



May 29, 2024

U.S. Department of Energy
Communities Sparking Investment in Transformative Energy (C-SITE) via
EERE Exchange

To implement the New Net Zero Energy Homes strategy from the City of Milwaukee's recently adopted *Climate and Equity Plan* and *Milwaukee's Collective Affordable Housing Plan*, Northwest Side Community Development Corporation (NWSCDC) supports the City of Milwaukee's application for the Milwaukee's *All-Electric, Affordable Net-Zero Energy Homes Accelerator Project* as part of the US Department of Energy's Communities Sparking Investment in Transformative Energy (C-SITE) grant program.

As a program partner, we will play a role in the overall project that seeks to build and accelerate the market for new, all-electric affordable homes built to U.S. DOE's Zero Energy Ready Homes Program (ZERH) standard. The project aims to accelerate ZERH home construction on scattered site vacant lots in the Lindsay Heights, Harambee, and Century City-Triangle neighborhoods through technical training of ZERH standards to builders and developers, incentives to build to ZERH standards, workforce development, and support for an manufacturing facility to build ZERH wall panels in one of Milwaukee's many vacant factories.

NWSCDC collaborates with businesses and neighbors to build stronger neighborhoods, create economic growth, and encourage urban environmental improvements. Our mission is to create economic opportunities, build partnerships, and strengthen communities on the Northwest Side of Milwaukee. Our vision is for the Northwest Side of Milwaukee to become a preferred destination for businesses and residents. NWSCDC is committed to bringing sustainable, environmentally, and economically feasible solutions to Milwaukee's homeownership problem. We are currently investigating home manufacturing companies as a potential solution to our housing dilemma. This manufacturing company will bring affordably priced net-zero homes, family-sustaining jobs, and more commerce to Milwaukee's industrial disinvested Northside. NWSCDC is well-positioned to administer a \$1 million subsidy for the proposed ZERH panel manufacturer to be located in the 30th Street Industrial Corridor.

As a Community Development Financial Institution (CDFI), NWSCDC has 41 years of experience supporting small businesses and manufacturing companies. Our support includes business financing, business counseling and technical assistance, and helping businesses with their workforce needs. If selected, NWSCDC will use DOE support to bring a home manufacturing company to Milwaukee.

Sincerely,

Willie A. Smith

Willie Smith
Executive Director
Northwest Side Community Development Corporation
4201 North 27th Street
7th Floor
Milwaukee, WI 53216
Office: (414) 447-8230
Mobile: (414) 366-9041
Fax: (414) 444-8201



US Department of Energy
Communities Sparking Investment in Transformative Energy (C-SITE)
via EERE Exchange

To Whom It May Concern,

28 May 2024

To implement the New Net-Zero Energy Homes strategy from the City of Milwaukee's (the City) recently adopted Climate and Equity Plan ([Milwaukee.gov/ClimatePlan](https://milwaukee.gov/ClimatePlan)) and Milwaukee's Collective Affordable Housing Plan, RMI and the RMI-led Advanced Building Construction (ABC) Collaborative strongly support the City's proposal, "Milwaukee's All-Electric, Affordable Net-Zero Energy Homes Accelerator," to the US Department of Energy (DOE) Communities Sparking Investment in Transformative Energy (C-SITE) program.

As a program partner, we will play a role in the overall project, which seeks to build and accelerate the market for new, all-electric affordable homes built to DOE's Zero Energy Ready Homes (ZERH) standard. The project aims to accelerate ZERH home construction on scattered site vacant lots in the Lindsay Heights, Harambee, and Century City Triangle neighborhoods through technical education on the ZERH standard and advanced building practices to builders and developers; incentives to build affordable, all-electric, ZERH homes; workforce development; and support for a manufacturing facility to prefabricate ZERH building elements in one of Milwaukee's many vacant former factories.

RMI is a 501(c)(3) non-profit organization that decarbonizes energy systems through rapid, market-based change to address the climate crisis. RMI, with support from and in coordination with DOE, created and leads the ABC Collaborative, a national effort that works with a range of buildings sector stakeholders to drive the development and deployment of scalable technologies and practices for decarbonized buildings. We are enthusiastic about the City's proposed approach to fostering a market for new, all-electric, affordable ZERH homes — a step toward our mission of a climate-aligned building stock — and look forward to partnering with the City on this project.

The City and RMI's ABC Collaborative team has worked closely on strategies to scale affordable ZERH housing through advanced construction methods, with the Collaborative sharing insights and research on streamlining deployment of high-performance construction and making connections to leading-edge builders and practitioners. RMI backs this effort by the City and, if successful, RMI's ABC Collaborative team will use a budget of \$200,000 to provide input on project strategy, advise on national best practices in construction and market facilitation (drawing on Collaborative activities and RMI's broader expertise), support stakeholder education activities (including in-person programming), and inform the development of training programs.

We encourage the DOE C-SITE Program to make funding available to the Milwaukee Net-Zero Housing Partnership. Thank you for your consideration of this important project as we look forward to advancing the President's goals of climate action, high-road jobs, and new industry in America's heartland.

Sincerely,


Charlotte Matthews (May 29, 2024 19:02 EDT)

Charlotte Matthews, Managing Director
RMI

Basalt, CO / Boulder, CO / New York, NY / Oakland, CA / Washington, D.C. / Beijing, China

rmi.org / 303.567.8716 / engage@rmi.org



MILWAUKEE CHRISTIAN CENTER

Building Strong Neighborhoods Full of Opportunity

May 29, 2024

U.S. Department of Energy

Communities Sparking Investment in Transformative Energy (C-SITE) via EERE Exchange

To implement the New Net Zero Energy Homes strategy from the City of Milwaukee's recently adopted [Climate and Equity Plan](#) and *Milwaukee's Collective Affordable Housing Plan*, Milwaukee Christian Center supports the City of Milwaukee's application for the Milwaukee's All-Electric, Affordable Net-Zero Energy Homes Accelerator Project as part of the U.S. DOE's Communities Sparking Investment in Transformative Energy (C-SITE) grant program. As a program partner, we will play a role in the overall project that seeks to build and accelerate the market for new, all-electric affordable homes built to U.S. DOE's Zero Energy Ready Homes Program (ZERH) standard. The project aims to accelerate ZERH home construction on scattered site vacant lots in the Lindsay Heights, Harambee, and Century City-Triangle neighborhoods through technical training of ZERH standards to builders and developers, incentives to build to ZERH standards, workforce development, and support for a manufacturing facility to build ZERH wall panels in one of Milwaukee's many vacant former factories.

Milwaukee Christian Center is committed to providing sustainable and affordable housing solutions that empower communities and promote equity. Our vision and mission perfectly align with the City of Milwaukee's ambitious initiatives, particularly the New Net Zero Energy Homes strategy outlined in the Climate and Equity Plan and the Collective Affordable Housing Plan. As a proud supporter of the city's application for the Milwaukee's All-Electric, Affordable Net-Zero Energy Homes Accelerator Project under the US Department of Energy's C-SITE grant program, we eagerly anticipate our role as a program partner in this transformative endeavor. Building upon our rich history in construction, workforce development, and community building, Milwaukee Christian Center is poised to lead the charge in supporting energy-efficient development within our city. We recognize the critical need for sustainable and affordable housing solutions that not only benefit individuals and families but also empower entire communities while advancing equity. Our unwavering commitment to this cause aligns seamlessly with the City of Milwaukee's forward-thinking initiatives, particularly the New Net Zero Energy Homes strategy outlined in the Climate and Equity Plan and the Collective Affordable Housing Plan. As proud supporters of the City's application for the Milwaukee's All-Electric, Affordable Net-Zero Energy Homes Accelerator Project under the US Department of Energy's C-SITE grant program, we eagerly anticipate the opportunity to leverage our resources, expertise, and partnerships to drive meaningful change. Through our involvement as a program partner, we are determined to play a pivotal role in this transformative endeavor.

Sincerely,

Jake Weiler

Milwaukee Christian Center





School of Architecture and Urban Planning

University of Wisconsin-Milwaukee School of Architecture and Urban Planning (SARUP) is honored to provide this letter of support for the City of Milwaukee's submission to the US Department of Energy *Local Government Energy Program: Communities Sparking Investment in Transformative Energy (C-SITE)* grant. The proposal, Milwaukee's All-Electric, Affordable Net-Zero Energy Homes Project, intersects with our organizational mission and supports our organizational goals.

The School of Architecture and Urban Planning (SARUP) established the Design and Construction Institute (DCI) with four key outcomes in mind:

- Engage in building a stronger and more diverse pipeline into architecture, construction, trades, and allied fields.
- Innovate around sustainable building materials and practices to make a long-term impact on the construction industry.
- Elevate the standard to which professionals in design and construction aspire such that their actions will contribute to a higher quality built environment.
- Advance the relationship between architecture, the construction industry, industry trades partners, and allied fields in support of new training, new research, new curriculum, and new programs.

SARUP has long benefited from a strong collaborative relationship with the City of Milwaukee to deliver benefits to our local communities. This has included partnering on planning studies and research projects, engaging SARUP's Community Design Solutions, launching the Mobile Design Box (generating over \$250,000 of private economic development) and co-hosting the annual Mayor's Design Awards.

We envision this grant as a vehicle to strengthen that partnership on the issue of critical importance to the City of Milwaukee and the architecture school – sustainable, affordable housing. SARUP is committed to making an impact with our communities and has been offering for the last three years a design studio for SARUP students in partnership with Habitat for Humanity to develop and design new affordable housing prototypes. In upcoming studios, students are poised to research climate justice issues like the relationship between affordability and costs of heating and cooling in their Habitat prototypes.

SARUP has expertise in partnering with the construction and design industry having developed over 15 sponsored design and research studios, expertise in working with disadvantaged communities through our Community Design Solutions entity, and energy and construction expertise including Net Zero standards. For this project, SARUP commits to designing, constructing and fabricating a series of wall systems to use as research and educational tools. We expect to carry out energy performance, carbon, and cost analysis on the prototypes as well as consider full life-cycle applications in the community after the grant period. We plan to engage the community while providing direct access to the prototypes in an open house format throughout the process. We are committed to collaborating with the City of Milwaukee to achieve these objectives and will provide \$50,000 of in-kind contributions to the project.

If we can be of any further assistance, please do not hesitate to contact us.

Respectfully yours,

A handwritten signature in black ink, appearing to read "Mo Zell". The signature is fluid and cursive, written over a white background.

Mo Zell, Dean, UW-Milwaukee College of the Arts and Architecture