

Scale Project 2: Historic District Single-Family Home Neighborhood

Strategic Basis

Holland will substantially increase the efficiency of its 7,400 single-family homes through neighborhood focused renovation, supported by a structured investment program aimed at reducing costs, improving property values and avoiding investment in additional generating capacity.

Holland will create transparency over the ongoing energy use of buildings by encouraging the availability of Energy Performance Labels whenever a home is sold, rented or renovated.

Overview

Residential energy use in Holland is about 20% of the City's total. Of the 12,500 single and multi family homes, 7,400 are single-family homes. These are mostly older homes with poor efficiency. Retrofitting this entire pool of single-family homes as soon as possible is a high priority focus of the CEP recommendations. This Scale Project is aimed at realizing high levels of efficiency in a single-family home neighborhood that would act as a pilot for the City as a whole. It will incorporate technical, investment and community approaches.

Historic District Neighborhood Description

The Historic District is framed by Central Avenue, W 13th Street, Van Raalte Avenue and West 9th Street.



Figure 6.3 Scale Project 2 - Historic District Single-Family Home Neighborhood

The District includes 162 detached homes and 27 attached homes with a total area of 340,000 sq ft. These are mostly older homes classified as historic. The estimated annual energy use of these 189 homes is 1,620 MWh of electricity and 6,400 MWh (21,800 MMBtu) of gas. There are some commercial buildings which will be excluded from the Scale Project unless attractive synergies come to light during detailed planning. The following narrative gives an indication of a possible approach that will need to be further developed in the Integrated Energy Master Planning (IEMP) process.

Technical Efficiency Solution

Over a period of about two years, all the homes will be renovated using the standardized “moderate” efficiency package²⁸. The renovation package is based entirely on proven, available technology ensuring it will have predictable performance and known costs. The basic measures are:

²⁸ See Appendix 9 for further details of the “moderate” package