



# NOTICE OF FUNDING AVAILABILITY (NOFA)

January 2026

HRD Pre-Submission Public Meeting  
January 23, 2026



# 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 \$13,000,000 of funding available to support the preservation, rehabilitation, and/or development of affordable housing units in the city of Detroit.



# JANUARY 2026 NOFA ROUND FUNDING AMOUNTS

## ❖ Affordable Housing Development Program

A. Multifamily Development	\$8,000,000
B. Supportive Housing Category	\$5,000,000

**Total: \$13,000,000**



# APPLICATION & AWARD TIMELINE

EVENT	DATE*
NOFA Published	January 16, 2026
Pre-Submission Public Meeting	January 23, 2026
Pre-Application Project Review Meetings	January 21 – February 5, 2026
Program Compliance Information Meeting	February 3, 2026
Final Submission Deadline	February 24, 2026
Threshold Approval Letters Issued	March 24, 2026
City Support & PILOT Support Letters Issued	March 25 – 30, 2026
Commitment Level Documents Due	April 6, 2026
Conditional Award Letters Issued	June 2026– 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 – January 21 – February 5, 2026
2. Program Compliance information Meeting – February 3, 2026
3. Submit Application via Neighborly – February 24, 2026
4. Threshold Review & Threshold Approval Letters Issued – March 24, 2026
5. Submit Commitment Level Documents\* - April 6, 2026

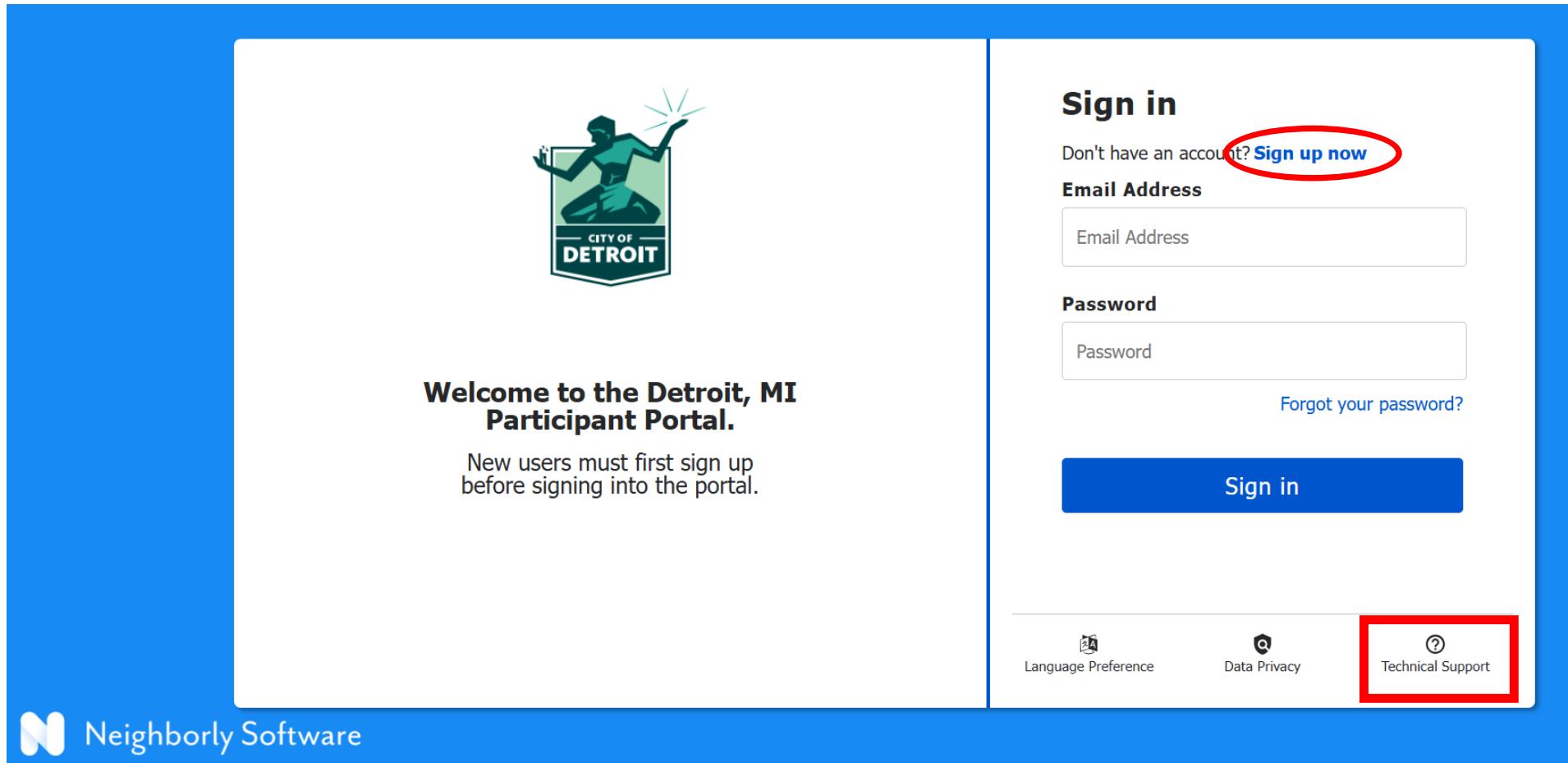
\*To be completed by projects that receive a Threshold Approval Letter.



# 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



**Welcome to the Detroit, MI Participant Portal.**

New users must first sign up before signing into the portal.

**Sign in**

Don't have an account? [Sign up now](#)

**Email Address**

Email Address

**Password**

Password

[Forgot your password?](#)

**Sign in**

[Language Preference](#) [Data Privacy](#) [Technical Support](#)

Click here for any technical issues/questions

- ❖ Once on the main page, look for Affordable Housing NOFA program
- ❖ Select **Start Application**

Good Morning, Elaina



Welcome to the Detroit, MI Portal.  
Detroit is committed to accessibility for all applicants. If you require this material in an alternate format or have questions about the program, please contact us at 313-224-6380.

**Start a New Application** **Search Applications**

Application Name	Description	Expiration Date	Action
Affordable Housing NOFA	<p><b>FOR AFFORDABLE HOUSING DEVELOPERS:</b> City funding for housing developers to support the preservation, rehabilitation and/or development of affordable housing units in the city of Detroit. This application is for the January 2026 Notice of Funding Availability (NOFA) round. Review the NOFA document (<a href="#">linked here</a>) for additional information.</p>	2/24/2026 11:59 PM	<b>Start Application</b>

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

Affordable Housing NOFA Application  
Id: 43169

Applications must be submitted by  
2/24/2026 11:59:00 PM  
Eastern Standard Time

[View Users \(1\)](#) [Documents](#)  
[Print Application](#)

[Program Overview](#)  
 [A. Borrower Information](#)  
 [B. Project Capacity](#)  
 [C. Permanent Supportive Housing Project](#)  
 [D. General Requirements](#)  
 [E. Developer Finances](#)  
 [F. Readiness To Proceed](#)

Application

Please use the link below to continue the application process.

For all questions related to your application please contact the City of Detroit's Housing and Revitalization Department Team at (313) 224-6380.

[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

The screenshot shows a web-based application interface for an Affordable Housing NOFA Application. The left sidebar contains the application title, ID, submission deadline, and navigation links for users, documents, and printing. A red box highlights the sidebar navigation list, which includes 'Program Overview' (checked), 'A. Borrower Information\*', 'B. Project Capacity', 'C. Permanent Supportive Housing Project', 'D. General Requirements', and 'E. Developer Finances'. The main content area displays several questions (A.11 to A.16) with dropdown menus, checkboxes, and radio buttons. A red box highlights the 'Save' and 'Complete & Continue' buttons at the bottom.

**Affordable Housing NOFA Application**  
Id: 43169

Applications must be submitted by 2/24/2026 11:59:00 PM Eastern Standard Time

**View Users (1)** **Documents** **Print Application**

**Program Overview**   
**A. Borrower Information\***   
**B. Project Capacity**   
**C. Permanent Supportive Housing Project**   
**D. General Requirements**   
**E. Developer Finances**

**A.11. What is the legal structure of the Applicant?**  
Partnership

**A.12. Is the Applicant any of the following?**  
N/A

**A.13. Is the Borrower 100% controlled by a Community Housing Development Organization (CHDO)?**  
 Yes  
 No

**A.14. Are any persons employed or contracting with your organization debarred by HUD or the State of Michigan?**  
 Yes  
 No

**A.15. Are there any other contracting restrictions on the Applicant or Contractor for your development team with any federal or state agency or with the City of Detroit?**  
 Yes  
 No

**A.16. Has your organization or one of its principals filed for bankruptcy within the past 10 years?**  
 Yes  
 No

No save history

**Save** **Complete & Continue**

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

**Dashboard** Id: 36420

Applications must be submitted by 9/2/2025 11:59:00 PM Eastern Standard Time

Print Step

View Users (1) Documents Print Application

**Submit**

**PLEASE NOTE: Once an application is submitted, it can only be "Re-opened" by an Administrator.**

**The undersigned acknowledges, understands, and agrees to the following:**

To the best of my (our) knowledge and belief, all information in this Application is true and correct. The governing body of the Applicant has duly authorized this document and the Applicant will comply with all applicable HOME, and/or CDBG Program requirements, if funding is awarded according to funding source. Applicant agrees to adhere to all contracting and hiring requirements of the Federal, State, and City government. Applicant understands and agrees that all units redeveloped with funding under this program must be sold or rented to income eligible households.

The undersigned authorizes Housing and Revitalization Department's staff to conduct investigations necessary to establish project feasibility including but not limited to such verifications as employment, credit, construction experience, property ownership and financial condition. It is further authorized that the Department may send requests to receive such information from a lender or lenders so designated by the Developer Applicant for the purpose of securing financial information.

Any person, who knowingly makes a false statement or misrepresentation in this Application or causes such a false statement or misrepresentation to be made, shall be subject to a fine of not more than \$5,000 and/or imprisonment for not more than two years, under provisions of the United States Criminal Code.

**HUD ENTITLEMENT PROGRAMS MANDATORY ACKNOWLEDGEMENT - LOBBYING CERTIFICATION - Certification for Contracts, Grants, Loans, and Cooperative Agreements**

The undersigned certifies that to the best of his or her knowledge and belief.

No Federal appropriated funds have been paid or will be paid by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an office or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an office or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

The undersigned shall require that the language of this certification be included in the award documents for all sub awards at all tiers (including subcontracts, sub grants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

**Program Overview**

**A. Borrower Information**

**B. Project Capacity**

**C. Permanent Supportive Housing Project**

**D. General Requirements**

**E. Developer Finances**

**F. Readiness To Proceed**

**G. Goals & Requirements**

**H. Project Financing**

**I. Construction & Environmental**

**Submit\***

- ❖ 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.

Dashboard  
Id: 36420

Applications must be submitted by 9/2/2025 11:59:00 PM Eastern Standard Time

Program Overview  
 A. Borrower Information  
 B. Project Capacity  
 C. Permanent Supportive Housing Project  
 D. General Requirements  
 E. Developer Finances  
 F. Readiness To Proceed  
 G. Goals & Requirements  
 H. Project Financing  
 I. Construction & Environmental  
 Submit\*

amended, if applicable to the Grantee's infrastructure project. Pursuant to HUD's Notice, "Public Interest Phased Implementation Waiver for FY 2022 and 2023 of Build America, Buy America Provisions as Applied to Recipients of HUD Federal Financial Assistance" (88 FR 17001), any funds obligated by HUD on or after the applicable listed effective dates are subject to BABA requirements, unless excepted by a waiver.

When applicable, the BAP requires that all iron, steel, manufactured products ,and construction materials used in covered infrastructure projects be produced in the United States. Developers subject to the BAP must document compliance or the specifically applicable waiver of the BAP with:

- A copy of the applicable waiver(s),
- Certification(s) from the producer/manufacturer of Covered Materials,
- Certification(s) from the Contractor or entity performing the Covered Activities,
- Self-Certification(s) as to compliance, or
- A combination of one (1) or more of the aforementioned.

Are you, the individual submitting the application, the Developer?

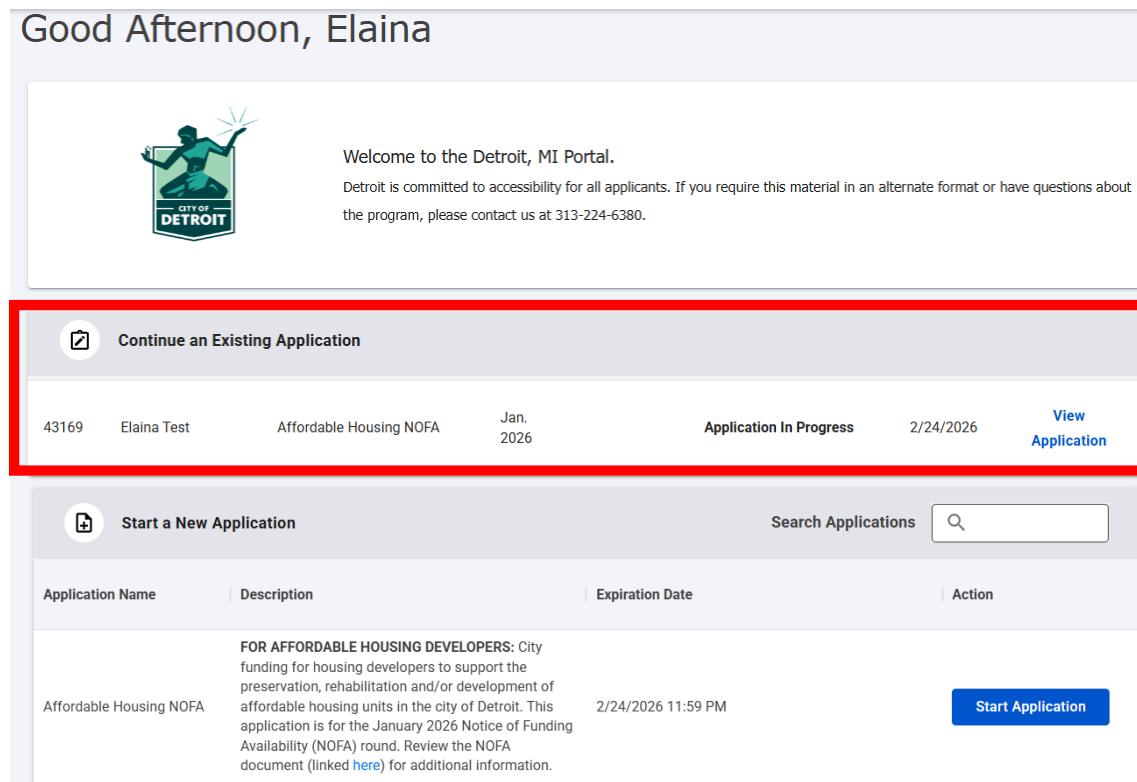
Yes  
 No

Developer Signature:  
*Test Test*  
(X) Electronically signed by elaina.peterson@detroitmi.gov on 7/30/2025 11:56 AM

No save history

- ❖ 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

Good Afternoon, Elaina



Welcome to the Detroit, MI Portal.  
Detroit is committed to accessibility for all applicants. If you require this material in an alternate format or have questions about the program, please contact us at 313-224-6380.

43169 Elaina Test Affordable Housing NOFA Jan. 2026 Application In Progress 2/24/2026 View Application

Application Name	Description	Expiration Date	Action
Affordable Housing NOFA	<b>FOR AFFORDABLE HOUSING DEVELOPERS:</b> City funding for housing developers to support the preservation, rehabilitation and/or development of affordable housing units in the city of Detroit. This application is for the January 2026 Notice of Funding Availability (NOFA) round. Review the NOFA document (linked <a href="#">here</a> ) for additional information.	2/24/2026 11:59 PM	<a href="#">Start Application</a>

# 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 your 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 2/24 11:59PM**
- ❖ **Attend the 2/3 Compliance 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](mailto:HRDNOFA@detroitmi.gov)

