



AFFORDABLE HOUSING NOTICE OF FUNDING AVAILABILITY (NOFA)

The City of Detroit's Housing and Revitalization Department is pleased to announce the release of the January 2026 Affordable Housing Notice of Funding Availability (NOFA). Affordable housing developers and owners may apply to this NOFA for financial support for projects that will preserve, rehabilitate, and/or develop new affordable housing units in the City.

Further information about the program, including the new application process via Neighborly and NOFA package, is available on the HRD Housing Development [webpage](#).

All developers applying through this NOFA, or who will be seeking support for a 9% LIHTC application, must submit a request to schedule a Pre-Application Review Meeting no later than January 30, with meetings held January 21 – February 5, 2026. To schedule a meeting, please complete this [form](#) and upload the required documents. You will be contacted by an HRD team member for scheduling.

A Pre-Submission Meeting will be held on Tuesday, January 20 at 11:00 am. Please use the following link to join the Teams Meeting:

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 288 163 418 228 71

Passcode: Q764Dx6n

Dial in by phone

[+1 469-998-6602,,988792526#](#) United States, Dallas

[Find a local number](#)

Phone conference ID: 988 792 526#

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)

The HRD NOFA team encourages attendance of the Developer and General Contractor at the Program Compliance Information Meeting scheduled for February 3, 2026 – please use [this link](#) to register for the virtual meeting.

NOFA applicants are responsible for scheduling and completing the required Preliminary Plan Review ([PPR](#)), submitting for any necessary [Site Plan Review](#), and requesting any necessary Site Plan Approval (SPA) letters from the City's Building Safety Environment & Engineering Department (BSEED). Applicants should begin their project planning, design and approval process as soon as possible to be in the position to submit the most competitive application possible. Projects that require but have not completed a PPR with the City's BSEED Department, and provided a Project Plan Review (PPR) Summary may not pass Threshold.

If the applicant has not participated in a PPR, please reach out to the Housing & Revitalization Department (HRD) Public Private Partnership's (P3) Division to connect with a Development Specialist assigned to the region where your project is located as soon as possible using [this link](#).

More information and the PPR Request Form can be found here: [Project Review Meetings | City of Detroit](#)

For any questions regarding the Affordable Housing NOFA, please email HRDNOFA@detroitmi.gov.