NOTICE OF FUNDING AVAILABILITY (NOFA)

July 2025

HRD Pre-Submission Public Meeting
July 28, 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 $10,000,000 of funding available to support the preservation, rehabilitation, and/or development of affordable housing units in the city of Detroit.

JULY 2025 NOFA ROUND FUNDING AMOUNTS

❖ **Affordable Housing Development Program**

   A.   Multifamily Development $5,000,000

   B.   Supportive Housing Category $5,000,000

   Total: $10,000,000

APPLICATION & AWARD TIMELINE

EVENT	DATE*
NOFA Published	July 21, 2025
Pre-Submission Public Meeting	July 28, 2025
Pre-Application Project Review Meetings	July 30 – August 14, 2025
Program Compliance Information Meeting	August 12, 2025
Final Submission Deadline	September 2, 2025
Threshold Approval Letters Issued	September 25, 2025
City Support & PILOT Support Letters Issued	September 22– 25, 2025
Commitment Level Documents Due	October 6, 2025
Conditional Award Letters Issued	December 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

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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 – July 30 – August 14, 2025

2. Program Compliance information Meeting – August 12, 2025

3. Submit Application via Neighborly– September 2, 2025

4. Threshold Review & Threshold Approval Letters Issued – September 25, 2025

5. Submit Commitment Level Documents* - October 6, 2025
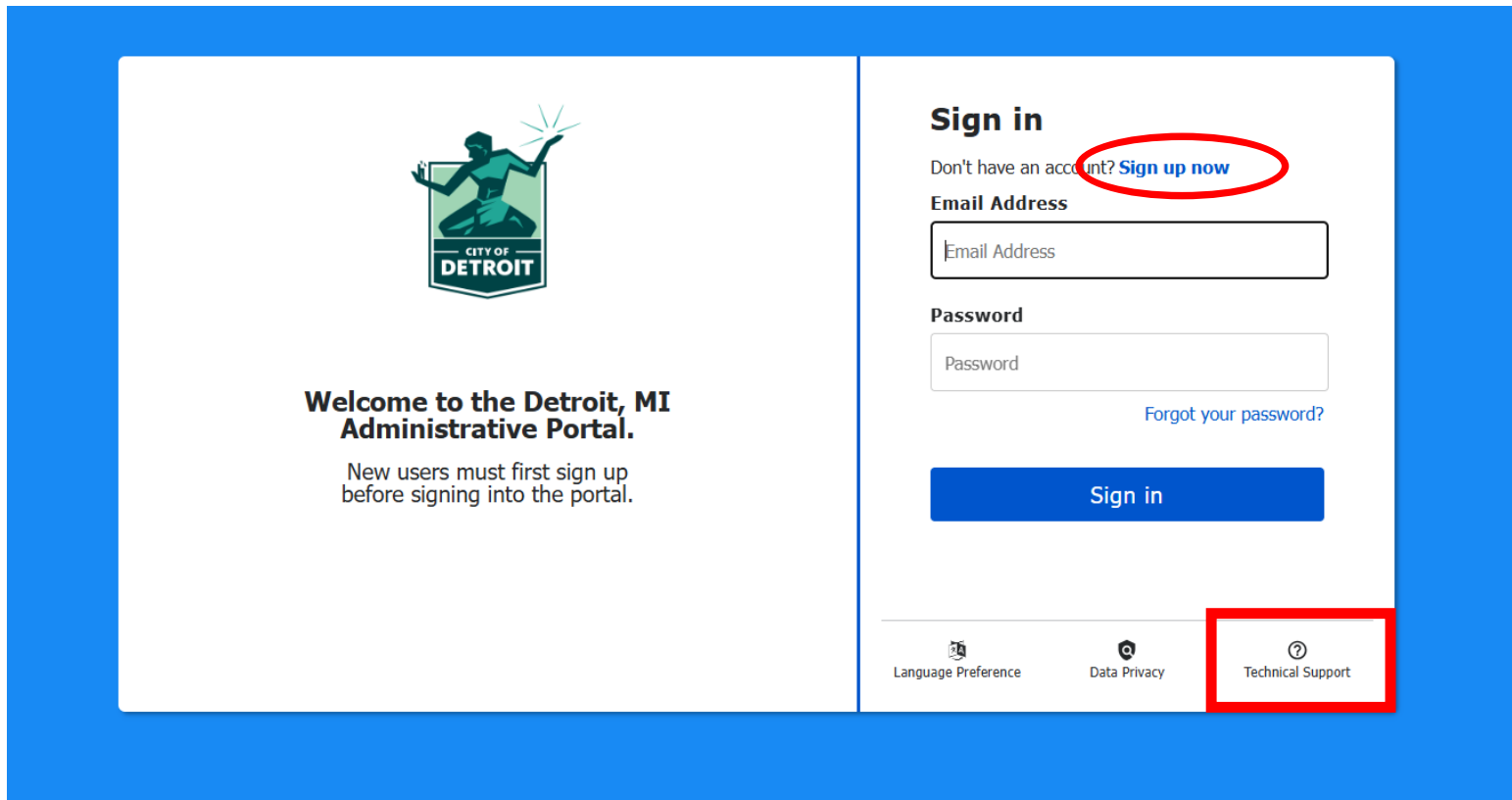
*To be completed by projects that receive a Threshold Approval Letter.

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NEIGHBORLY

System Overview

❖ Neighborly Login: https://portal.neighborlysoftware.com/CITYOFDETROITMI/Participant

❖ First time logging in, select **Sign up now**

❖ Follow prompts to send/receive verification code to create a password

Click here for any technical issues/questions

- ❖ Once on the main page, look for Housing Rehabilitation & Development Program

- ❖ Select **Start Application**

- ❖ Inside the Application, take note of your Case ID *(helpful reference point when communicating with HRD staff)*

- ❖ Select **Click here to continue**

- ❖ Work through all Application sections

- ❖ Save button saves your work; Complete & Continue button completes the page – giving you a check for that section

❖ Need checks next to all sections in order to be able to access the Submit page

❖ After having completed all sections and reviewed your responses, submit the Application by clicking **Complete & Submit**

❖ Prior to submitting, you have the ability to "Reopen" any page and edit responses. After submitting, you no longer have the ability to edit your Application.

❖ You likely won't complete the Application in one sitting

❖ When returning to Neighborly to continue an Application, you'll find it under the Continue an Existing Application section

Neighborly – Tips & Tricks

❖ **Click the Save button frequently** – Neighborly is not an auto-save platform; if you exit your browser/leave a page before saving your work, you will lose you progress

❖ **Cannot edit your Application after you submit it** – before submitting, however, you have the ability to "Reopen" any page to edit your responses

❖ **Application must be submitted by 9/2 11:59PM**

❖ **Watch the recording of the Pre-Submission Public Meeting** for further demonstration of Neighborly functionality

NEXT STEPS

1. Schedule Pre-Application Project Review Meeting via the FORM

2. RSVP for the Program Compliance Information Meeting

3. Start your Application via Neighborly

For additional questions, contact us at:

HRDNOFA@detroitmi.gov