

# Grantee: Detroit, MI

## Grant: B-25-MU-26-0001

### January 1, 2026 thru March 31, 2026 Performance

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**Grant Number:**

B-25-MU-26-0001

**Obligation Date:****Award Date:****Grantee Name:**

Detroit, MI

**Contract End Date:**

05/21/2031

**Review by HUD:**

Original - In Progress

**Grant Award Amount:**

\$346,864,000.00

**Grant Status:**

Active

**QPR Contact:**

No QPR Contact Found

**LOCCS Authorized Amount:**

\$346,864,000.00

**Estimated PI/RL Funds:****Total Budget:**

\$346,864,000.00

## Disasters:

**Declaration Number**

FEMA-4757-MI

## Narratives

**Disaster Damage:**

On August 24-26, 2023, Detroit experienced a 1 in 25-year rainstorm (0.01% probability), resulting in 2.4 inches of rain in a 1-hour period in some areas of the city. The average across the city was 1.5-3 inches of rain in 4 hours. This amount of rain exceeded the capacity of the city's infrastructure, which was designed to withstand 1.5-3 inches of rain in 24 hours, and was the root cause of flooding. The city estimates that around 5,000 households (majority low-to-moderate income) were directly impacted by the disaster.

The storm, which produced the torrential downpour, led to flooding on streets and freeways, as well as flooding in residential and commercial basements. In addition, flooding impacts also included collapsed sewer lateral service lines coming from single-family residences and capacity/failure to function issues with the city's combined storm water and sewer system. The following conditions were not the primary cause of the flooding, but can be deemed as critical factors that exacerbated the impact based on the analysis performed from the previous flood events (including the most recent Presidentially Declared Disaster #4507 in June of 2021).

**Recovery Needs:**

The City of Detroit, through its unmet needs assessment, identified various unmet disaster recovery needs, especially related to Housing and Infrastructure. It is important to note that the City used local data, and as additional data from federal sources are shared, the City will update its Unmet Needs Assessment accordingly. Many residential neighborhoods and public facilities experienced basement backups due to a variety of factors, including but not limited to, rain events beyond the capacity of the existing public sewer system and private infrastructure such as collapsed or cracked sewer lateral service lines attached to houses. These issues can exacerbate a significant rain event that causes basement backups. In addition, the city experienced flooding of highways and streets due to aging infrastructure and documented changes in precipitation patterns. Public facilities such as emergency shelters experienced flooding which forced some shelters to close and move to temporary locations.

and \$1,406 nationally. This rent growth outpaces growth in median income, making affordable housing options increasingly unattainable for the lower-income Detroit families. Around 60% of renters in Detroit are considered extremely low-income and earn \$35,000 or less annually. In 2023, 39% (roughly 100,000) of Detroit households were cost burdened (meaning they paid more than 30% of their income on housing) at the time of the disaster (ACS 2023). Extremely low-income households are disproportionately impacted by rising housing costs, leaving fewer resources for other critical expenses such as food, transportation, and childcare. Consequently, disaster recovery expenses fell on homeowners and renters already experiencing economic hardships.

Housing Cost Burdened Households by Income (ACS 2023)

<u>Household Income</u>	<u>Cost Burdened</u>	<u>Not Cost Burdened</u>	<u>Cost Burdened %</u>
<\$20,000	<u>52,249</u>	<u>3,943</u>	<u>87%</u>
\$20,000-\$34,999	<u>26,268</u>	<u>16,438</u>	<u>62%</u>
\$35,000-\$49,999	<u>13,089</u>	<u>22,541</u>	<u>35%</u>
\$50,000-\$74,999	<u>6,630</u>	<u>29,571</u>	<u>18%</u>
\$75,000+	<u>2,085</u>	<u>60,417</u>	<u>3%</u>

The scale of housing challenges related to the disaster were exacerbated by the age of the housing stock in Detroit. More than 58% of the housing stock in Detroit was built prior to 1950 and 92% was built prior to 1980. Housing units of this age were generally not built with disaster/weather related resiliency design considerations. Further, the infrastructure built/installed at the time of housing construction has aged and is prone to failure when stressed by extreme weather events. As this housing stock faces high incidences of deferred maintenance, investments are needed to prevent new vacancies and reduce unsafe living conditions for residents.

Timeframe Built

<u># of Units</u>	<u>% of Total Units</u>
<u>2000 or later</u>	<u>13,620</u>

<u>4%</u>
<u>1980-1999</u>

13,722

4%

1950-1979

109,674

33%

contributes to deferred maintenance and deterioration over time. HRD is currently tracking 2,400 regulated affordable housing units that are at risk of losing affordability restrictions over the next five years including expiring LIHTC units and Section 8 contracts up for renewal.

To meet substantial needs, Detroit must not only preserve its existing affordable housing but add supply through new housing production. The cost of construction in Detroit has been historically high relative to other parts of the state, and recent challenges such as construction costs that have increased by 41% since 2021 and interest rates that have increased by more 4.5 percentage points from 2022 to 2024 have exacerbated the problem. With few exceptions, all new housing construction requires subsidies, and the finite subsidy tools available currently limit production.

Assisting low-income households access the homebuying market has been an effective strategy to address the demand for affordable housing, particularly among larger households. Compared to the national landscape, Detroit's homebuying market continues to be relatively affordable with principal, interest, taxes and insurance (PITI) often below typical affordable rent levels. The City has paired Down Payment Assistance with HUD pre-purchase counseling to bridge the homeowner readiness gap for Detroit residents. In 2022-2024, the City used temporary ARPA funding to launch the Detroit DPA program to reduce the gap between what households earn and the housing they can afford to purchase. The average monthly housing payment for participants in the Detroit DPA program was \$926 (inclusive of mortgage principal and interest, property taxes and homeowners insurance). The MSHDA affordable rent limit in Wayne County for a 3 bedroom housing unit and a household at 60% AMI is \$1,575 per month (minus tenant-paid utilities), demonstrating that Down Payment Assistance is an effective strategy to subsidize affordable housing and reduce housing cost burden for a portion of Detroit residents.

Emergency Shelters, Interim, and Permanent Housing

Disaster recovery must consider the needs of people experiencing homelessness as many formal supports (shelters and supportive services) and informal supports (e.g., community resource sharing) may be impacted. To review the unmet need for homelessness in Detroit, the 2023 Point in Time count was reviewed. The Point In Time (PIT) count measured the number of sheltered and unsheltered people experiencing homelessness on a single night in Detroit (2023 Detroit Continuum of Care Point-in-Time Count Detailed Data Report)[1].

As shown in the table below, the City of Detroit could estimate on any given night in 2023, 1,280 or more people are experiencing sheltered homelessness, 1,069 staying in emergency shelters and 211 transitional housing. The Detroit Continuum of Care (CoC) is required to conduct an unsheltered Point-in-Time count every other year and was not required to complete one in 2023, however in 2022 there were 202 or more people experiencing unsheltered homelessness- living on the street, or staying in a place not meant for human habitation (2023 Detroit CoC Point-in-Time Count Detailed Data Report).

City of Detroit Point in Times Count Results 1/26/2023

City of Detroit Point in Times Count Results 1/27/2021

Sheltered

N/A\*  
1,280  
2022  
1,279  
210  
202  
1,691

\*An unsheltered PIT Counts was not conducted in 2023 due to it being required every other year. An unsheltered PIT was conducted in 2022.

### City of Detroit Total Year-Round Housing Inventory Count by CoC City of Detroit Total Year-Round Housing Inventory Count by CoC CoC-501

#### Emergency Shelter Beds Transitional Housing Beds

#### Total Beds

2023  
1,019  
234  
923  
2022  
991  
279  
1,270

Source: 2023 Detroit CoC Housing Inventory Count, Summary Data Report[2]

It is important to note, the City of Detroit does not operate any homeless shelters. However, several are Subrecipient non-profit organizations that receive CDBG public service and Emergency Solution Grant (ESG) funds that provide emergency homeless prevention by way of transitional housing for the most vulnerable population. This plan proposes supporting Emergency Shelters improvements as a public facility activity.

Public facilities such as emergency shelters experienced flood damage. In 2023, the City of Detroit funded 959 emergency shelter beds, consisting of 14 year-round shelters and 3 warming centers. The 2023 disaster impacted several emergency shelters. Three shelters sustained damage to their buildings that did not result in a loss of beds but changes in operations such as having to relocate where meals were served, residents being unable to do laundry until the flooding was fixed, and areas of the building that couldn't be accessed. An additional shelter had damaged supplies and furniture which had to be disposed of.

Recognizing the City's long and well-documented infrastructure challenges, as well as its ongoing efforts to mitigate future flooding in our most vulnerable areas, the City of Detroit is committed to rebuilding resiliently. In assessing unmet needs, it is important to consider the additional costs of safeguarding housing and community development investments from future disasters. It is especially important to support shelters as they have limited options for rehabilitation funding and are operated by non-profits who may struggle with capital campaigns.

Rental and Owner-Occupied Single Family and Multifamily Housing

The housing stock in the City of Detroit is comprised overwhelmingly of detached, single-family houses. ACS 2023 data estimates show that roughly 71% of Detroit's housing stock was single-family houses, nearly all of which were detached dwellings. Detached duplexes are also a standard of Detroit's housing typology, but the ACS found that duplexes accounted only for another 5.4% of the overall stock. Single-family homes are most distressed stock and most susceptible to becoming obsolete after a flooding event.

However, unlike typical detached single-family neighborhoods across the United States, in Detroit, many residents of such neighborhoods rent. This is in large part

the MSA was only 4.0%.

Renters earning less than \$35,000 face a substantial rental supply gap. Between 2016 and 2021 the City of Detroit lost over 32,000 rental units affordable to low-income families earning less than \$40,000 annually.

The City is losing the low rent and naturally occurring affordable housing units. These units have deferred maintenance in general, and flooding events likely cause low rent units to go vacant.

The proposed activities will improve access to safe and healthy housing for low-to-moderate (LMI) people who otherwise do not have access to the resources to prevent the impacts of disasters such as these. LMI Detroit residents can face unique challenges and have more difficulty responding to disaster events than the general population due to physical and financial capabilities, health concerns, and location and quality of their housing, among other factors.

### Pre-Disaster Renter and Owner-Occupied Housing for 2023

Renter -Occupied (#)  
Renter -Occupied (%)  
Owner - Occupied (#)  
Owner - Occupied (%)  
Vacancy Rate (%)  
City of Detroit  
118,290  
36%  
137,567  
41%  
23%

Over 22% of Detroit's existing housing stock remains vacant. Single-family detached and attached units make up 54% of renter occupied residential units. Single-family housing continues to be the backbone of Detroit's housing supply, housing over two-thirds of residents.

Detroit's multi-family housing stock has declined over the past decade. These are mostly naturally affordable and often house family households.

#### Public Housing (Including HUD-assisted Housing) and Other Affordable Housing

The federal government defines affordable rents as housing costs that do not exceed 30% of a household's monthly income. For renters, these costs include rent and basic utilities (electric, gas and water). There are two basic types of affordable rental housing in Detroit:

- Naturally occurring: This type of housing is not government regulated but is considered affordable to households at market rate because costs amount to less than 30% of their monthly income.
- Regulated: This type of housing is subsidized by government programs to ensure that low-income households do not pay more than 30% of their income on rent, or that rents are restricted at a level that is affordable for low-income households.

There are two broad categories of regulated affordable housing:

- Public Housing: Owned and operated by Detroit Housing Commission.
  - Other regulated housing: Privately owned but offer affordable rents for low-income tenants.
- The City of Detroit was in the midst of an affordable housing crisis prior to Disaster. Cost burden and lack of affordable housing were identified as one of the housing issues faced by the City. At the time, more than 100,000 households had rent and

## intervention

### Infrastructure

The City of Detroit experienced a 25-year storm in August of 2023. The City's infrastructure is built for a ten-year flood, and the disaster pushed existing systems over their capacity. The Detroit Water and Sewerage Department (DWSD) routinely maintains sewer-catch basin cleanout throughout the city. This is important because there is a combined sewer system where all sewage from residential, commercial, and industrial sources flow to the same place. Fluctuating lake levels add pressure to the sewer system. If there is a rise in lake or river levels, that water may also flow to the sewer system. Changing precipitation patterns, fluctuating Detroit River levels past flood stages, and aging infrastructure present immediate and significant challenges to the combined sewer system.

Detroit's impervious surfaces cause stress on the sewer system by funneling stormwater into sewers instead of absorbing it into the ground. In addition, much of the surrounding counties drain through the City of Detroit, making Detroit the bottom of the water shed. Based on a sample of DWSD customers, approximately one-third of the houses in Detroit have compromised lateral connections. While many key wastewater pumping stations have had upgrades to their electrical supply recently, some still have an inconsistent, weak power supply. Consequently, heavy rain events, like the storm in August 2023, can cause all combined sewage and rainwater to overflow into basements, residential streets, and local highways. Infrastructure improvements as one of the City's recovery and mitigation projects will be developed in a manner that considers an integrated approach to housing, infrastructure, economic revitalization, and overall community recovery. The City of Detroit will continue to work with Federal, State and neighboring local jurisdictions to provide guidance on promoting a sound short-and-long term recovery plan in the affected areas by coordinating available resources to help in the restoration and recovery of damaged communities. Disaster recovery presents affected communities with unique opportunities to examine a wide range of issues such as housing quality and availability the adequacy of existing infrastructure.

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$256,343,200.00
<b>Total Budget</b>	\$0.00	\$256,343,200.00
<b>Total Obligated</b>	\$0.00	\$35,713,200.00
<b>Total Funds Drawdown</b>	\$47,848.03	\$57,313.34
<b>Program Funds Drawdown</b>	\$47,848.03	\$57,313.34
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$47,848.03	\$47,848.03
<b>HUD Identified Most Impacted and Distressed</b>	\$47,848.03	\$47,848.03
<b>Other Funds</b>	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

### Funds Expended

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
City of Detroit <sup>1</sup>	\$ 47,848.03	\$ 47,848.03

## Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	70.00%	98.15%	.00%
Overall Benefit Amount	\$230,664,560.00	\$234,587,380.00	\$.00
Limit on Public Services	\$52,029,600.00	\$600,000.00	\$.00
Limit on Admin/Planning	\$69,372,800.00	\$17,343,200.00	\$57,313.34
Limit on Admin	\$17,343,200.00	\$17,343,200.00	\$57,313.34
Most Impacted and Distressed	\$346,864,000.00	\$256,343,200.00	\$47,848.03

## Overall Progress Narrative:

The U.S. Department of Housing and Urban Development (HUD) awarded the City of Detroit, through its Housing and Revitalization Department (HRD), \$346,864,000 in funding to support long-term recovery efforts following 2023 Presidential Major Disaster Declaration (federal disaster declaration FEMA #4757 - Michigan Severe Storms, Flooding and Tornadoes). This Quarterly Performance Report (QPR) provides an overview of the City of Detroit's progress in implementing the Community Development Block Grant-Disaster Recovery (CDBG-DR) Program through March 31<sup>st</sup>, 2026. During the reporting period, the City advanced multiple activities funded under the 2023 CDBG-DR allocation. The Down Payment Assistance Program completed program design and launched on March 11, with first closings expected in April. The Traffic Signal Connectivity and Power Backup System issued a \$9 million purchase order and held a pre-construction meeting, with material submissions scheduled for April. funds dedicated to soft construction costs. Public Facility Rehabilitation NOFA scoring progressed for both tie-back and MIT activities.

The Jefferson Chalmers Flood Mitigation Project continued Phase 1 and initiated recruitment for a project manager. Future phases include a comprehensive technical study and community-driven solution development, followed by construction. The Alley Sewer Repair Program advanced procurement preparation by developing an RFP and completing the environmental review, including archaeological and historical assessments.

These activities reflect active movement from planning to early implementation across housing, infrastructure, and mitigation programs.

### Down Payment Assistance Program

- During this period the program was focused on program design and rollout. The program was launched on March 11th and the first closings are expected in April.

### Traffic Signal Connectivity and Power Backup System

- Purchase order #3091053 for \$9 Million for Traffic signal connectivity construction activity issued to Motor City Electric Utilities (MCEU) on 2/12/2026. A pre-construction meeting was held on 03/24/2026. No construction activity to report. Material submission for approval will start during the month of April 2026

### Public Housing - Detroit Housing Commission

- During this period the program was focused on program design and rollout. The program was launched on March 11th and the first closings are expected in April.
- The program is expecting its first closings inside of Q2. We are anticipating being able to provide performance measures on number of properties that were awarded down payment assistance.

### Public Facility Rehabilitation - Emergency Shelter

- The NOFA was closed and scoring completed during Q1.

### Jefferson Chalmers Flood Mitigation Project

The Detroit Building Authority, (DBA), is leading a multi-phase capital project focusing on removing the Jefferson-Chalmers neighborhood from the federally designated floodplain, and we are excited about the opportunity to engage persons who are connected to and invested in the community.

- Phase 1 is ongoing. The DBA has made an offer to a potential candidate for the Project Manager position. The offer has not been accepted. The DBA has moved on to the next potential candidate and will make an offer. The individual will be dedicated to this project and play a key role in shaping its success. The position announcement and application details are available on the DBA website at <https://detroitmi.gov/departments/detroit-building-authority>.

- Phase 2 will involve a comprehensive study evaluating all viable options for removing Jefferson-Chalmers from the floodplain. A central component of this phase will be meaningful community outreach and participation, ensuring that residents' voices, lived experiences, and priorities help guide the recommended solution.

- Phase 3 will move forward with a community-supported, Mayor, and City Council-approved construction project to implement the selected solution and deliver long-term flood mitigation benefits to the Jefferson-Chalmers neighborhood.

### Alley Sewer Repair Program

The Alley Sewer Project is currently in the advanced planning phase. Procurement activities are underway, with seven potential construction contractors identified as awardees. Project staff are in the process of securing final documentation from these vendors to facilitate the contract award recommendations to the Mayor and City Council. Concurrently, the scope of work for the professional services contract supporting this project has been finalized.

The NOFA was closed, and scoring was completed during the period  
 Grantee Activity Number: 06-PFR-ES Activity Title: Public Facilities Rehabilitation - Emergency Shelter  
 Activity Progress Narrative:

The PFR NOFA for emergency shelters was closed this reporting period. Scoring for this NOFA is ongoing and should be completed this month. The expectation is that several awards will be made from this NOFA. This NOFA may also be released again as funding allows.

## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01-DR-Admin, Administration	\$47,848.03	\$17,343,200.00	\$57,313.34
02-DR-DHN, Detroit Housing Network	\$0.00	\$0.00	\$0.00
02-DR-Planning, Planning	\$0.00	\$2,000,000.00	\$0.00
03-DR-HOUSE-AHDP, Affordable Housing Development	\$0.00	\$34,050,000.00	\$0.00
04-DR-HOUSE-PH, Affordable Public Housing	\$0.00	\$31,000,000.00	\$0.00
05-DR-HOUSE-DPA, Down Payment Assistance	\$0.00	\$9,400,000.00	\$0.00
06-DR-INFRA-PFR, Public Facility Rehabilitation -	\$0.00	\$7,227,800.00	\$0.00
07-DR-INFRA-PFR (MIT), Public Facilities Rehabilitation -	\$0.00	\$16,243,000.00	\$0.00
08-DR-INFRA-Brightmoor, Brightmoor Stormwater	\$0.00	\$25,000,000.00	\$0.00
09-DR-INFRA-ASRP, Alley Sewer Repair Program	\$0.00	\$175,000,000.00	\$0.00
10-DR-INFRA-JCFM (MIT), Jefferson Chalmers Flooding and	\$0.00	\$20,000,000.00	\$0.00
11-DR-INFRA-Traffic Signal (MIT), Traffic Signal	\$0.00	\$9,000,000.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

## Activities

**Project # / 01-DR-Admin / Administration**

# Grantee Activity Number: 23-DR-Admin

## Activity Title: Administration

### Activity Type:

Administration

### Project Number:

01-DR-Admin

### Projected Start Date:

05/07/2025

### Benefit Type:

N/A

### National Objective:

N/A

### Activity Status:

Under Way

### Project Title:

Administration

### Projected End Date:

05/07/2031

### Completed Activity Actual End Date:

### Responsible Organization:

City of Detroit1

Overall	Jan 1 thru Mar 31, 2026	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$17,343,200.00
<b>Total Budget</b>	\$0.00	\$17,343,200.00
<b>Total Obligated</b>	\$0.00	\$17,343,200.00
<b>Total Funds Drawdown</b>	\$47,848.03	\$57,313.34
<b>Program Funds Drawdown</b>	\$47,848.03	\$57,313.34
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$47,848.03	\$47,848.03
City of Detroit1	\$47,848.03	\$47,848.03
<b>Most Impacted and Distressed Expended</b>	\$47,848.03	\$47,848.03
<b>Other Funds</b>	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

### Other Funds:

Overall	This Period	To Date
Match Funds	\$ 0.00	\$ 0.00

### Activity Description:

This activity represents costs associated to the City of Detroit administration of the 2023 CDBG-DR award. It includes contract services and payroll costs for staff working on aspects of the CDBG-DR program, including but not limited to general grant management, compliance, reporting, data analysis, budget, and development of the online system of record.

### Location Description:

### Activity Progress Narrative:

During this reporting period, the City of Detroit utilized administrative funding for overall program administration and oversight. Activities include:

- Procurement Planning
- Accounting and Financial Management for Community Development Systems Disaster Recovery Grant

Reporting System (DRGR)

- DRGR record-keeping
- Grant Management
- Outreach to develop and amend the Action Plan
- Monitoring of Program Files
- Personnel/ Human Resources activities
- Staff and contracted services for the above activities
- Designing CDBG-DR System of Record (Neighborly)

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources**

No Other Funding Sources Found

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

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**Activity Supporting Documents:**

None

**Project # / 05-DR-HOUSE-DPA / Down Payment Assistance**

# Grantee Activity Number: 05-DR-DPA

## Activity Title: Down Payment Assistance

### Activity Type:

Homeownership Assistance to low- and moderate-income

### Project Number:

05-DR-HOUSE-DPA

### Projected Start Date:

07/01/2025

### Benefit Type:

Direct Benefit (Households)

### National Objective:

Low/Mod-Income Housing

### Activity Status:

Under Way

### Project Title:

Down Payment Assistance

### Projected End Date:

05/01/2031

### Completed Activity Actual End Date:

### Responsible Organization:

City of Detroit1

### Overall

#### Total Projected Budget from All Sources

### Jan 1 thru Mar 31, 2026

### To Date

\$0.00

\$8,770,000.00

#### Total Budget

\$0.00

\$8,770,000.00

#### Total Obligated

\$0.00

\$9,370,000.00

#### Total Funds Drawdown

\$0.00

\$0.00

#### Program Funds Drawdown

\$0.00

\$0.00

#### Program Income Drawdown

\$0.00

\$0.00

#### Program Income Received

\$0.00

\$0.00

#### Total Funds Expended

\$0.00

\$0.00

#### Most Impacted and Distressed Expended

\$0.00

\$0.00

#### Other Funds

\$ 0.00

\$ 0.00

#### Match Funds

\$ 0.00

\$ 0.00

#### Non-Match Funds

\$ 0.00

\$ 0.00

### Other Funds:

#### Overall

### This Period

### To Date

Match Funds

\$ 0.00

\$ 0.00

### Activity Description:

The program provides qualifying residents with grants for down payments and prepaids, including interest rate buy down, closing costs, and principal reduction, in conjunction with purchasing a home using a purchase mortgage or a purchase renovation mortgage. The program is available to low-to-moderate income earners who may be able to afford a monthly mortgage payment, but don't have enough savings for a down payment.

### Location Description:

### Activity Progress Narrative:

During this period, the program was focused on program design and rollout. The program was launched on March 11th, and the first closings are expected in April.

## Accomplishments Performance Measures

No Accomplishments Performance Measures

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/500	0/500	0
# Owner	0	0	0	0/0	0/500	0/500	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources

No Other Funding Sources Found

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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Activity Supporting Documents: None

**Project # /** 10-DR-INFRA-JCFM (MIT) / Jefferson Chalmers Flooding and

## Grantee Activity Number: 10-DR-JCFM-MIT

### Activity Title: Jefferson Chalmers Flood Mitigation Project

**Activity Type:**

MIT/INF-Public improvements

**Project Number:**

10-DR-INFRA-JCFM (MIT)

**Projected Start Date:**

10/01/2025

**Benefit Type:**

Area Benefit (Census)

**National Objective:**

Low/Mod

**Activity Status:**

Planned

**Project Title:**

Jefferson Chalmers Flooding and Floodplain

**Projected End Date:**

05/01/2031

**Completed Activity Actual End Date:****Responsible Organization:**

City of Detroit1

**Overall**

	<b>Jan 1 thru Mar 31, 2026</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$20,000,000.00
<b>Total Budget</b>	\$0.00	\$20,000,000.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

**Other Funds:****Overall**

	<b>This Period</b>	<b>To Date</b>
Match Funds	\$ 0.00	\$ 0.00

**Activity Description:**

Preventing future flooding due to cyclical and rising Great Lakes levels and aid in the removal of FEMA floodplain designation for the entire Jefferson Chalmers neighborhood and adjacent neighborhoods as noted above. Installation of permanent structures for 3 stop log (aka "temporary, removable dam panel") sites (or other mitigation option) across Lakewood, Phillip and Fox Creek canals. The stop logs will be installed 47 temporarily during months of high Great Lakes levels, then removed and stored until needed again. Earthwork berms are proposed in Mariners, Riverfront - Lakewood East, AB Ford and Maheras Gentry Parks, and a floodwall at KAM Marine/Bayview Yacht Club is also proposed.

The project will design and construct robust flood prevention facilities/interventions that meet USACE and FEMA guidelines to both withstand future flood events and result in removal of Jefferson Chalmers from floodplain status.

## Location Description:

## Activity Progress Narrative:

The Detroit Building Authority (DBA) is leading a multi-phase capital project to remove the Jefferson-Chalmers neighborhood from the federally designated floodplain, and we are excited about the opportunity to engage people connected to and invested in the community. Phase 1 of the effort is currently underway, and DBA is accepting resumes for a Project Manager specializing in floodplain management. The individual will be dedicated to this project and play a key role in shaping its success. The position announcement and application details are available on the DBA website at <https://detroitmi.gov/departments/detroit-building-authority>. Phase 2 will involve a comprehensive study evaluating all viable options for removing Jefferson-Chalmers from the floodplain. A central component of this phase will be meaningful community outreach and participation, ensuring that residents' voices, lived experiences, and priorities help guide the recommended solution. Phase 3 will move forward with a community-supported, Mayor- and City Council-approved construction project to implement the selected solution and deliver long-term flood-mitigation benefits to the Jefferson-Chalmers neighborhood.

Section 3 language has been included in the NOFA, contracts, and technical assistance provided to developers, general contractors, and subcontractors. Per the 24 CFR Part 75, the labor hours are reported annually to HUD on all projects completed within the reporting year.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of facilities with mitigation	0	0/6
# of Linear feet of Public	0	0/2600

## Beneficiaries Performance Measures

# of Persons	Beneficiaries - Area Benefit Census			
	Low	Mod	Total	Low/Mod%
	3590	1220	7375	65.22

LMI%:

## Activity Locations

**No Activity Locations found.**

### Other Funding Sources

No Other Funding Sources Found

## Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

**Activity Supporting Documents:**

None

**Project # / 11-DR-INFRA-Traffic Signal (MIT) / Traffic Signal Connectivity**

## Grantee Activity Number: 11-DR-Traffic Signal-MIT

### Activity Title: Traffic Signal Connectivity and Power Backup System

**Activity Type:**

MIT/INF-Public improvements

**Project Number:**

11-DR-INFRA-Traffic Signal (MIT)

**Projected Start Date:**

09/01/2025

**Benefit Type:**

Area Benefit (Census)

**National Objective:**

Low/Mod

**Activity Status:**

Under Way

**Project Title:**

Traffic Signal Connectivity and Power Backup

**Projected End Date:**

05/01/2031

**Completed Activity Actual End Date:****Responsible Organization:**

City of Detroit1

**Overall****Total Projected Budget from All Sources****Jan 1 thru Mar 31, 2026****To Date**

\$0.00

\$9,000,000.00

**Total Budget**

\$0.00

\$9,000,000.00

**Total Obligated**

\$0.00

\$9,000,000.00

**Total Funds Drawdown**

\$0.00

\$0.00

**Program Funds Drawdown**

\$0.00

\$0.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$0.00

**Most Impacted and Distressed Expended**

\$0.00

\$0.00

**Other Funds**

\$ 0.00

\$ 0.00

Match Funds

\$ 0.00

\$ 0.00

Non-Match Funds

\$ 0.00

\$ 0.00

**Other Funds:****Overall****This Period****To Date**

Match Funds

\$ 0.00

\$ 0.00

**Activity Description:**

The Traffic Signal Connectivity and Power Backup System project increases resilience to future disasters, making intersections safer for vehicle operators and pedestrians during future storm events that result in the loss of power. It will lessen the impact of future disasters that cause power outages. It will reduce the risk of injury or loss of life, as high-volume traffic intersections will have working signals.

The Project Managers shall incorporate resilient design techniques and material performance into construction projects to increase a structure's ability to withstand adverse weather and changing natural hazards. To achieve this standard, the use of water-resistant, stronger, and durable materials may be specified. The standard may be achieved by installing the traffic signal equipment such as the UPS units, controllers, and ITS technology at least 12 inches above the ground.

## Location Description:

## Activity Progress Narrative:

During this reporting period, Purchase Order #3091053 in the amount of \$9,000,000 was issued to Motor City Electric Utilities (MCEU) on February 12, 2026, for the Traffic Signal Connectivity construction activity. A pre-construction meeting was held on March 24, 2026. No construction activity has occurred to date.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of facilities with mitigation	0	0/235

## Beneficiaries Performance Measures

	Beneficiaries - Area Benefit Census			
	Low	Mod	Total	Low/Mod%
# of Persons	341825	129935	659190	71.57

LMI%:	
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## Activity Locations

**No Activity Locations found.**

### Other Funding Sources

No Other Funding Sources Found

## Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

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**Activity Supporting Documents:** None