



NOTICE OF FUNDING AVAILABILITY (NOFA)

July 2021

HRD Pre-Submission Public Meeting | July 26, 2021



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.



JULY 2021 NOFA ROUND FUNDING AMOUNTS

❖ Pre-Development Loan Program	\$1,000,000
❖ Affordable Housing Development Program	
A. Multifamily Development	\$6,000,000
B. Supportive Housing Category	\$5,000,000
C. Homebuyer Initiatives	\$1,000,000
	Total: \$13,000,000



APPLICATION & AWARD TIMELINE

EVENT

DATE*

NOFA Published

July 12, 2021

Pre-Submission Public Meeting

July 26, 2021

Pre-Application Project Review Meetings

July 19 – Aug. 6, Aug. 16 – 20, 2021

Program Compliance Information Meeting

August 17, 2021

Final Submission Deadline

August 23, 2021

Letters of Interest Issued

September 20, 2021

Commitment Level Documents Due

October 8, 2021

Conditional Award Letters Issued

December 10, 2021

*Tentative Schedule and Subject to Change



FUNDING LIMITS & RESTRICTIONS

- ❖ Pre-Development Loan Program Maximum Award / Developer: \$250,000
- ❖ 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 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*
- ❖ Affordable Housing Development & Preservation Fund (AHDP) through the City of Detroit

*Pre-Development Programs are funded through CDBG Only.



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 and Restrictions For Occupied Properties
- ❖ Cost Certification



APPLICATION PROCESS

1. Pre-Application Project Review Meeting & Deliverables
2. Program Compliance information Meeting – August 17, 2021
3. Submit Application via DocuSign Form – August 23, 2021
4. Threshold Review & Letters of Interest Issued – September 20, 2021
5. Submit Commitment Level Documents* - October 8, 2021



*To be completed by projects that receive a Letter of Interest. Not required for Pre-Development applicants.

NEXT STEPS

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

For questions, contact us at: HRDNOFA@detroitmi.gov.

