



# I-75 Environmental Mitigation Program

**Detroit sold streets and vacant land to the Windsor Bridge Authority for \$33 million.**

**I-75 Environmental Mitigation**

**I-75 Env. Mitigation OR Home Swap**

**Home Swap**

- Bridge Impact Area
- Program Area
  - MDOT Buyout
  - Optional Relocation
  - Optional Relocation / Renovation
  - Renovation

0 500 1,000 2,000 Feet

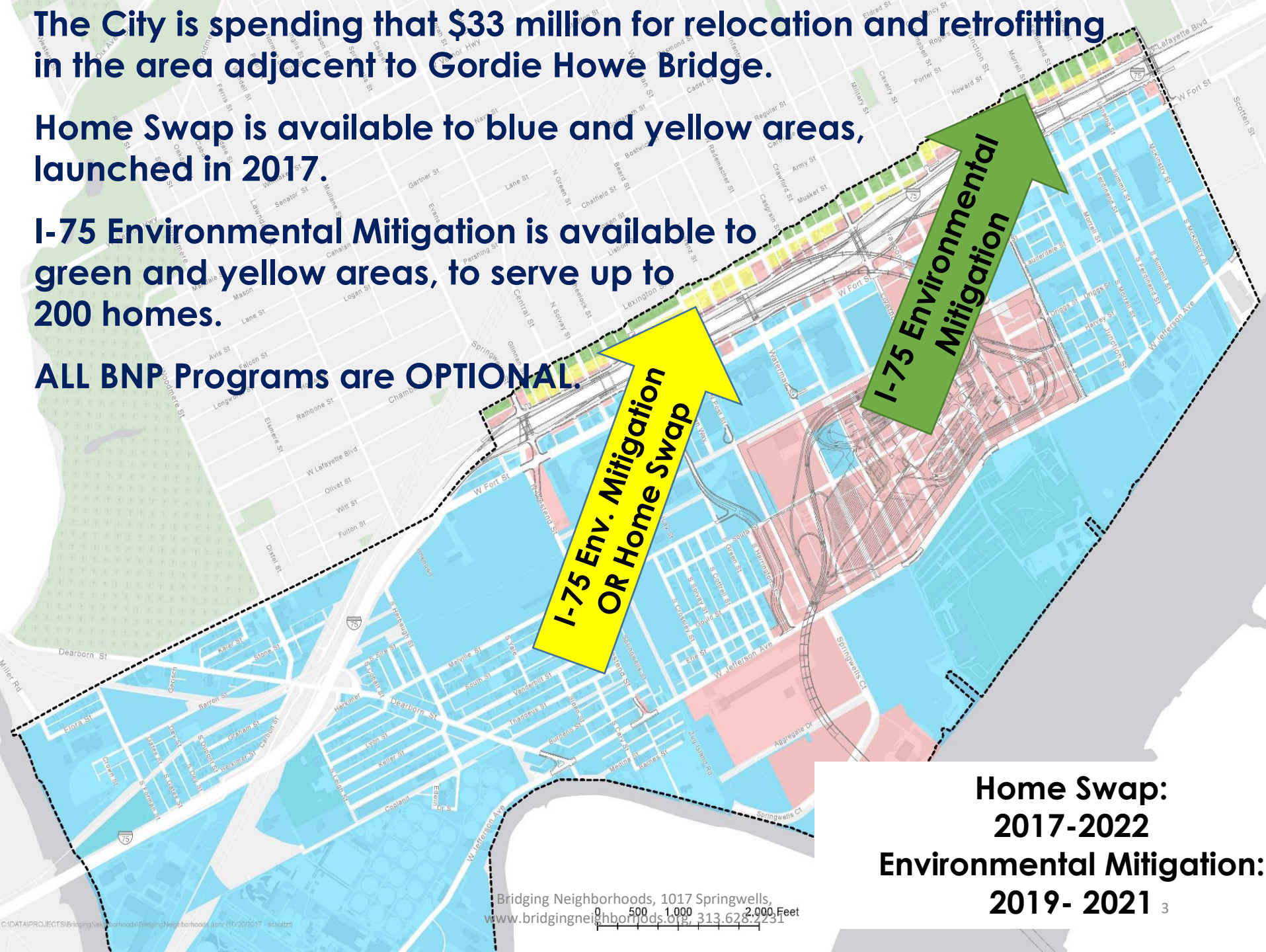


**The City is spending that \$33 million for relocation and retrofitting in the area adjacent to Gordie Howe Bridge.**

**Home Swap is available to blue and yellow areas, launched in 2017.**

**I-75 Environmental Mitigation is available to green and yellow areas, to serve up to 200 homes.**

**ALL BNP Programs are OPTIONAL.**



**Home Swap:  
2017-2022**

**Environmental Mitigation:  
2019- 2021**



# How The I-75 Environmental Mitigation Program Works



Windows

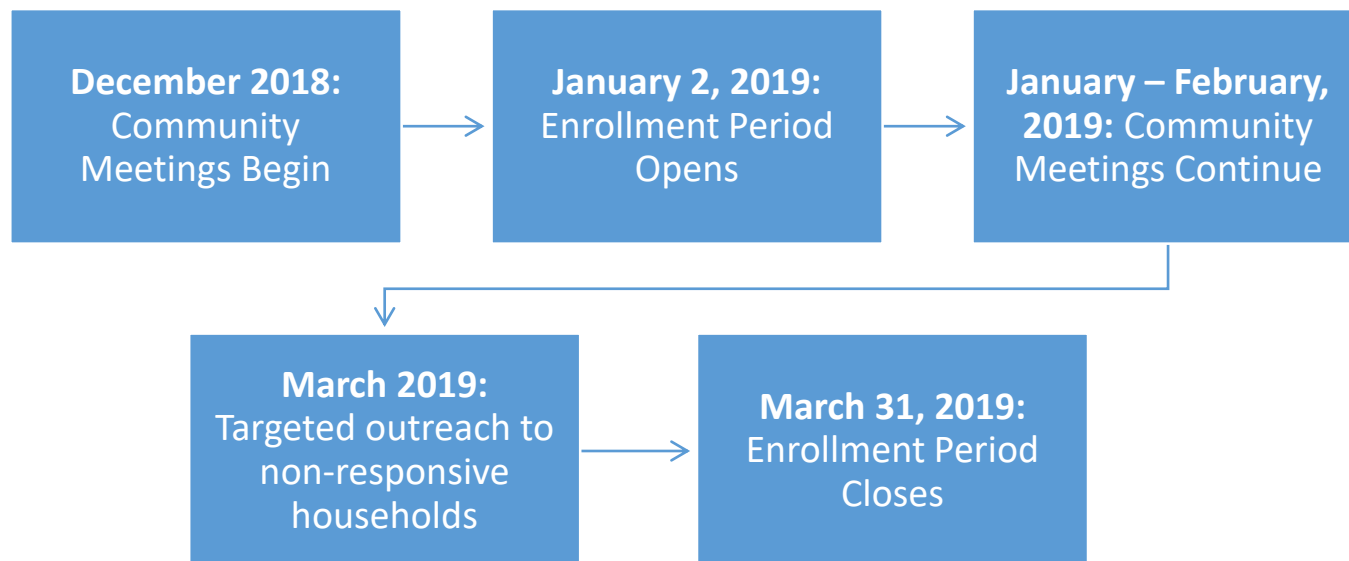


Air Conditioning



Insulation  
(If Needed)

# How It Works: Apply by March 31, 2019



- This program only has ONE enrollment period
- Apply via paper application or our website
- You must apply by 3/31/2019 to take advantage of the program
- **If you do not apply by 3/31/2019, you cannot participate**

# How It Works: Apply by March 31, 2019



If you are living in or own a residential property in the green or yellow area, **you can apply!**



## Who Can Apply?

- Tenants
- Landlords
- Owner-Occupants
- Multi-Family Housing Buildings

## Who Can't Apply?

- Non-Residential Businesses
- Schools or Churches
- Residents already committed to a home in the Home Swap Program

# How It Works: Apply by March 31, 2019

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Your place in line is based on the order in which you apply

- Applicants who meet all other requirements will be ranked based on their application date and time
- This will determine who will be served first.
- Up to 40 homes will receive work in 2019



# How It Works: Get Program Ready



Once BNP receives your application, we need to determine if you are Program Ready

## **For Owner-Occupants, Program Ready Means:**

- Property taxes are current
- Pass Program Readiness Assessment

## **For Landlords, Program Ready Means:**

- Property taxes are current
- Provide Certificate of Compliance from City's permitting department



# How It Works: Get Program Ready



## *Why do my property taxes need to be current?*

The City of Detroit is making a significant investment in your home and we want to make sure that you can keep your home.

- Tax Compliance must be completed prior to 5/7/19 in order to participate in the first phase (2019)
  - Payment plans must be paid off
  - Taxes must not be forwarded to the Wayne County Treasurer
- If you cannot pay off your taxes before 5/7/19, you can still participate in the program's later phases
  - BNP staff will work with you to determine if the taxes can be paid off and what options are available to help
  - Participation in the 2020 or 2021 phases

# How It Works: Get Program Ready



## *Why does my home need to pass an assessment or have a Certificate of Compliance?*

We want to ensure that your home is both safe for our staff and contractors to work in, as well as in a condition that will not work against the improvements being installed.

- BNP staff will complete an assessment of each property:
  - No major holes in walls, ceilings or floors
  - No water leaks in ceilings (electrocution risk)
  - Utilities are on and functioning
  - Access to necessary work areas, including proper egress from basement
- If home does not pass the Property Readiness Assessment, BNP will provide options for repair to the identified conditions
  - BNP will work with you to determine which phase you are most likely to participate in

# How It Works: Accept Terms



*No work will start on your home until you have reviewed a summary of the retrofits and are comfortable with the retrofit plan*

- BNP will determine the summary of retrofits required for your home
  - **For owner-occupants**, this happens at the Program Readiness Assessment
  - **For landlords**, this happens at a walkthrough after the Certificate of Compliance is provided
- The retrofit summary will be included in a contract that the property owner must sign in order to move forward with the purchasing of services to retrofit your home
  - **For owner-occupants**, we strongly encourage you to have homeowner's insurance in place
  - **For landlords**, the contract will include a requirement that your rental rates stay consistent for at least 3 years after the retrofits are completed

# How It Works: Accept Terms



*After you have agreed to and signed your retrofit summary,  
you will be assigned to a phase*

- Work will be completed in 3 phases. Estimated timeframes are:
  - Late Summer & Fall 2019
  - Spring thru Fall 2020
  - Spring thru Fall 2021
- Due to the shortened season in 2019, no more than 40 homes will be included in the 2019 phase
- Between 80-100 homes will be completed in both 2020 and 2021





# How It Works: Retrofits Installed



- We will determine the best way to purchase the retrofits for each phase of work once all agreements have been signed
- BNP will work directly with the contractors
  - **Reduce disruption** to household, as much as possible
  - Provide **ample notice** when contractors are scheduled
- Our goal is to ensure the retrofits are done as efficiently as possible and that participants will be able to have access to their homes throughout the process
- Once the work is complete, BNP will review the work with you:
  - You will sign off, acknowledging that the work is complete
  - BNP will go over best practices for your new retrofits
  - **BNP will provide you with a one year supply of air filters**



# What Retrofits Are Included In The Program?

# What Retrofits Are Included: Windows



## *New windows mitigate against increased road noise*

- Our windows will provide between 7 – 14 dB noise reduction compared to a single pane window
  - We expect even greater road noise reduction if residents can keep their windows closed due to addition of Central Air
  - Windows will be vinyl double hung and include screens
  - Basement windows will be glass block

### **For Reference...**

- Single pane windows generally have a window rating of approximately 18.
- BNP's retrofit will include double hung windows with window ratings at 27 or higher.

# What Retrofits Are Included: HVAC



*New HVAC systems assist with air purification and mitigate against increased air pollutants*

- HVAC systems are being provided to filter out air pollution
  - HVAC system will include air conditioning units
    - This allows air to be filtered all year long
  - All homes will have MERV 13 level filters

## **For Reference...**

- The EPA states that MERV 13 filters are “for use in superior residential units”
- Per the EPA, the next step up from MERV 13 are filters used in “surgical operating rooms”



# What Retrofits Are Included: Insulation\*

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*\*For wood-frame homes, insulation will also be included to mitigate against increased road noise*

- Wood frame homes are especially susceptible to increased road noise due to the density of building material
  - Also known as non-brick homes
- Insulation will be added into the wall cavities



# Examples of Participant Scenarios

# What will the process actually be like?

## **Scenario**

- Mr. Jones lives in a home that he owns
- He applies 2/2/2019 and is the 38<sup>th</sup> applicant
- His property taxes are paid and an assessment is scheduled for early April
- At the assessment, the BNP team determines that his home is Program Ready

## **Result**

- Mr. Jones is placed in the 2019 procurement phase
- Work is completed between August and October of 2019

# What will the process actually be like?

## **Scenario**

- Ms. Hernandez is a tenant and applies 1/15/19
- BNP is able to contact her landlord via the information that Ms. Hernandez shared on her application
- Her landlord submits a Certificate of Compliance and proves they are current on their taxes on 5/6/19

## **Result**

- The BNP field team visits the home in May to gather information on what retrofits are needed
- Work is completed between August and October 2019



# What will the process actually be like?

## **Scenario**

- Mr. Smith applies 1/2/19 but has a large property tax bill
- He pays his taxes prior to 5/7/19
- At the assessment, BNP staff can see the sky and clouds through the roof, making the home not Program Ready

## **Result**

- BNP staff follow up with Mr. Smith to provide him with options on how to repair the hole in the roof
- Mr. Smith notifies BNP the roof is repaired on 2/20/20
- BNP returns for a second assessment and Mr. Smith is included in the 2020 Phase of work

# What will happen to my DTE bill?

## Scenario

- Mr. Gutierrez previously only used windows and fans to cool home in summer and kept home cool in the winter
- Mr. Gutierrez decides to keep home cooled to 62° in the summer
- He also decides that he wants his home to be 78° in the winter.

## Result

- Mr. Gutierrez' bill will most likely increase

# What will happen to my DTE bill?

## **Scenario**

- Ms. Turner previously cooled her home with multiple window AC units in the summer
- She also kept her home at 74° at all times during the winter
- By utilizing her new programmable thermostat, Ms. Turner is now able to keep her home at the desired temperature when she is there and decrease its use when she is out of the house

## **Result**

- Her home is more efficiently cooled by one central unit than the multiple units
- Ms. Turner's bills will most likely decrease.



# In Summary

# What Do I Need To Do?

- Mark your calendars – applications open 1/2/2019
  - Apply as soon as possible !
  - Talk to your neighbors about the program and share our contact information
- Start planning for becoming Program Ready
- Ask our team any questions you have - your questions help us!

# Bridging Neighborhoods' Service Promise

- We will be available to you and will keep you informed throughout the entire process
- We will be as responsive to your concerns as possible
- While we can't promise that we won't make mistakes, we are committed to providing you with excellent customer service at all times.



# Questions?

Thank you!



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City of Detroit Bridging Neighborhoods Program updated their cover photo.  
November 26 at 4:47 PM · 🌐



Connecting Delray Families to Homes in Great Neighborhoods Promoting Healthier Homes

1 Comment