



NOTICE OF FUNDING AVAILABILITY (NOFA)

February 2025

HRD Pre-Submission Public Meeting
February 10, 2025



NOFA OBJECTIVE

The City of Detroit Housing and Revitalization Department (HRD) is pleased to release this **Notice of Funding Availability (NOFA)** to provide affordable housing developers and owners the opportunity to apply for financial support for projects that address housing challenges in Detroit neighborhoods. Through this NOFA, HRD is making up to \$5,000,000 of funding available to support the preservation, rehabilitation, and/or development of affordable housing units in the city of Detroit.



JANUARY 2025 NOFA ROUND FUNDING AMOUNTS

❖ Affordable Housing Development Program

A. Multifamily Development	\$3,000,000
B. Supportive Housing Category	\$2,000,000

Total: \$5,000,000



APPLICATION & AWARD TIMELINE

EVENT	DATE*
NOFA Published	February 3, 2025
Pre-Submission Public Meeting	February 10, 2025
Pre-Application Project Review Meetings	February 11 – 25, 2025
Program Compliance Information Meeting	February 18, 2025
Final Submission Deadline	March 6, 2025
Threshold Approval Letters Issued	March 21, 2025
City Support & PILOT Support Letters Issued	March 18 – 25, 2025
Commitment Level Documents Due	April 7, 2025
Conditional Award Letters Issued	June 2025– Date TBD

*Tentative Schedule Proposed and is Subject to Change



FUNDING LIMITS & RESTRICTIONS

- ❖ **Affordable Housing Development Program:**
 - ❖ **NOFA Maximum Award / Project:** \$1,000,000 for 9% LIHTC; \$3,000,000 for all others
 - ❖ **Maximum Award / Developer, Per Round:** \$3,000,000
 - ❖ **Maximum Number of Applications per Developer, Per Round:** \$5,000,000
 - ❖ **Maximum Outstanding Awards / Developer:** Applicants are eligible to apply to this NOFA regardless the number of outstanding awards they may have from previous NOFA rounds provided all of the projects are considered to be on schedule by HRD.
 - ❖ **Multi-phase projects or building units involving different financing structures,** maximum award amounts cannot exceed \$3,000,000 in the aggregate, and any phase or unit financed in part with 9% LIHTC cannot exceed \$1,000,000.
 - ❖ Total City funding per project shall not exceed HOME program per unit maximums, and will be limited by the total amount of funding available.



FUNDING SOURCES

- ❖ **HOME** Investment Partnerships Program through HUD
- ❖ Community Development Block Grant Program (**CDBG**) through HUD*
- ❖ Community Development Block Grant Disaster Recovery Program (**CDBG-DR**) through HUD
- ❖ Affordable Housing Development and Preservation Fund (**AHD & PF**)
- ❖ HOME - American Rescue Plan Act (**HOME-ARP**) Funds



AFFORDABLE HOUSING DEVELOPMENT PROGRAM REQUIREMENTS

- ❖ Funds Can Only Be Used For Eligible Costs and Activities
- ❖ Assisted Units Must Meet Household Income and Rent Restrictions
 - ❖ To meet Inclusionary Housing Ordinance Requirements, at least 15% of units need to be at 60% AMI, and 5% need to be at 50% AMI
 - ❖ Rent Restrictions Inclusive of Rent and Utilities



AFFORDABLE HOUSING DEVELOPMENT COMPLIANCE REQUIREMENTS

- ❖ Environmental Review Requirements
- ❖ Davis Bacon and Related Acts Requirements - Prevailing Wages
- ❖ Section 3 Requirements
- ❖ Construction & Rehabilitation Standards
- ❖ Energy Standards
- ❖ Relocation Requirements / URA & Restrictions For Occupied Properties
- ❖ Project/Construction Cost & Pre-Closing Construction Requirements
- ❖ Cost Certification Requirements
- ❖ Marketing Requirements
- ❖ Build America, Buy America (BABA) Act
- ❖ Ongoing Compliance & Affordability Restrictions



APPLICATION PROCESS

1. Pre-Application Project Review Meeting & Deliverables – February 11 – 25, 2025
2. Program Compliance information Meeting – February 18, 2025
3. Submit Application via DocuSign Form – March 6, 2025
4. Threshold Review & Threshold Approval Letters Issued – March 21, 2025
5. Submit Commitment Level Documents* - April 7, 2025



*To be completed by projects that receive a Threshold Approval Letter.

NEXT STEPS

1. Schedule Pre-Application Project Review Meeting via the [FORM](#)
2. [RSVP](#) for the Program Compliance Information Meeting
3. [Start your Application](#)

For additional questions, contact us at:

HRDNOFA@detroitmi.gov

