



2018 NOTICE OF FUNDING AVAILABILITY

AND

NOTICE OF REQUEST FOR PROPOSALS

December 15, 2017

City of Detroit
Housing and Revitalization Department
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan, 48226

Michael E. Duggan, Mayor
Arthur Jemison, Director

PROGRAM OVERVIEW

The City of Detroit is making available housing development funds through its Notice of Funding Availability (“NOFA”) to support the rehabilitation and/or the development of affordable housing units in the City of Detroit. The following funding sources will be available:

- HOME Investment Partnerships (HOME)
- Community Development Block Grant (CDBG)
- Neighborhood Stabilization Program (NSP)
- Unexpended City of Detroit Bond Funds
- City of Detroit General Funds

The City’s Housing and Revitalization Department (“HRD”) prefers to financially support development projects that:

1. Produce mixed-use, mixed-income multifamily housing developments in the city's neighborhoods through both new construction, rehabilitation, and adaptive reuse of existing structures.
2. Preserve current affordable housing stock in both public and private sector control and thereby reduce loss of existing well-located affordable housing.
3. Provide supportive housing for homeless families, individuals, and veterans.





4. Produce infrastructure to support housing, including eligible public improvements to open space and related infrastructure near areas of concentrated housing.
5. Create a reliable pipeline of these projects for future funding rounds.

Preferred Projects

The City of Detroit will prioritize projects that are located in the target areas identified in the 2016 Targeted Multifamily Housing Areas (map can be found at:

[http://www.detroitmi.gov/Portals/0/docs/HousingAndRev/2016 Targeted Multifamily Planning Areas 1.pdf](http://www.detroitmi.gov/Portals/0/docs/HousingAndRev/2016%20Targeted%20Multifamily%20Planning%20Areas%201.pdf))

The 2016 Targeted Multifamily Housing Areas map indicates market strength and guides funding allocation decisions made by the City. The City will use the funds offered in its NOFA to support the rehabilitation or construction of housing units that are available to moderate- and low-income households (households earning up to 80% or up to 60% of Area Median Income, respectively). The City encourages proposals for mixed-use, mixed-income projects. However, these proposals must fund the non-residential uses and “market rate” residential units (for households with incomes above 80% AMI) from other sources. The City of Detroit prefers to fund multi-family rental housing projects through this NOFA, but single-family projects (both for sale and rental) will also be considered. The City will favor proposals with the following characteristics:

- Projects that have transformational elements (scale, design, sustainability) capable of catalyzing additional mixed-income and mixed-use development programs
- Strong financial commitments from other sources and minimal need for gap financing from the City
- Located in the 2016 Targeted Multifamily Housing Areas
- Advances placemaking concepts and contributes to an enhanced public realm
- Supports walkability and residential density near amenities

AVAILABILITY OF THE REQUEST FOR PROPOSALS

The City of Detroit will issue the Notice of Funding Availability (the “NOFA”) on Friday, December 15, 2017. Interested parties may download an electronic copy of the RFP and related documentation from the Housing and Revitalization Department website at:

<http://www.detroitmi.gov/Government/Departments-and-Agencies/Housing-and-Revitalization/For-Developers-and-Contractors>.





Interested parties may obtain a paper copy of the RFP and related documentation from the Housing and Revitalization Department at:

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan, 48226

QUESTIONS REGARDING THE REQUEST FOR PROPOSALS

Interested applicants may submit questions electronically to dheard@detroitmi.gov. The City of Detroit will accept questions regarding this RFP until 5:00 p.m. on Friday, February 16, 2018. The City will respond through e-mail to each question individually as each question is received.

APPLICATION SUBMISSION

Applicants responding to this RFP must submit all required documentation to the City of Detroit no later than 5:00 P.M., Friday, March 2, 2018.

Applicants must submit all documentation, by mail or in person, to:

City of Detroit
Housing and Revitalization Department
Attention: Darwin Heard
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan, 48226

The City will accept complete applications during regular business days and office hours. The offices of the City of Detroit Housing and Revitalization Department are open on Monday through Friday from 8:30 A.M. until 4:30 P.M. The City will begin to accept completed applications on Friday, January 5th, 2018, at 8:30 A.M.

Applicants must submit two (2) paper copies, along with three (3) electronic USB flash drive copies of the application.

FAST TRACK REVIEW AND CONSIDERATION

The City will expedite the review and consideration of complete applications that are received from January 5th through January 26, 2018 on a rolling basis. As the City receives applications, HRD may issue an award letter to the projects by the conclusion of the “fast track” review period. If the City does not award funds to a project with an application that was submitted during the “fast track” review period, the City will continue to consider that





application along with all other applications that were received during the “regular” submission review period from February 5, 2018 to March 2, 2018.

Submission Period	Submission Dates	Review Begins on	Determination Made by
Fast Track Review	January 5 – January 26, 2018	Rolling as received	February 2, 2018
Regular Review	February 5 – March 2, 2018	March 5, 2018	May 11, 2018

CHDO APPLICATIONS

The City will set-aside at least fifteen percent (15%) of its HOME program allocation for projects sponsored by Community Housing Development Organizations (“CHDO”). An organization that seeks funding from this set-aside must submit an application for CHDO certification along with the response to this NOFA.

RIGHTS/DISCLAIMERS

The City reserves the right to take any of the following actions:

- request additional information or documentation at any stage during this process
- request an applicant to change or modify a proposal
- fund portions of any given proposal and/or choose not to fund any or all proposals
- issue a subsequent Request for Proposals for HOME CHDO projects if the City does not meet its HOME CHDO set-aside requirements under this RFP

The City expects applicants to respond to and comply with any and all requests in a timely manner. Failure to respond to or comply with any and all requests may result in a determination of ineligibility.

NOTICE OF NON-DISCRIMINATION

The City of Detroit does not discriminate on the basis of age, color, creed, handicap, national origin, race, sex or sexual orientation. Persons or groups with discrimination complaints may file those complaints with the City of Detroit Human Rights Department, 2 Woodward Avenue, Suite 1240, Detroit, Michigan, 48226.

