



## What I've Learned from State and Federal Outreach

*(Shared for information only)*

Over the past several months, I have reached out to state and federal agencies, elected officials, and subject-matter experts as a concerned homeowner, to better understand what types of assistance may exist for communities like Mallard Lakes that face ongoing flood risk.

I want to share — in one place — what I learned directly from those conversations, so owners have access to the same information I have.

This is simply a snapshot of this moment in my research, shared for the community to use as it sees fit.

---

### **DNREC – Drainage & Water Management**

If the community decides to pursue an environmental assessment or feasibility study in the future, DNREC Drainage has indicated multiple times that the Resource Conservation and Development (RC&D) funds they estimated for Mallard Lakes could be used to help fund a study related to drainage and flooding issues.

**“Yes, RC&D funds could be utilized to help supplement drainage-related projects in the community.”**  
*Communication with Jesse Baird, Public Ditch Program Manager, DNREC Drainage, October, 2025.*

This statement was made in response to whether RC&D funds could be used to support a feasibility study.

---

### **U.S. Army Corps of Engineers – Continuing Authority Program (CAP) 205**

Mallard Lakes was confirmed to be eligible for the U.S. Army Corps of Engineers CAP 205 Section 205, which can support flood-risk-management feasibility work.

This eligibility was documented in:

- the original **Feasibility Investigation Documentation (FID)** (available in the Research section of the ML Sustainability website), and
- subsequent confirmation that the community remains eligible.

Additional relevant information includes:

**“After a thorough plan formulation and screening process, a selected site (Mallard Lakes) and proposed plan of improvement (structure elevation) were recommended.”**

*FID, CAP 205 Flood Risk Management Study, Delaware Bayshore, DE – April 2016*

**“Mallard Lakes fit within the limits of the authority,” and “If Mallard Lakes was able to find a non-federal partner...Mallard Lakes is still eligible up to a \$22M project cost.”**

*Communication with Scott Sanderson, Chief Project Development Branch (U.S. Army Corps of Engineers), March 2025*

This information was confirmed again with Scott Sanderson, December 2025.



What I've Learned from State and Federal Outreach (continued)

### **Inland Bays Regional Study**

DNREC staff also confirmed that Mallard Lakes is included in the **Inland Bays (Back Bays) regional study area** (Delaware Inland Bay and Delaware Bay Coast Coastal Storm Risk Management Study – DNREC), which is intended to examine flooding, sea-level rise, and related impacts across interconnected bay systems. This study is anticipated to be completed by **2030**.

**“We will continue to wait until the Back Bays study is completed to have a more comprehensive view on how best to address the community’s needs.”**

*Communication with Todd Lawson, Sussex County Administrator, June 2025*

**“Yes, Mallard Lakes is currently included in one of the study areas.”**

*Communication with Joanna French, DNREC Field Operations Branch Manager, November 2025*

---

### **Elected Officials and State Policy Discussions**

In conversations with elected officials and state representatives, it was acknowledged that there is a gap between early-stage planning needs and large-scale construction funding, particularly for HOA-governed communities.

- Delaware State Representative **Ron Gray** expressed support for exploring ways to better assist communities facing flood risk.
- State housing and policy officials, including **Stephanie Griffin**, Chief Production Officer, from the Delaware State Housing Authority, indicated that the State is actively examining programs that could help bridge the current funding gap that exists when homes must be brought into compliance before flood insurance can fund repairs.

**“The State of Delaware has in the past and will continue to work with your HOA to find a best path forward to address flooding and drainage concerns for all the homes in Mallard Lakes.”**

*Communication with Angel McGee, staffer for Representative Ron Gray, October 2025*

**“We know the State of Delaware has a gap, and we are actively looking into it.”**

*Discussion with Stephanie Griffin, January 2026*

---

### **Why I'm Sharing This**

I'm sharing this information for one reason only:

so owners know that credible agencies and officials have engaged on these issues, and that early-stage support has been discussed — even if it is not part of the current vote.

You now have access to the same information I had.

All source documents, correspondence, and support materials are available on the **ML Sustainability website**.

What the community chooses to do with this information — now or in the future — is for owners and the Board to decide.

*Simone Reba*

Mallard Lakes Property Owner