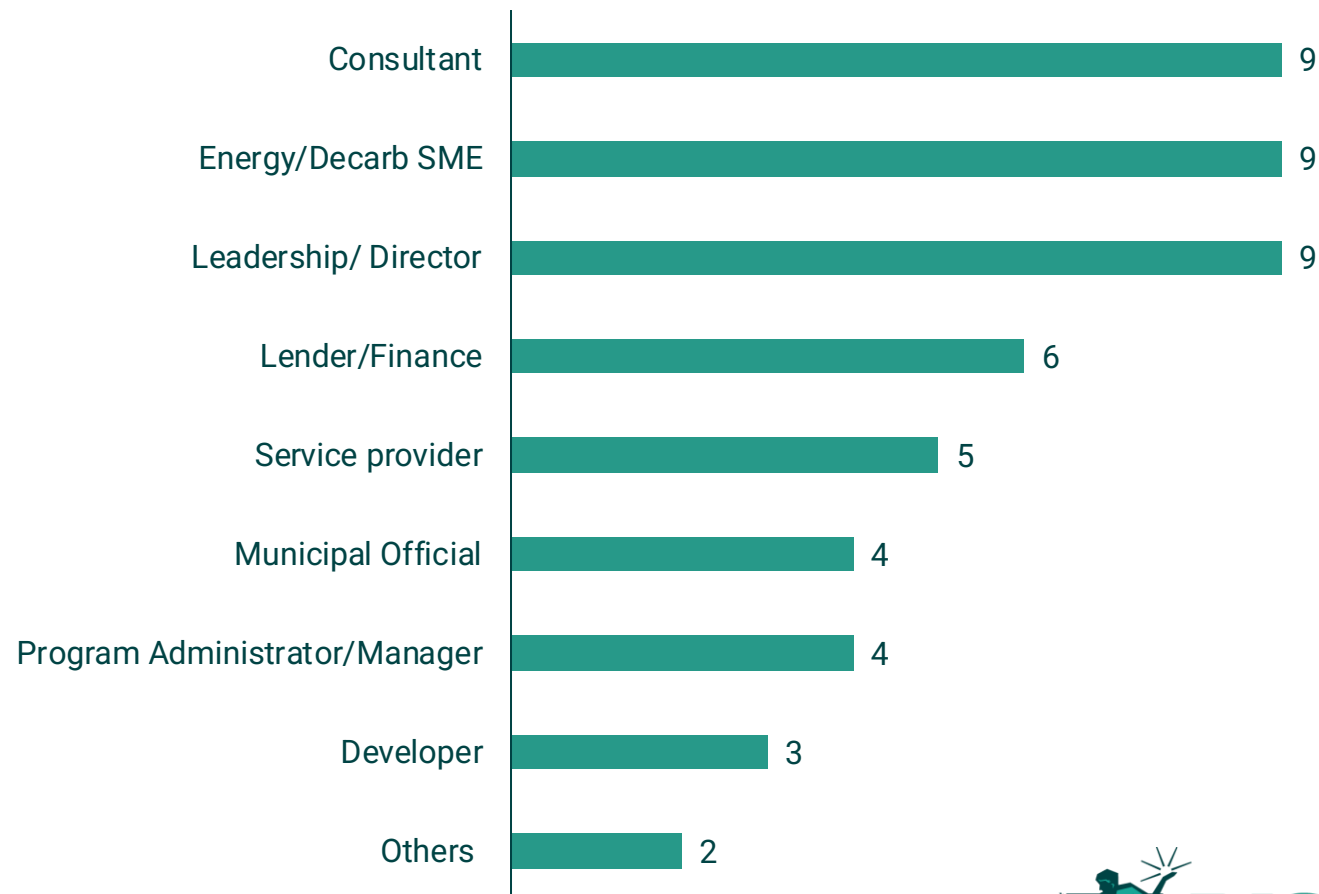


Multifamily & Mixed



Single Family

By stakeholder role



Methodology

1. Raw Data

Workshop activities and group discussion notes were captured, transcribed, and reviewed.

2. Themes

Inputs were coded and organized into recurring themes and areas of improvement..

3. Insights

Themes were synthesized and interpreted to identify key findings and challenges.

Engagement Summary

DECARBONIZATION DEFINITION

The City of Detroit – Office of Sustainability defines decarbonization efforts as the transitioning from fossil fuels to renewable energy sources that are low – or zero-carbon. To achieve this, the strategy will focus on:



Energy Efficiency New or Retrofit of Building System Electrification Fuel Switching

Detroit building owners and buildings are different. Our path and strategy needs to align to our characteristics. We will take advantage of existing systems and establish new ones.

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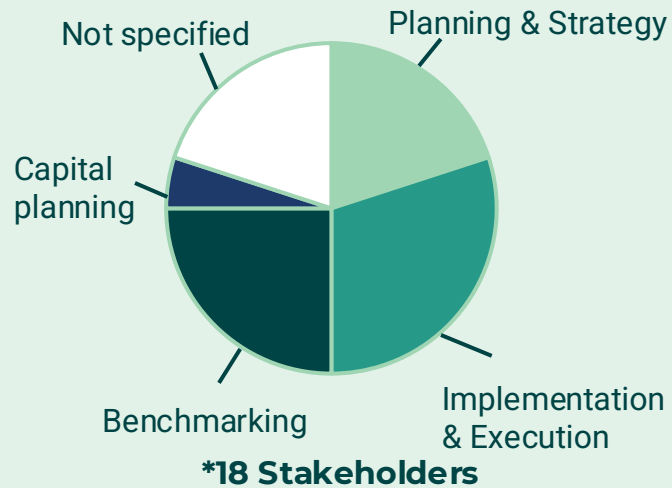
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COMMERCIAL & INDUSTRIAL

Stakeholder Expertise



10 Resources Available



- Pace Financing
- Elective Pay & Clean Energy Tax Credits
- Michigan Saves
- EGLE RESTART
- DTE Rebates
- Energy Waste Reduction
- MSU Industrial Training Center
- Detroit 2030 District
- Section 1603 Program
- Green & Healthy Homes Initiative

What Can Improve?



- Simplify Access & Navigation of resources
- Strengthen financing for capital-intensive work
- Expand technical assistance & training
- Improve policy, coordination, and enforcement
- Address infrastructure, reliability, and emerging tech gaps

Solutions



Working Group



Knowledge Hub



Compliance + Incentives



Decarbonization Corridor

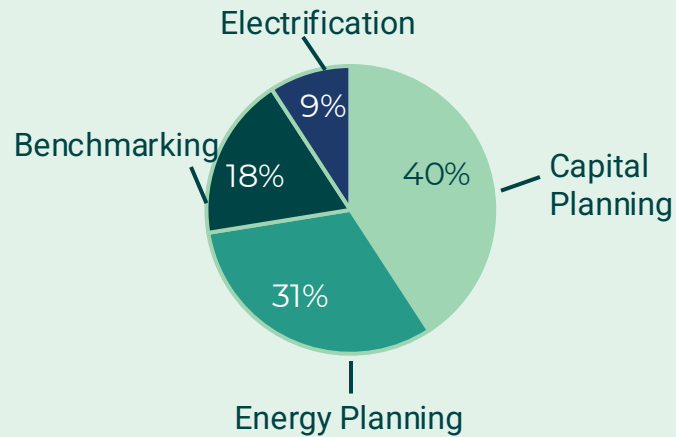


Audit - Action



MULTI-FAMILY & MIXED

Stakeholder Expertise



*18 Stakeholders

8 Resources Available

- DTE Rebates
- MiHER Home Energy Rebate Program
- MSHDA's MI-Hope Program
- Michigan Saves
- City of Detroit Duplex Repair Program
- Federal Opportunity Zones
- Low-Income Housing Tax Credit
- Solar Investment Tax Credits

What Can Improve?

- Better coordination of resources and incentives to create a clearer pathway.
- Expand targeted programs for multifamily buildings, tenants, and small businesses.
- Strengthen education and technical capacity for practitioners.
- Streamline policies, permitting, and utility processes to better implementation.

Solutions



Workforce
Education



Zoning
Laws



Utility
Coordination

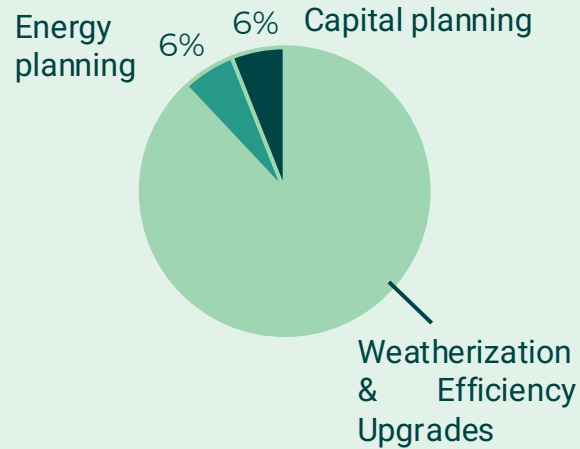


Upfront Cost
Support



SINGLE-FAMILY

Stakeholder Expertise



*16 Stakeholders

9 Resources Available

- City Home Repair Program
- Nonprofit Home Repair Program
- DTE Energy Efficiency Assistance
- Michigan Saves
- Health & Safety Detroit
- Rewiring America
- Solarize
- MiHER
- WAP

What Can Improve?

- Education and awareness
- Availability of qualified contractors
- Synergies between funding resources
- Data assessment
- Flexible funding availability
- Support to moderate income

Solutions



Flexible Funding



Improved Data Assessments



Pathways to support deferred households



Specific funding for moderate income

DECARBONIZATION RESOURCES

Across all building types, these resources were brought up the most.

25

DTE Rebate Programs

DTE offers rebate programs for energy-efficient equipment upgrades, which stakeholders found useful but identified opportunities for improvement.

15

Clean Energy Tax Credits

Stakeholders noted that clean energy tax credits have helped reduce costs, but highlighted concerns about their phase-out.

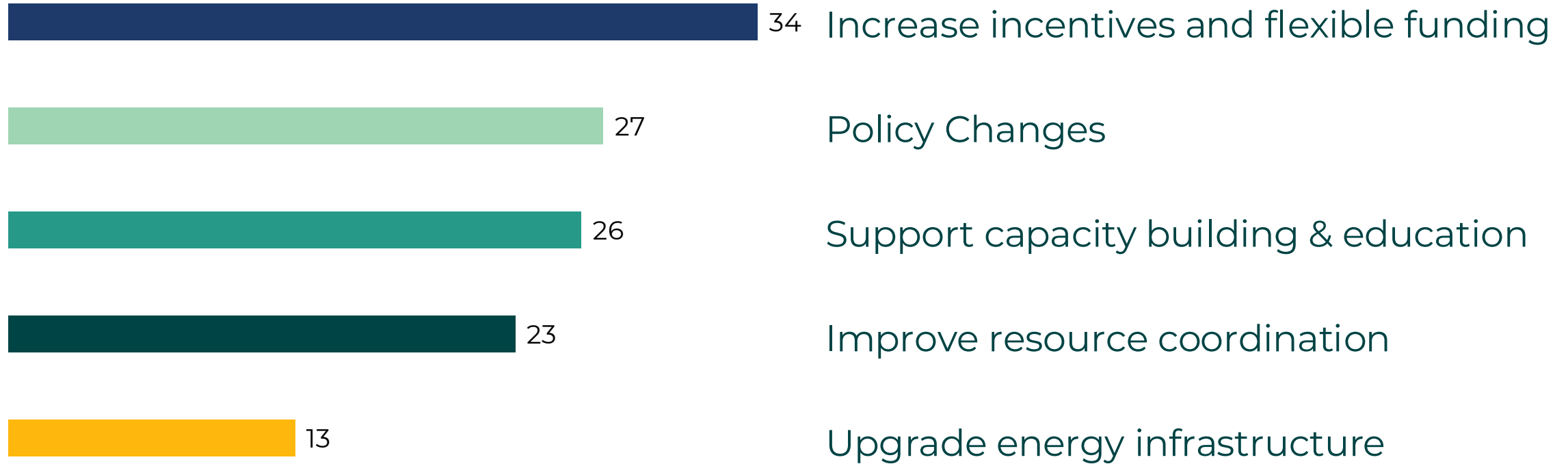
15

MiHER Rebates

An energy-efficiency rebate program for low- to moderate-income households, primarily supporting single-family homes, with 10% of funding allocated to multifamily housing.

OVERALL HIGHLIGHTS

Across all building types, these were recurring themes on areas for improvements.



EMERGING PAIN POINTS

Key challenges and barriers emerging from listening sessions across all types

How might we ensure rising electricity costs don't discourage electrification?

Are there opportunities for state and local governments to step in when federal clean tax credits are gone?

How might we ensure renters and tenants benefit from decarbonization?

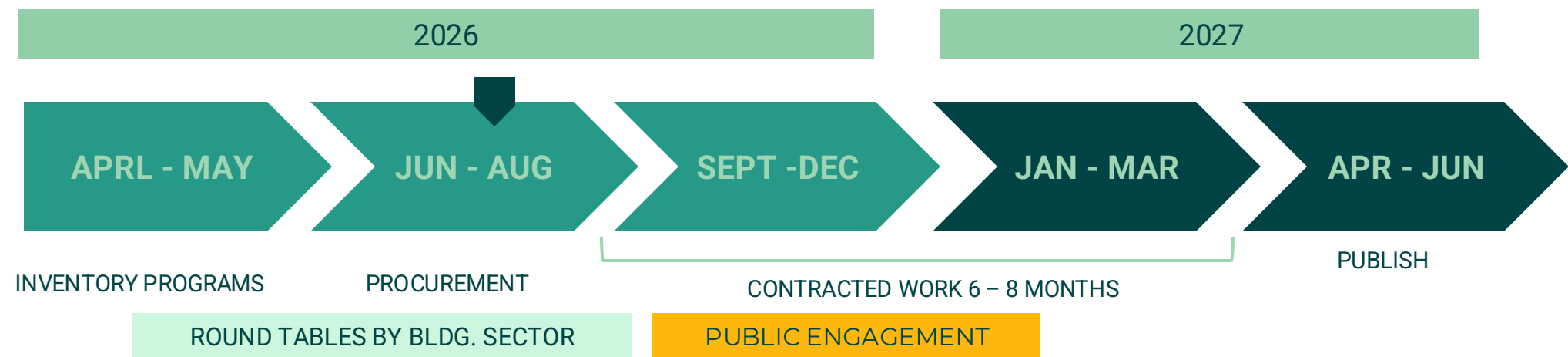
Engineers, contractors, and clients need technical assistance and education on technologies to help adoption

How might we better coordinate policies, programs, utilities, and permitting?

What role can city government have in simplifying access to resources, incentives, and funding?

NEXT STEPS

- A Request for Proposals will be issued
- Once consultant is selected, deeper engagement sessions will be scheduled
 - These sessions will also engage building owners, tenants, and homeowners.





RISE
HIGHER
MAYOR MARY SHEFFIELD

THANK YOU