

March 2025

Disaster Recovery

CDBG-DR Action Plan Public Hearing



TAKE PART
Opportunity Rising



Introduction to CDBG-DR



**Congress
(sometimes)
appropriates CDBG-
DR funding
towards
Presidentially
Declared Disasters
(12/21/24)**



**HUD determines
award amounts and
awards the CDBG-DR
funding to grantees
with eligible
disasters.**



**Awards published in
the Federal Register
Notice (1/16/25)**

We are here

**The City of Detroit
has 90 days to
submit an Action
Plan to HUD
proposing the use
of the CDBG-DR
funds.**



**HUD has 45 days to
review upon
submission.**

**City of Detroit,
through its Housing
and Revitalization
Department,
implements the
approved Action
Plan**

Disaster Response Timeline

Immediate Response

- FEMA and other agencies begin immediate response efforts including rescue, safety, shelter and other actions focused on triage.

Initial Recovery

- The federal government begins assessing the damage in conjunction with state and local governments, as well as entities such as insurance companies.

Long-Term Recovery

- Development Block Grant – Disaster Recovery (CDBG-DR) funds are appropriated to help communities with presidentially declared disasters recover from those disasters. Recovery is defined as restoring housing, infrastructure and economy to pre-disaster conditions.

HUD 'Unmet Needs' Calculation & Award

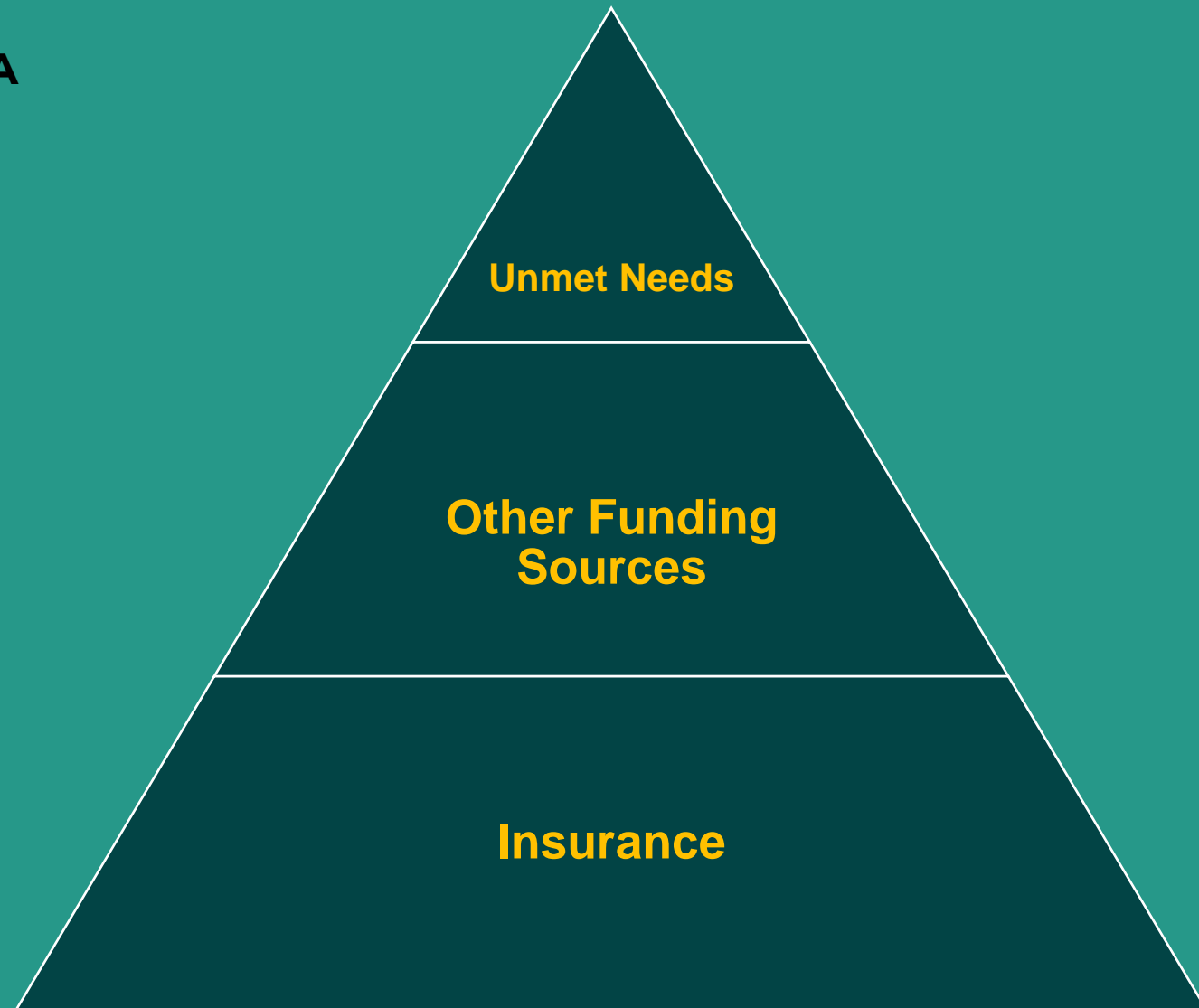
Damaged assessed (in dollars \$\$) by FEMA and translated

-Disaster response funding awarded (residents/city) i.e. FEMA Public Assistance, Individual Assistance, SBA Loans

= Total 'Unmet Need'

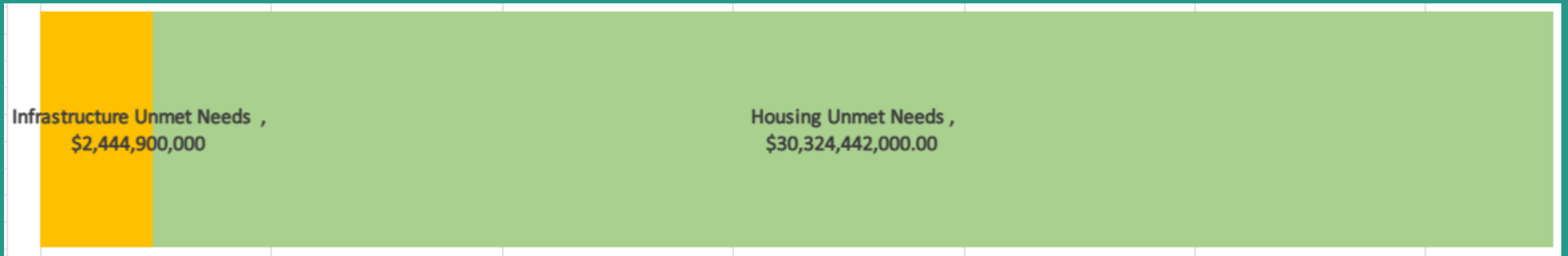
HUD determined our unmet need for the August 2023 disaster to be \$346,864,000

CDBG-DR-funded activities and programs must respond to disaster-related impacts that are not fully addressed by other funding sources



Action Plan 'Unmet Needs'

Action Plan Identified Unmet Needs - \$32,769,342,000.00



Based on local data and pre-existing conditions exacerbated by the disaster. Includes mitigation projects.

**Economic Development unmet needs are unknown at this time, however if and when data becomes available, this information will be updated in the Action Plan and proposed uses of the funds will be evaluated and updated as applicable.*

CDBG-DR Eligible Uses

Eligible Activities

- Housing
- Infrastructure
- Economic Development

National Objective

- Low-to-moderate income households at or below 80% AMI
- Slum & Blight
- Urgent Need

“Tie-Back” to the Disaster

Duplication of Benefits



Proposed Use of CDBG-DR



Infrastructure

\$252,470,800



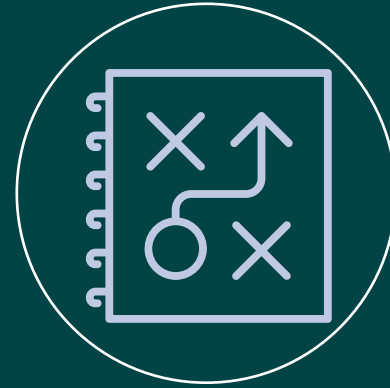
Housing

\$75,050,000



Administration

\$17,343,200



Planning

\$2,000,000

\$346,864,000

Proposed Activities - Budget

Program Category	Project	Budget
Housing		
\$75,050,000.00	Affordable Housing	\$34,050,000.00
	Public Housing	\$31,000,000.00
	Homeownership Opportunities - Down Payment Assistance	\$10,000,000.00
Infrastructure		
\$252,470,800.00	Public Facility Rehab - Homeless Shelters	\$7,227,800.00
	Stormwater Improvement Projects	\$25,000,000.00
	Sewer Alley Repair Program	\$175,000,000.00
	Traffic Signal Connectivity and BackUp - Mitigation	\$9,000,000.00
	Public Facility Rehab - Homeless Shelters - Mitigation	\$16,243,000.00
	Jefferson Chalmers Stop Log Flood Mitigation Project - Mitigation	\$20,000,000.00
Planning		\$2,000,000.00
Administration		\$17,343,200.00
Total		\$346,864,000.00

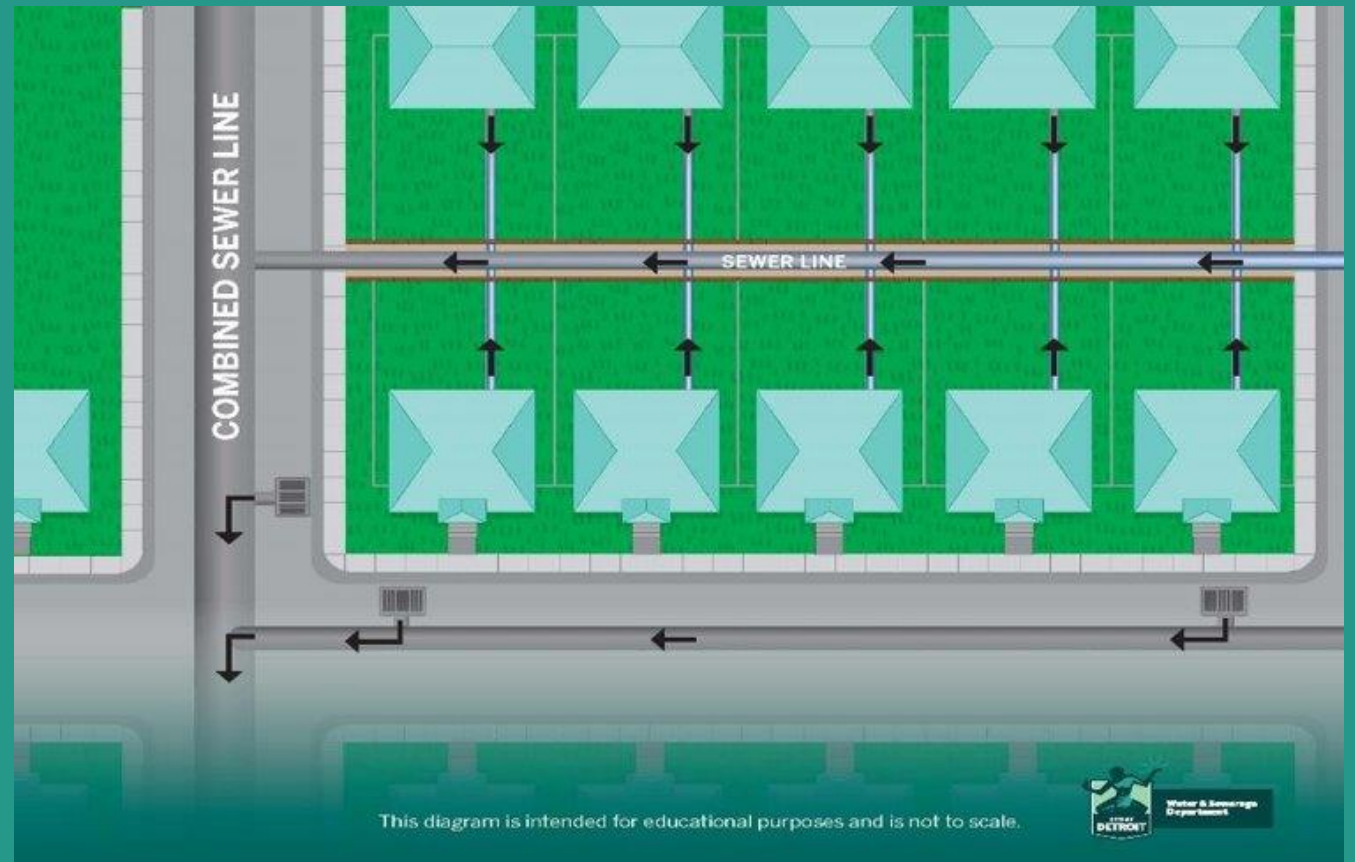
**Overview of Proposed
Flood Protection Infrastructure Improvements**

Infrastructure Programs

Sewer Alley Repair Program

Detroit has 1,800 miles of **alley sewers** that connect homes to main sewer lines

Most were installed 70-90 years ago



Infrastructure Programs

Sewer Alley Repair Program



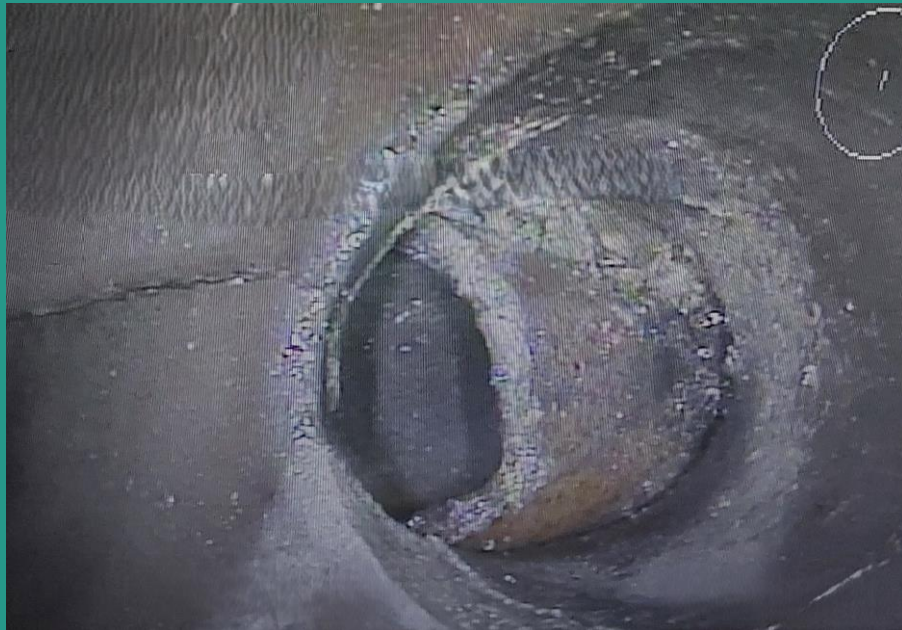
After nearly a century of neglect, these sewers can collapse and create sinkholes

Infrastructure Programs

Sewer Alley Repair Program

Private sewer laterals in many cases have outlived their useful life and start collapsing or falling off from the public sewer, leading to basement backups and causing alley sinkholes.

DWSD estimates that with CDBG-DR, approximately 12,000 households will be served



Infrastructure Programs

Sewer Alley Repair Program

The majority of private sewer connections in Detroit neighborhoods are in the alley, and a program to reconnect them to the public sewer can help reduce basement backups.



Infrastructure Programs

Stormwater Improvement Project

Large-scale GSI captures stormwater runoff from a much larger area and can benefit multiple tributaries along a river rather than just localized areas.

Why Here?



Topography



Proximity to Rouge River



Combined sewer overflows

Why Now?



Trends in greater flood risk mitigation



Land holds

What is it?



Large-scale Stormwater Management Project



Rendering of Brightmoor Stormwater Feature

Infrastructure Programs

Stormwater Improvement Project



Background and Overview of Jefferson Chalmers Proposed Flood Mitigation Project

Infrastructure Programs

Stop Log Flood Mitigation Project

The city will install permanent fixtures for temporary stop logs to keep Detroit River flood water out of the sewer system with the intention of removing Jefferson Chalmers from the floodplain.

The installation of the three (3) stop log structures will be across Lakewood, Phillip and Fox Creek canals, and include earthwork in Mariners, Riverfront - Lakewood East, AB Ford and Maheras Gentry Parks, and site grading/ floodwall at KAM Marine/Bayview Yacht Club.

Privately repairing seawalls does not remove Jefferson Chalmers from the floodplain.

- **FEMA-accredited flood barrier protection rules likely apply – including maintenance plan and local municipality oversight. (https://www.fema.gov/sites/default/files/documents/fema_meeting-criteria-accrediting.pdf)**



Infrastructure Programs

Stop Log Flood Mitigation Project



Lower East Side (Jefferson Chalmers) Flood Protection Plan



Legend



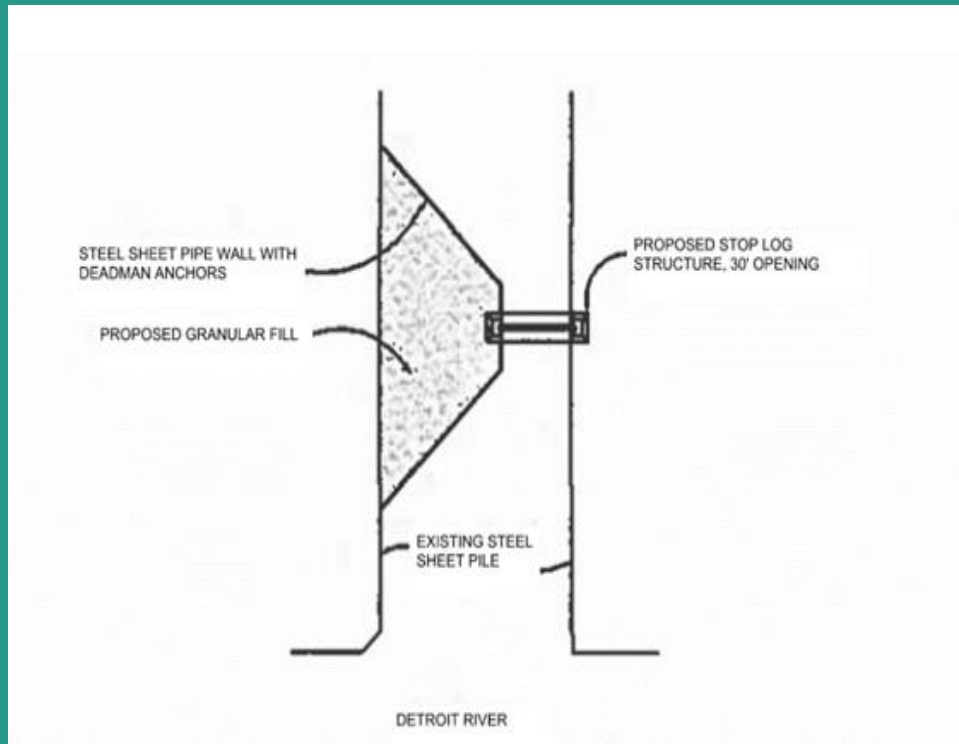
- Stop Log: Fox Creek, Philip Canal, & Lakewood Canal
- Earthen Levee
- Seawall

- Existing High Ground
- Bayview Yacht Club Measures - TBD

Infrastructure Programs

Stop Log Flood Mitigation Project

- What could a stop log installation look like?



- **Based on current data, lake levels are expected to rise about every 10 years triggering the need for stop logs**
- **Stop logs are currently expected to be in place for 4-6 months at a time every 10 years**

Infrastructure Programs

Stop Log Flood Mitigation Project

- **These subjects will be addressed and resolved PRIOR TO construction as they will require regulatory approval by GLWA, EGLE and USACE:**
 - **Fox Creek sewer discharge.**
 - **Confirmation that no other sewer outlets to canals.**
 - **Stagnation of Fox Creek canal, especially while the canals are temporarily closed.**
 - **Historic hydrologic and hydraulics investigation.**
 - **Maintenance and operation plan.**

Infrastructure Programs

Stop Log Flood Mitigation Project

- **Why fund a Flooding/Floodplain project with DR?**
 - **Funding is available NOW. 100% federal, no local match. Future costs will be higher, and funding sources are uncertain.**
 - **The need for flood protection and floodplain designation relief exist currently and will persist until we act to rectify.**
 - **Great Lakes levels will continue to fluctuate and there will be future canal overtopping events, and corresponding deployment of temporary protection measures.**
 - **Relief from FEMA floodplain restrictions can occur sooner.**

No permanent canal closures are proposed with this project.

Infrastructure Programs

Stop Log Flood Mitigation Project

- **Why fund a Flooding/Floodplain project with DR?**
 - **Could potentially lower water bills**
 - **Relief of flood insurance requirements**
 - **Prevent further damage to the regional sewer system**
 - **More likely to see basement backups**
 - **Prevent property damage (i.e. foundation damage)**
 - **Opens access to additional federal resources for residents**

Infrastructure Programs

Traffic Signal Connectivity & Backup



Transfer Switch



Portable Generator

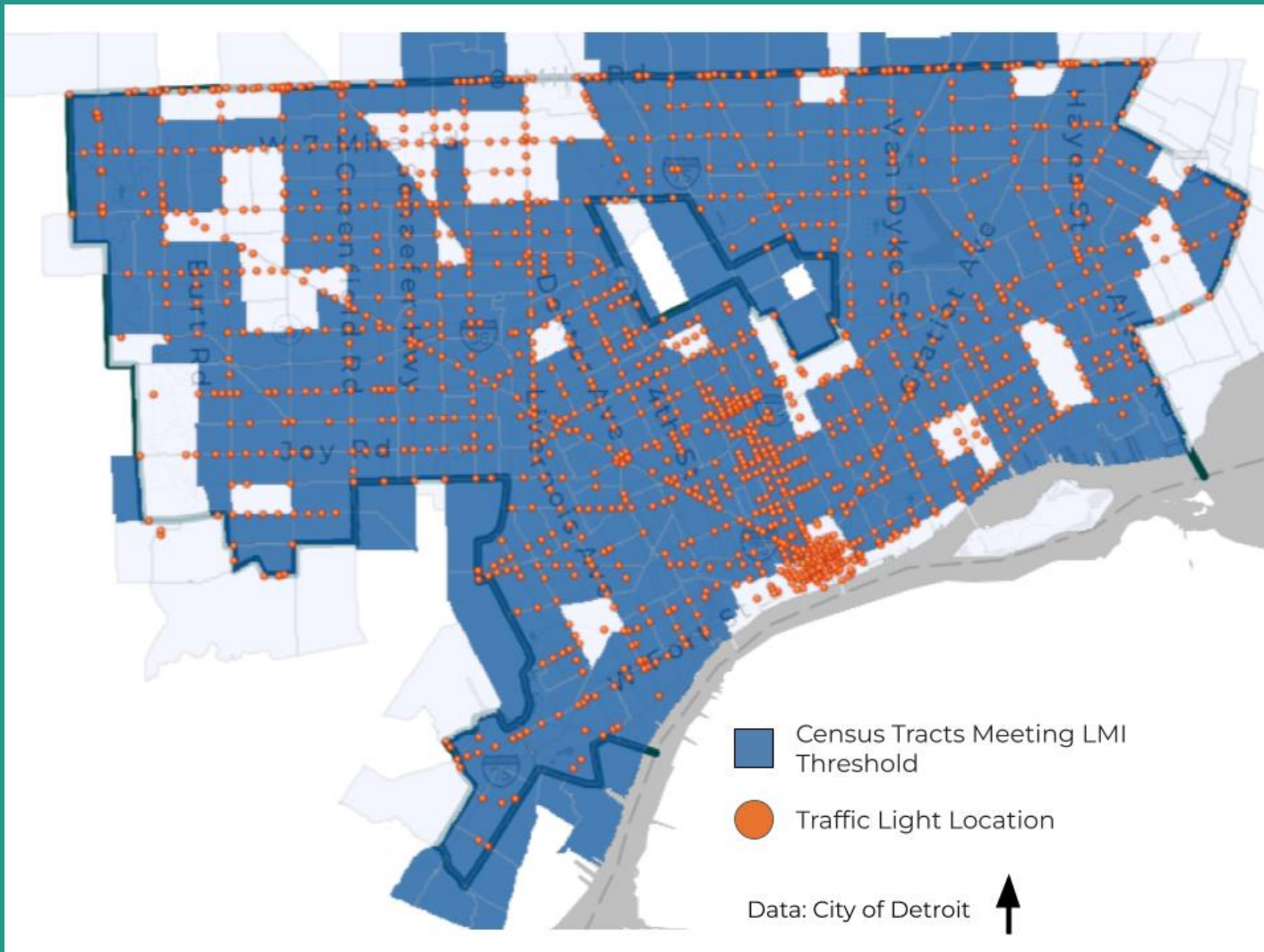
In 2024, there were 2,400 reported signal malfunctions & 239 power outages. To mitigate future negative impact during storms, DPW proposes to:

- 1. Install generator connector switches to all of the 819 city jurisdiction traffic signals**
- 2. Install UPS battery back-up at 40+ high traffic volume intersections in the city**
- 3. Connect 230 currently unconnected traffic signals to the Traffic Management Center**



Infrastructure Programs

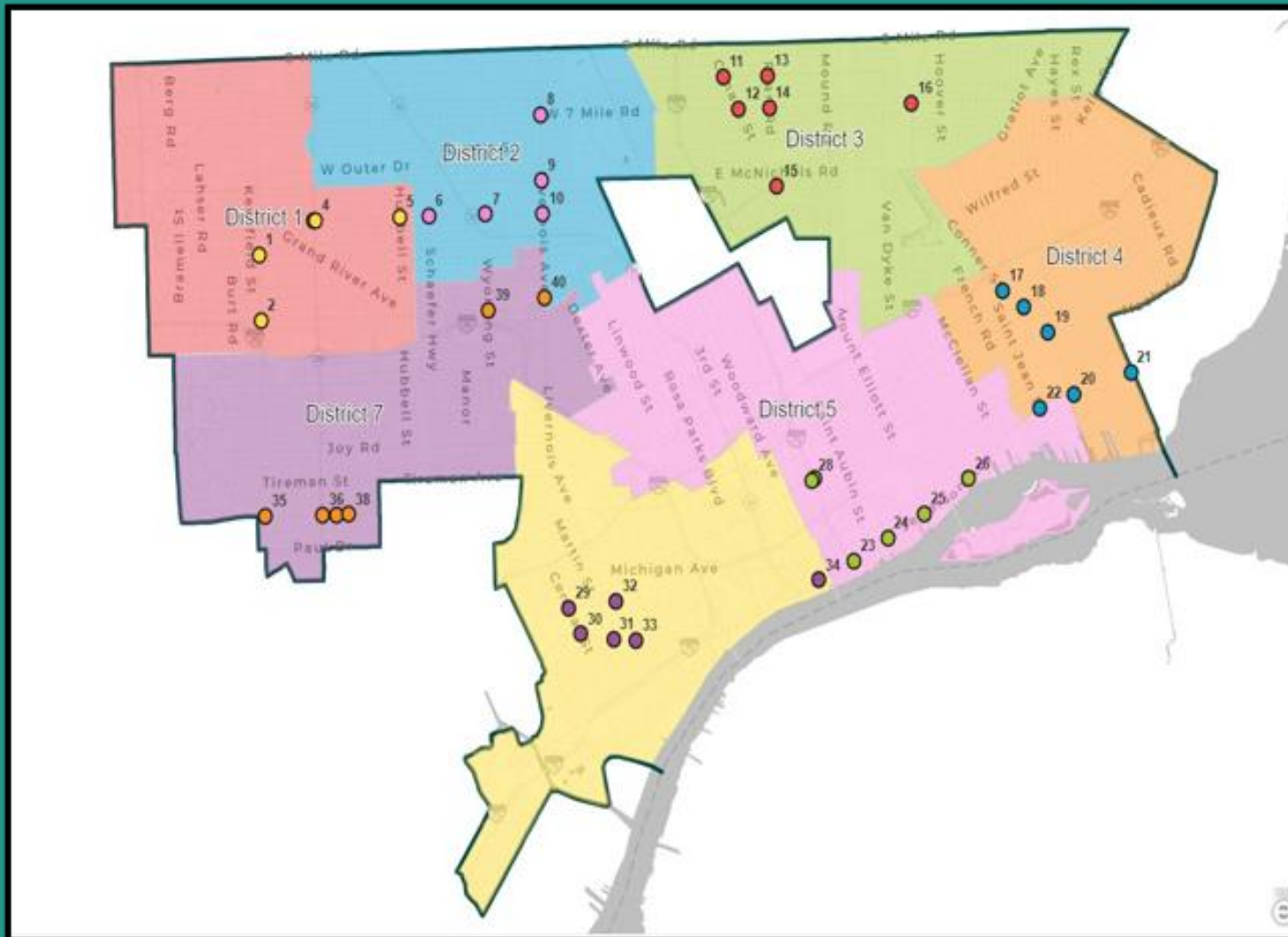
Traffic Signal Connectivity & Backup



- **589/819 signals are currently connected to Traffic Management Center (TMC)**
- **This project would upgrade & connect remaining 230 signals to network**
- **Ability to see and manage signal operations from TMC in real-time**
- **Ability to receive real-time malfunction and outage alerts**
- **Quicker response to malfunctions and outages**

Infrastructure Programs

Traffic Signal Connectivity & Backup



SN	INTERSECTION	COUNCIL DISTRICT
1	Evergreen and Fenkell	1
2	Evergreen and Schoolcraft	1
3	Puritan and Southfield Fwy SB Service Dr	1
4	Puritan and Southfield Fwy NB Service Dr	1
5	Hubbell and Puritan	1
6	Puritan and Schaefer	2
7	Puritan and Wyoming	2
8	Livernois and Seven Mile W	2
9	Livernois and McNichols	2
10	Livernois and Puritan	2
11	Conant and Outer Drive E	3
12	Conant and Seven Mile	3
13	Outer Drive E and Ryan	3
14	Ryan and Seven Mile	3
15	Davison and Ryan	3
16	Outer Drive E and Seven Mile E	3
17	Chandler Park and Conner	4
18	Conner and Warren	4
19	Conner and Mack	4
20	Jefferson E and Conner	4
21	Jefferson E and Alter	4
22	Jefferson E and St Jean	4
23	Jefferson E and Rivard	5
24	Jefferson E and Chene	5
25	Jefferson E and Mt Elliott	5
26	Jefferson E and Van Dyke	5
27	Chrysler NB Ser Dr and Mack	5
28	Chrysler SB Ser Dr and Mack	5
29	Central and John Kronk	6
30	Central and Dix	6
31	Dix and Vernor/Waterman	6
32	John Kronk and Livernois	6
33	Dragoon and Vernor	6
34	Griswold and Larned	6
35	Evergreen and Warren	7
36	Southfield Fwy Service Drs and Warren W	7
37	Memorial and Warren W	7
38	Warren W and Woodmont	7
39	Schoolcraft and Wyoming	7
40	Ewald Circle and Livernois	7

Infrastructure Programs

Public Facility Rehab – Homeless Shelters

- **Homeless Shelters in the City of Detroit can apply for rehabilitation assistance to help respond to and/or prevent future impacts from flooding and storms.**
- **Shelters must be owned by a non-profit organization, open to the public and receive referrals from Detroit's Coordinated Assessment Model (CAM).**



Housing Programs

Down Payment Assistance

- **Data shows unmet needs around the need for increased homeownership opportunities in the City, and this need is exacerbated by disasters**
- **Up to \$25,000 in down payment assistance provided to qualifying LMI households**



CARA FORD

21 YEARS OLD
DETROIT DPA RECIPIENT

Housing Programs

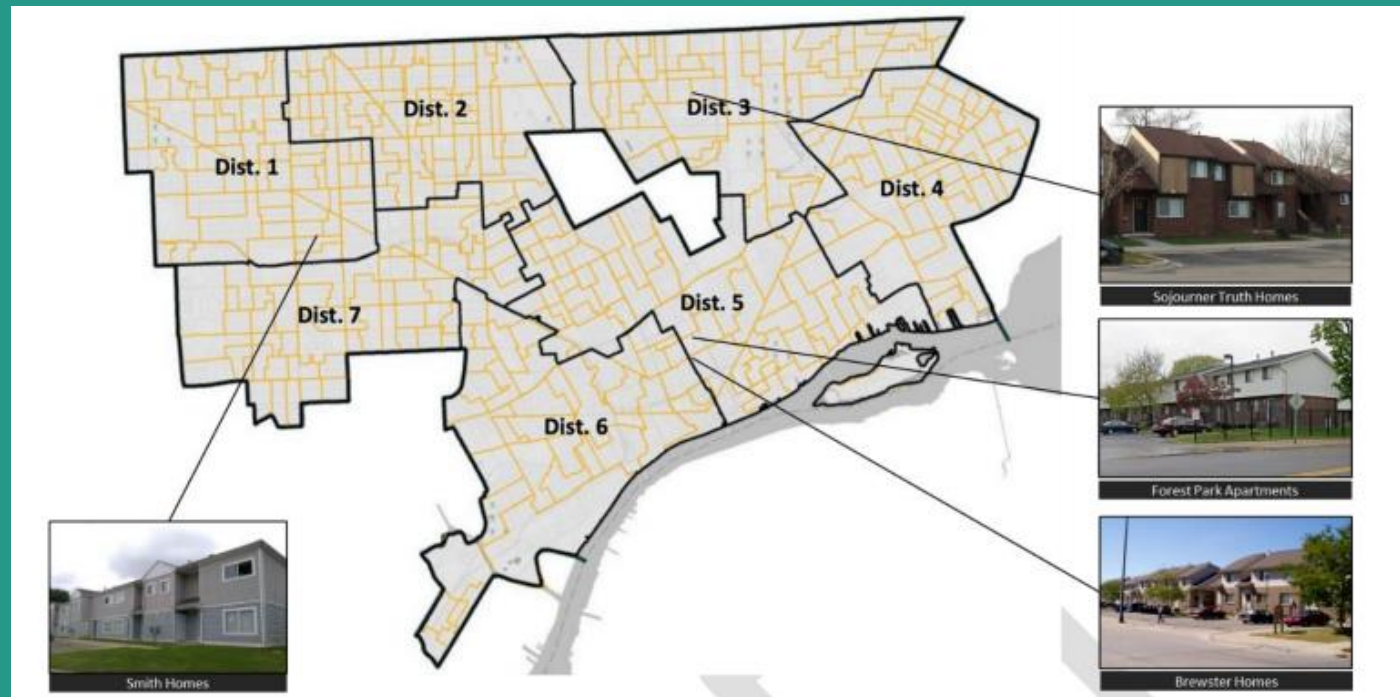
Affordable Rental Housing & Public Housing

Housing unmet needs such as affordability for low-to-moderate income households, age of housing stock, and rising costs pre-date the disaster. The impact of the disaster exacerbated these conditions.

Increase affordable rental housing and public housing supply for LMI households between 30% AMI-80% AMI.

Affordable rental housing projects will be identified through a Notice of Funding Availability process overseen by HRD.

Identified DHC Public Housing projects include Brewster Homes, Smith Homes, Diggs Forest Park and Sojourner Truth.



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Next Steps

- **Review the Action Plan and Provide Feedback on the Proposed Activities**
 - **Public Comments will be received until Friday March 28th at 5:00PM**
 - **Comments can be provided verbally during Public Hearings, or by emailing disasterrecovery@detroitmi.gov**
- **Action Plan is submitted to HUD for review and approval (45 Days)**
- **City receives a grant agreement from HUD and City Council accepts and appropriates the funding (estimated in May/June)**

Thank you!

Public Comment