

IS@H and studio[Ci] Announce 48204 Revitalization Initiative

In the bright afternoon sun on Thursday June 29, 2017, It Starts At Home (IS@H) and studio[Ci] hosted a community event to share with neighborhood residents and the rest of the 48204 community the exciting news that The Seebaldt Pilot (TSP) team has been awarded a national grant from the US Department of Energy Solar in Your Community Challenge. Through the United States Department of Energy SunShot Initiative, Solar in Your Community Challenge, TSP was chosen as one of 48 teams in 23 states and Washington D.C. to win \$50,000 with the possibility of another 20% bonus if all goals to support Low and Moderate Income (LMI) households are met. TSP was also granted the equivalent of \$10,000 in technical assistance, DoE coaching, and other project support. The primary goal of the grant is to have 100kW of solar energy “grid tied” by November 2018. If TSP is successful in demonstrating a replicable and scalable model for low income solar, the project could win the SunShot Challenge grand prize of \$1 million and a \$500,000 Grand Prize for success. Teams are evaluated based on their innovation, impact, expertise, team composition, plan, and progress over the course of the 18-month performance period, which started in May 2017.

With a wonderful turn out, lots of food, drinks, and information about the project, attendees participated in a program



Residents at the June 29, 2017 Event

that included remarks from IS@H founders David Cross, Darrel West and Will Bright, and longtime advocates of IS@H including former Detroit District 6 Manager Rico Razo and DTE Energy employee Nate Autry, Jr. Newer team members ...**CONTINUED ON PAGE 4**

TSP Ready to Set Up Prototype



IS@H and studio[Ci] pose while pointing at the staking of the new HNZE Canopy

This past June The Seebaldt Pilot (TSP) team, comprised of IS@H, studio[Ci] and their technical consultants, kicked-off a 12-month work plan with the primary goal of creating a 100 kW system to power 25 households on one block of Seebaldt between Firwood and Beechwood. Residents of these 25 households will also receive assistance with energy efficiency and weatherization. The TSP team has been advancing the project over the summer and completed the process allowing IS@H to purchase three vacant properties and one home from the Detroit Land Bank Authority (DLBA). With this new development, TSP is much closer to achieving its goal. The team is ready to install a The Hybridized Net Zero Energy Canopy prototype, designed by studio[Ci], that will provide electricity to two homes and collect rainwater for two raised garden beds. studio[Ci] placed

IS@H to Become Nonprofit

It Starts at Home (IS@H), founded in 2014 by three “sons” of 48204, is becoming a non-profit organization! IS@H recently formed a Board of Directors (see article on page 4), and is preparing to submit the application to become a certified 501(c) 3 nonprofit. This status will enhance IS@H’s ability to fundraise, attract additional resources and assist the community in bigger and better ways. With the help and input from the 48204 community, IS@H hopes to expand initiatives such as home board ups, raised garden beds and orchard planting, Ms. Wills’ reading program, and outreach programs such as backpack giveaways for children. With this new status, IS@H’s goal of remodeling homes will be much easier. “The main goal is to help make everyone become home owners. Although, powering the homes is extremely important, and a must.” said Will Bright, Treasurer of IS@H. Bright said their goal is not just to buy the homes but also to remodel them for the community. “We will purchase the homes, rent them out for a few years, offer the renter to buy the home, while helping them build their credit as well.”

stakes in the ground for the upcoming HNZE Canopy prototype. The goal is to install the two sets of three-module panel prototypes this month on a vacant parcel 5005 Seebaldt Street then monitor and evaluate its performance over six months to test its effectiveness. After evaluating the prototype results, steps will be taken to implement a full 18 module HNZE canopy.

Consumer to Prosumer: How will TSP Benefit Me/48204?

TSP is not just about energy – it is about creating a new, NZE district in 48204 and the infrastructure to provide sustainable energy, water, food, waste, mobility and renewable systems of education, workforce development, culture, economy and empowerment. People who both produce and consume resources and services (like solar energy, or fruits and vegetables) are no longer consumers, but Prosumers!

See: <https://energy.gov/eere/articles/4-fast-facts-about-solar-prosumers>

Students Present 48204 Design Aspirations

Students of LTU's College of Architecture and Design together with 48204 residents gathered last May at Detroit Center for Detroit and Technology to showcase another iteration of design concepts for the 48204 zip code. Design and planning ideas were exhibited from the Fall 2016 Graduate Studio, developed in collaboration with IS@H and MIT, to create the HEIRS Framework for infrastructure and renewable systems, the beginning stage of TSP. Also presented was the work of the undergraduate Spring 2017 Integrated Design Studio 5, who created projects including solar powered canopy walkways and streets, a community kitchen, tiny homes, large scale community gardens and orchards. What started as a simple exhibition of the students' ideas quickly became an exciting interactive discussion on what the residents of 48204 would like to see and enjoy in their neighborhood. At the end of the exhibition, the founders of IS@H discussed the projects and encouraged residents to engage with the ideas. The students loved the feedback, and thoroughly enjoyed talking to all the guests to their exhibition. Professors Constance Bodurow and Tiffany D. Brown were very pleased with the event and with the outcomes!

For more information, see: <https://heirsstudio.wordpress.com/>

Overview of the ID5 Design Proposals :

Interim Community Center (ICC): this concept has been in the works for years with IS@H – with the long term goal of reusing the long vacant Biddle School. While that is in process, this is a vision for the center in a vacant home next to the proposed community kitchen. The ICC would provide both indoor and outdoor programs and services that 48204 residents have expressed they want and need including: child care, space for GED programs, workforce development, and LMI rental housing on the upper floor.



Community Kitchen by Ashraf Hijazi



From left to right: Ash Hijazi, Michael Mocer, Eric Mahoney, Will Bright, Darrel West, Micah Wiersma, and David Cross at May 4th design exhibition.

Community Kitchen: this design proposal provides both a kitchen and an event space to support social and entrepreneurial opportunities for residents. Through the adaptive reuse of a vacant home, the community kitchen would provide a large commercial kitchen in the basement, a community space for daily afternoon snacks and meals, and special events, and LMI rental housing on the upper floor. Compost from the kitchen will fertilize community gardens, and feed a biofuel BBQ pit in the backyard.

Solar Power Promenade: with the vision of the HNZE canopy in mind, the student imagined a large scale canopy that uses the public road and winds its way through the neighborhood passing homes providing solar energy and creating a separate pedestrian walkway and new community space for education and training.

Community Gardens: a buzzworthy proposal that transforms vacant properties into large-scale community gardens and orchards, integrating the HNZE canopy to support "vertical" growing. The proposal is based on detailed analysis of productive capacity, and could provide year round fresh food for all residents in the community.

Jewel Boxes: these inventive boxes are low to the ground, partially underground, giving the appearance and feeling of being of the same linear plane of the surrounding landscape. Programs and use for the jewel boxes are flexible – from garden storage, to classroom, to living space.

Tiny Homes: the idea is not new, but it is a new proposal for residents in the 48204 area where the neighborhood is filled with large, historic masonry homes and duplexes. The tiny houses are only 300-500 square feet but, along with the unique public realm focused on youth and family activities, provides all the essential amenities one needs in a house today. Very sustainable!



Solar Power Promenade by Eric Mahoney

TSP Frequently Asked Questions

What do all these acronyms mean?

TSP: The Seebaldt Pilot
HNZE: Hybridized Net Zero Energy
HEIRS: Hybridized Ecosystem for Infrastructure and Renewable Systems
IS@H: It Starts at Home
DoE: Department of Energy



What will TSP cost me?

For the prototype phase (Sept 2017-March 2018) – there will be no cost to the first two households (5015, 5021 Seebaldt St). Next year, as we implement the full one block 100 kilowatt system, IS@H hopes to institute a modest membership fee, with resident input, based on the projected and significant annual bill savings from implementation of distributed renewable generation, home weatherization, and energy efficiency programs (for which Seebaldt households have to apply and qualify, with assistance from TSP Team).

Is there a limit each day to the electricity I can use?

No limits – households will receive energy/converted to AC electricity with an inverter installed at the meter, from the HNZE canopy, and still have backup from DTE Energy. You will still be a DTE customer and contact DTE Customer Service if you have issues. However, we do hope TSP will raise awareness and place residents in a position to live more sustainably and reduce energy waste.

What happens if the HNZE canopy stops working?

Households still have backup from DTE Energy and will not experience disruption of electrical service if something happens to HNZE (except in the rare chance that DTE's grid goes down). IS@H and TSP Team members will be on Seebaldt and in the neighborhood weekly to monitor HNZE performance and any necessary maintenance.

I want to be part of this, and have electricity from the HNZE canopy in my home - why are you only doing two households now and one block of Seebaldt and only 25 households first?

We have to start somewhere. Our analysis and selection took into account the opportunity of the Department of Energy grant, the concentration of occupied households and energy users adjacent to Detroit Land Bank Authority owned parcels/homes, and the central, intact, and historic nature of Seebaldt between Firwood and Beechwood. We need to test and prove before we scale and replicate TSP. Future expansion will be informed and directed by engaged residents, members, and the IS@H Board.

What about my gas bills? Will TSP provide affordable and sustainable heating and air conditioning?

Yes, eventually, but not right away. TSP vision incorporates Geothermal Energy for heating and cooling as we move forward in order to lower your heating bills – stay tuned!

What happens under the HNZE canopy?

Community gardens, which are irrigated with rainwater collected from the HNZE canopy prototypes (stored in cisterns). This collected water can also be used for other non-potable uses, as determined by IS@H and the Agriculture Committee. The HNZE canopy will also serve as a place for education and training for a net zero energy future (interested? Let us know). Other informal uses – neighborhood cookouts, meetings, games - are limited only by your imagination (within legal limits, of course). The parcels where HNZE Canopies are/will be installed create a new 48204 public realm – we hope residents will use this public space!

How will we secure and prevent vandalism for the HNZE Canopies?

IS@H and TSP Team are well aware of these challenges, but we also intend TSP to be collectively “owned” and part of the public realm. So, no fences or alarms, but hopefully, active crime watching by the residents and friends of 48204. Further, IS@H and TSP Team members will be on Seebaldt and in the neighborhood weekly to monitor performance and maintenance, but we are counting on resident surveillance and care, and need all members of the community, particularly residents of Seebaldt, to keep an eye on the prototype installation. Please spread the word that the HNZE canopies belong to and are benefiting 48204 residents.

Contact Us for More Information

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Or stop at IS@H House 4365 Seebaldt St. Detroit, MI
3111 Grand River Ave. Detroit, MI 48208

48204 Revitalization

...CONTINUED FROM PAGE 1

included current Detroit 6 Manager Ninfa Cancel and Detroit District 6 Assistant Manager Ammie Woodruff. The event was featured on Fox News Detroit (see IS@H Facebook group for video).

Constance Bodurow, Director of studio[Ci], the design collaborative which led the HEIRS Strategic Neighborhood Framework and designed the HNZE Canopy, announced the win and how it is going to benefit the entire 48204 community. "We

IS@H Holds First Board Meeting

IS@H held their first board meeting on August 10, 2017. Board officers and other Board members were voted into their terms (each term is three years long) and many topics were covered on the agenda, with a focus on By-Laws, Summer Board Ups, Non Profit status, and progress on the TSP Work Plan. IS@H Board membership 2017-2010 includes:

Board Officers:

Mr. Darrel West, President

Mr. Will Bright, Treasurer

Mr. David Cross, Secretary

Board Members:

Ms. Tosha Bright

Ms. Constance Bodurow

Mr. Rico Razo

Seebaldt Resident: Open position, nominations are welcome.



Darrel West, President



Will Bright, Treasurer



David Cross, Secretary

Back 2 School Giveaway Gathers Residents for Good Cause

On September 9th, On the corner of Beechwood St. and Seebaldt St., IS@H were on site for the Backpack Giveaway on 5005 Seebaldt. One hundred backpacks filled with items students need every day were filled and given away for free to area children, all while eating on hot dogs and chips. There were games, food, music and dancing. Other additions to the day were

On the Grind, Walker-Miller Energy Solutions and DTE to help raise awareness and begin qualifying TSP residents for programs. Carla Walker-Miller and employees personally met with several TSP residents sharing their knowledge about how to make residents who may be eligible to sign up for a free energy efficient refrigerator and lightbulbs for their homes.



Residents pose for a picture while giving away backpacks.

want the entire neighborhood, all 11,000 households, all 27,000 residents of 48204 to benefit from this," said Bodurow. "We are going to start with one block of Seebaldt, between Beechwood and Firwood, and we will do that as a pilot. We will start there and prove we can do this right." Bodurow is optimistic about this project, dedicating the past three years working with IS@H on a pro-bono basis, and wants to see this project grow from the focused pilot to a larger Net Zero Energy District (NZE) within 48204. Thanks to the win of a federal grant, the idea of The Seebaldt Pilot is a step closer to reality.

IS@H and Seebaldt Residents Initiate Partnership with Keep Growing Detroit

We have all heard the stories and nostalgia of gardening in a parent's and grandparent's backyard, and the beautiful and delicious bounties of those gardens! Today, there is much attention on urban gardens in Detroit, and 48204 residents are starting to get excited about growing sustainable food in the



Darrel West, Eric Maoney and Emily Taylor pose after building a garden bed.

community. Thankfully, there are many organizations in Detroit to support this interest. IS@H connected with Rick Blanchard of Keep Growing Detroit and a partnership has begun! Rick is a gardening development specialist focused on community gardening. Rick came out to 48204 last month to show IS@H and others how to build 6' x 8', and 8' x 10' raised garden beds.

The event was graciously hosted by Ms. Emily Taylor of 5099 Seebaldt. Participants not only had fun building the raised beds but also learned quite a bit about raised bed gardening. With the right infrastructure, 48204 could grow a wide variety of fresh food, from apples, peaches, and berries, to herbs, fruits, and vegetables. The 48204 neighborhood could easily leverage open space to become "prosumers" of food products. If you would like to lend your "green thumb" and are willing to work, please contact Ms. Emily Taylor (313-895-3035) who has agree to take the lead for IS@H/TSP .

Upcoming Events

District 6 Community Meeting and Resource Fair
Tuesday September 26, 2017
5:30-7:30pm
3111 Grand River Ave. Detroit, MI 48208

TSP One-Block Meeting
End of September - Stay Tuned

TSP Quarterly Meeting
End of October - Stay Tuned

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