Grantee: Detroit, MI

Grant: B-25-MU-26-0001

July 1, 2026 thru September 30, 2026 Performance

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

Obligation Date:

Award Date:

Grantee Name:
Detroit, MI

Contract End Date:
05/21/2031

Review by HUD:
Submitted - Await for Review

Grant Award Amount:
$346,864,000.00

Grant Status:
Active

QPR Contact:
Jennifer Mahone

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.
Housing
While the disaster led to many unforeseen circumstances for Detroit residents, the housing unmet needs predate the date of the disaster. While housing costs in Detroit are low compared to the surrounding region, housing affordability remains a major challenge due to the lower incomes of many Detroit households. Rents have grown by an average of 4.5% annually in Detroit since 2019. Median gross rent was $1,043 in Detroit in 2023, compared to $1,183 in the Metro Detroit area

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 Household by Income (ACS 2023)
Household Income
Cost Burdened
Not Cost Burdened
Cost Burdened %
<$20,000
52,249
3,943
87%
$20,000-$34,999
26,268
16,438
62%
$35,000-$49,999
13,089
22,541
35%
$50,000-$74,999
6,630
29,571
18%
$75,000+
2,085
60,417
3%

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
# of Units
% of Total Units
2000 or later
13,620
4%
1980-1999
13,722
4%
1950-1979
109,674
33%
Prior to 1950
195,245
59%

Detroit has approximately 25,000 rental housing units that are rent- and income-restricted to serve as affordable housing for extremely low- to low-income residents (approximately 20% of rental housing units). Households in these units may be at risk as the subsidy/restrictions expire, and/or the limited cash flow

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 Detrot 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 subsize 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

CoC
Emergency Shelter
Transitional Housing
Unsheltered
Total Households
2023
1,069
211

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 an outcome of the foreclosure crisis and Great Recession. In 2021, an estimated 49% of occupied Detroit housing units were renter-occupied.[3]
The number of low- and moderate-income cost burdened renter households has nearly doubled since 2010. While extremely low-income renter households have declined, it may be indicative of their inability to find affordable housing within the city. Rent growth rate in the city is larger than the Metropolitan Statistical Area (MSA). Between 2019-2021 the City of Detroit annual rent growth was 4.5% while

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 other expenses exceeding 30% of the household income. The City of Detroit has identified a significant need for affordable units for family households with children and no spouse and for single person households. About 60% of Multifamily naturally occurring affordable housing (NOAH) units are 1-bedroom units. There are limited number of larger NOAH units, challenging the ability of lower-income families in finding housing. In the next five years, nearly 3,000 affordable housing units funded through LIHTC will lose their affordable requirements without further

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 neighboringlocal 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.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	$37,412,620.00	$289,343,200.00
Total Budget	$37,412,620.00	$289,343,200.00
Total Obligated	$53,000,000.00	$88,113,200.00
Total Funds Drawdown	$524,971.51	$987,318.74
Program Funds Drawdown	$524,971.51	$987,318.74
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$599,465.74	$1,127,146.05
HUD Identified Most Impacted and Distressed	$599,465.74	$1,127,146.05
Other Funds	$ 0.00	$ 0.00
Match Funds	$ 0.00	$ 0.00
Non-Match Funds	$ 0.00	$ 0.00

Funds Expended

Overall	This Period	To Date
City of Detroit1	$ 599,465.74	$ 1,127,146.05

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	70.00%	100.00%	.15%
Overall Benefit Amount	$230,664,560.00	$272,000,000.00	$479,548.50
Limit on Public Services	$52,029,600.00	$600,000.00	$.00
Limit on Admin/Planning	$69,372,800.00	$17,343,200.00	$507,770.24
Limit on Admin	$17,343,200.00	$17,343,200.00	$507,770.24
Most Impacted and Distressed	$346,864,000.00	$289,343,200.00	$1,127,146.05

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 September 30th, 2026.
During the reporting period, the City of Detroit continued to advance CDBG-DR and mitigation activities across housing, infrastructure, public facilities, homeownership, and flood mitigation programs.
The Down Payment Assistance Program experienced significant growth, completing 61 closings during the quarter compared with 23 in the previous quarter. The City continues to implement process improvements intended to simplify the application process and anticipates continued growth in closing during the next reporting period.
Infrastructure and mitigation activities also made substantial progress. The Traffic Signal Connectivity and Power Backup System completed construction activities at 155 locations, including connectivity improvements, camera installations, and controller upgrades or replacements. Although severe weather temporarily disrupted construction and required contractor crews to support power restoration efforts, the overall project schedule was not delayed. Construction will continue at additional locations next quarter, along with the start of UPS installations.
The Jefferson Chalmers Flood Mitigation initiative completed its initial phase with the hiring of a Program Manager and expanded community engagement through resident outreach, a public meet-and-greet, and formation of a resident workgroup. The project also advanced consultant procurement for the feasibility study. Next-quarter priorities include consultant selection and onboarding, initiation of the feasibility study, and continued resident engagement.
Housing activities continued through the Detroit Housing Commission, which incurred $87,848 in CDBG-DR expenditures to support project management and advancement of housing development activities. DHC also continued procurement of professional services to support eligible predevelopment activities. Future work will focus on eligible planning, design, due diligence, environmental review, financing, procurement, legal, relocation, and other predevelopment and development activities necessary to advance approved housing projects.
Public facility activities progressed through the Emergency Shelter program, with award letters issued and subrecipient agreements advancing through the contracting process. The City anticipates executing several predevelopment agreements during the next reporting period to supporimprovements to emergency shelter facilities.
The Alley Sewer Repair Program remained in advanced planning and pre-construction. Four potential construction contractors were identified, with contract documentation and scopes of work being finalized. During the next reporting period, the project anticipates onboarding contractors, adding technical staff, issuing work site locations, finalizing SOPs and program procedures, and beginning field activities with inspections of approximately 150 sewer segments.
Down Payment Assistance Program

- $15,385.56 spent on admin expenses during this quarter
- $201, 254.56 in actual down payment assistance closings
- The Detroit Down Payment Assistance Program (DPA) has awarded 23 residents, averaging an award of $22, 975. 74.

Traffic Signal Connectivity and Power Backup System

- No construction activity occurred during this reporting quarter. Construction is scheduled to begin the week of July 13, 2026, with the contractor, Motor City Electric, starting work at Group A and Group B locations before proceeding with the remaining project sites through the end of the quarter.

Public Housing – Detroit Housing Commission
The Affordable Housing Development Program continued advancing affordable housing investments during the reporting period. Trumbull 4 and Preserve on Ash II both progressed toward implementation, expanding the City's affordable housing portfolio with a combined 119 new residential units, including 103 affordable units serving households earning at or below 80% of the Area Median Income (AMI). These developments will provide a mix of studio, one-, two-, and three-bedroom units and include project-based rental assistance through partnerships with the Michigan State Housing Development Authority (MSHDA) and the Detroit Housing Commission, helping increase access to long-term affordable housing for Detroit residents.

Jefferson Chalmers Flood Mitigation Project
The Detroit Building Authority (DBA) is leading a multi-phase capital project focused on removing the Jefferson-Chalmers neighborhood from the federally designated floodplain. We are excited about the opportunity to engage individuals who are connected to and invest in the community.

- During the reporting period, the Detroit Building Authority Advanced Phase 1 of the Jefferson-Chalmers Floodplain Mitigation Project by completing recruitment and hiring a dedicated CDBG-DR Project Manager, who began work on June 22, 2026. The Project Manager has initiated coordination with community stakeholders and project partners to support implementation, monitoring, and compliance with HUD requirements. While recruitment and onboarding delayed project activities by approximately one month, the issue has been resolved, and the project is progressing.
- During the next reporting period, the Project Manager will lead stakeholder and community engagement efforts, prepare for the release of the Request for Qualifications (RFQ) for engineering and environmental services, and host a community meeting at AB Ford Park in August 2026. The RFQ is expected to be released in July 2026, with consultant selection anticipated by August or September 2026 as the project transitions into Phase 2.

Alley Sewer Repair Program
The Alley Sewer Project remains in the advanced planning and pre-construction phase, with four executed construction contracts and contract award documentation and scopes of work being finalized. Next quarter, the project anticipates onboarding contractors, adding technical staff, issuing work site locations, and finalizing SOPs, training materials, and program policies and procedures. Field activities are expected to begin with inspections of approximately 150 sewer

segments.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01-DR-Admin, Administration	$333,722.51	$17,343,200.00	$507,770.24
02-DR-DHN, Detroit Housing Network	$0.00	$600,000.00	$0.00
02-DR-Planning, Planning	$0.00	$0.00	$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	$33,000,000.00	$0.00
05-DR-HOUSE-DPA, Down Payment Assistance	$191,249.00	$9,400,000.00	$479,548.50
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

Activity Status:
Under Way

Project Number:
01-DR-Admin

Project Title:
Administration

Projected Start Date:
05/07/2025

Projected End Date:
05/07/2031

Benefit Type:
N/A

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
City of Detroit1

Overall	Jul 1 thru Sep 30, 2026	To Date
Total Projected Budget from All Sources	$0.00	$17,343,200.00
Total Budget	$0.00	$17,343,200.00
Total Obligated	$0.00	$17,343,200.00
Total Funds Drawdown	$333,722.51	$507,770.24
Program Funds Drawdown	$333,722.51	$507,770.24
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$270,609.86	$509,990.67
City of Detroit1	$270,609.86	$509,990.67
Most Impacted and Distressed Expended	$270,609.86	$509,990.67

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:

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

Activity Supporting Documents: None

Project # / 02-DR-DHN / Detroit Housing Network

Grantee Activity Number: 02-DR-DHN
Activity Title: Detroit Housing Network

Activity Type:
Public services

Activity Status:
Under Way

Project Number:
02-DR-DHN

Project Title:
Detroit Housing Network

Projected Start Date:
05/21/2025

Projected End Date:
05/21/2031

Benefit Type:
Direct (Person)

Completed Activity Actual End Date:

National Objective:
Low/Mod-Income Housing

Responsible Organization:
City of Detroit1

Overall	Jul 1 thru Sep 30, 2026	To Date
Total Projected Budget from All Sources	$0.00	$600,000.00
Total Budget	$0.00	$600,000.00
Total Obligated	$0.00	$0.00
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
City of Detroit1	$0.00	$0.00
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

The Detroit Housing Network provides housing stabilization and development services funded through HUD CDBG/CDBG-DR programs. The activity supports the rehabilitation, development, and preservation of affordable housing, along with homeownership and housing assistance services, primarily benefiting low- and moderate-income households. The program contributes to long-term community recovery, neighborhood stabilization, and increased housing accessibility.

Location Description:

Activity Progress Narrative:

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

Activity Supporting Documents: None

Project # / 04-DR-HOUSE-PH / Affordable Public Housing

Grantee Activity Number: 04-DR-DHC
Activity Title: Detroit Housing Commission

Activity Type:
Affordable Rental Housing

Activity Status:
Under Way

Project Number:
04-DR-HOUSE-PH

Project Title:
Affordable Public Housing

Projected Start Date:
05/01/2026

Projected End Date:
05/28/2029

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
Low/Mod

Responsible Organization:
City of Detroit1

Overall	Jul 1 thru Sep 30, 2026	To Date
Total Projected Budget from All Sources	$33,000,000.00	$33,000,000.00
Total Budget	$33,000,000.00	$33,000,000.00
Total Obligated	$33,000,000.00	$33,000,000.00
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
City of Detroit1	$0.00	$0.00
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

The Detroit Housing Commission (DHC) will be rehabilitating and/or constructing public housing units or units served by project based rental assistance for rent by extremely low-income households. DHC is estimating that projects will have between 150-350 units each and include projects that have vacant units requiring rehabilitation due to deferred maintenance and/or age of properties. This will include infrastructure upgrades (i.e. water/sewer line replacements, green storm water infrastructure and greenspace) in order to support the addition of new units. This program will serve residents at or below 30% AMI.

Location Description:

Activity Progress Narrative:

During the reporting period, DHC used CDBG-DR funds to support project managers working on housing development activities that will produce new or substantially rehabbed units that are currently vacant. Their work helps coordinate project schedules, internal teams, and consultants, and track budgets, milestones, and project needs.
DHC is also procuring professional services to support eligible predevelopment costs. These services will help advance project planning and readiness once procurement is complete. DHC is managing the procurement process and will confirm that selected scopes and costs align with the approved budget and Action Plan.
During the quarter, DHC incurred $87,848 in CDBG-DR expenditure. Spending is consistent with the approved budget and Action Plan. Procurement timing may affect when predevelopment work begins; DHC is monitoring the process and coordinating it with project schedules.

During the next reporting period, DHC expects to use CDBG-DR as soft funding to advance eligible predevelopment and development activities for approved housing projects. Planned work may include planning and design, due diligence and environmental review, financing and procurement activities, legal support, and relocation planning. For Forest Park & Diggs, DHC expects to advance eligible predevelopment costs and seek reimbursement from the project's CDBG-DR allocation; remaining eligible soft costs would be drawn at closing, subject to eligibility review and approval.
Project managers funded through the program will support project execution by coordinating consultants and internal teams, tracking schedules and budgets, identifying risks, and maintaining documentation needed to support eligible costs and reimbursement requests. DHC will retain project ownership and approval authority.
Draws are expected to follow the approved budget and project schedule and will be based on eligible, documented costs and completed work. Timing may be affected by procurement, consultant deliverables, project approvals, financing milestones, or reimbursement processing. DHC will manage these risks through regular schedule and budget reviews, early eligibility checks, coordinated draw forecasting, and phased work plans. The agency will also monitor expenditure against the program's May 2030 spenddown deadline.

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

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

Activity Status:
Under Way

Project Number:
05-DR-HOUSE-DPA

Project Title:
Down Payment Assistance

Projected Start Date:
07/01/2025

Projected End Date:
05/01/2031

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
Low/Mod-Income Housing

Responsible Organization:
City of Detroit1

Overall	Jul 1 thru Sep 30, 2026	To Date
Total Projected Budget from All Sources	$630,000.00	$9,400,000.00
Total Budget	$630,000.00	$9,400,000.00
Total Obligated	$0.00	$8,770,000.00
Total Funds Drawdown	$191,249.00	$479,548.50
Program Funds Drawdown	$191,249.00	$479,548.50
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$328,855.88	$617,155.38
City of Detroit1	$328,855.88	$617,155.38
Most Impacted and Distressed Expended	$328,855.88	$617,155.38

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 Q3 the down payment assistance program saw a rise in closings totaling 61 in total. In Q2 the program saw 23 closings, as notice gets out about the program, we are expecting a rise in Q4 as well.

In Q4 we are expecting a rise in DPA closings for the City of Detroit. There has been a concentrated effort to have process improvements on the program application to make it easier for residents to apply.

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	14	47	61	14/0	47/450	84/450	72.62
# Owner	14	47	61	14/0	47/450	84/450	72.62

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 # / 09-DR-INFRA-ASRP / Alley Sewer Repair Program

Grantee Activity Number: 09-DR-ASRP-23
Activity Title: Alley Sewer Repair Program

Activity Type:
INF - Public improvements

Activity Status:
Under Way

Project Number:
09-DR-INFRA-ASRP

Project Title:
Alley Sewer Repair Program

Projected Start Date:
12/01/2025

Projected End Date:
12/01/2031

Benefit Type:
Area (Census)

Completed Activity Actual End Date:

National Objective:
Low/Mod

Responsible Organization:
City of Detroit1

Overall	Jul 1 thru Sep 30, 2026	To Date
Total Projected Budget from All Sources	$3,782,620.00	$175,000,000.00
Total Budget	$3,782,620.00	$175,000,000.00
Total Obligated	$0.00	$0.00
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
City of Detroit1	$0.00	$0.00
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

This activity will replace failed connections between the public sewers and private lines. The work will be completed on the public sewer within the public right-of-way.

Location Description:

Activity Progress Narrative:

The Alley Sewer Project is currently in the advanced planning phase (pre-construction). Procurement activities are underway, with four construction contracts executed . Project staff is 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 each contractor is being finalized.
In the forthcoming quarter, the Alley Sewer Project will finalize the professional services procurement process and onboard construction contractors to commence field operations. To ensure robust project support, additional technical staff will start in November 2026. Concurrently, all work site locations for the current fiscal year will be issued to the contractors to start their planning on how the work will be executed. Furthermore, the project team expects to finalize all Standard Operating Procedures (SOPs), training documentation, and the governing Policies and Procedures to establish a comprehensive framework for execution. During Q4, all contractors will have initiated the first tasks of the project by inspecting approx. 150 sewer segments.

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

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

Activity Status:
Under Way

Project Number:
10-DR-INFRA-JCFM (MIT)

Project Title:
Jefferson Chalmers Flooding and Floodplain

Projected Start Date:
10/01/2025

Projected End Date:
05/01/2031

Benefit Type:
Area (Census)

Completed Activity Actual End Date:

National Objective:
Low/Mod

Responsible Organization:
City of Detroit1

Overall	Jul 1 thru Sep 30, 2026	To Date
Total Projected Budget from All Sources	$0.00	$20,000,000.00
Total Budget	$0.00	$20,000,000.00
Total Obligated	$20,000,000.00	$20,000,000.00
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
City of Detroit1	$0.00	$0.00
Most Impacted and Distressed Expended	$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:

During Quarter 3, Phase 1 of the Jefferson Chalmers Floodplain Mitigation Initiative was completed with the hiring of a Program Manager (PM). The PM began one-on-one meetings and community outreach in the Jefferson Chalmers footprint. The PM also hosted a public meet-and-greet with agency partners and City departments to give residents an overview of the project. In addition, the PM began forming a resident workgroup to help residents understand the project in more depth, and eight members have confirmed so far. Phase 2 is underway: two consultant proposals were received through the RFP process, and a consultant is expected to be selected by the end of October 2026.

In Quarter 4, the project will continue Phase 2 by selecting and onboarding the consultant, with onboarding to be completed by October 30, 2026. The kickoff of the feasibility study is scheduled for November 18, 2026. Community engagement will continue through two resident workgroup meetings and a coffee hour with residents in November. These sessions will keep residents informed, gather input, and support community involvement as the feasibility study begins. Projected milestones for the quarter are the consultants' hiring and onboarding, the feasibility study kickoff, and the launch of regular workgroup meetings.
Potential Risks and Mitigation: Delays in finalizing the consultant contract could push back the feasibility study kickoff. To reduce this risk, the PM is working closely with the selection committee and procurement staff to complete the contract on schedule. Resident attendance at workgroup meetings and the coffee hour may be affected by the holiday season and schedule conflicts. To address this, the PM will send early notices and reminders, share flyers through block clubs and community partners, and offer flexible meeting times.

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

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

Activity Status:
Under Way

Project Number:
11-DR-INFRA-Traffic Signal (MIT)

Project Title:
Traffic Signal Connectivity and Power Backup

Projected Start Date:
09/01/2025

Projected End Date:
05/01/2031

Benefit Type:
Area (Census)

Completed Activity Actual End Date:

National Objective:
Low/Mod

Responsible Organization:
City of Detroit1

Overall	Jul 1 thru Sep 30, 2026	To Date
Total Projected Budget from All Sources	$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
City of Detroit1	$0.00	$0.00
Most Impacted and Distressed Expended	$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 quarter, construction was successfully completed at 155 total locations across three key tasks despite significant weather disruptions. The project remains on track and is progressing according to the

established schedule
Construction Progress Breakdown

- Task 1-1 (Basic Miovision Connectivity): Completed at 92 locations.
- Task 1-2 (Camera Installation): Completed at 34 locations.
- Task 1-3 (Controller Upgrade/Replacement): Completed at 29 locations.

Weather & Schedule Impacts
Severe Weather

- Severe thunderstorms, high winds, and heavy rain impacted construction activities during early July and September.

Resource Deployment

- Construction was temporarily suspended during these periods because contractor crews were redeployed by DTE to restore power for local residents and businesses.

Current Status

- Despite these temporary suspensions, the overall project timeline has not been delayed.

Construction activity will continue for the next 58 locations under task 1-1, 34 locations under T1-2 and 30 locations under task 1-3. UPS installation activity is planned to start Q4 quarter and is expected to complete at 5 locations.

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

Activity Supporting Documents: None