Listing of Major Revisions, First Draft 2027 QAP
Posted September 21, 2026

This memorandum should be read along with the First Draft 2027 Qualified Allocation Plan (QAP). The listing is in order of appearance and does not include all material changes. The entire QAP is a draft and subject to further revision.

Additional Tax Credits (page 6)
Disaster recovery funds are not available for the 2027 funding cycle. However, twelve percent (12%) additional tax credits available will continue to be added to the West region for the 2027 QAP cycle.

Returned Allocations (page 10)
Projects that received an award of 2024 and 2025 9% tax credits are eligible to request an allocation of 2027 credits up to the amount of the original award.

Maximum Project Development Costs (page 19)
Total replacement costs for 4% and 9% applications may not exceed $350,000 per unit; this amount will also apply to historic adaptive re-use projects.

Restrictions on RPP Awards (page 20)
Projects requesting RPP funds must submit documentation that complies with Build America Buy America (BABA) as outlined under Appendix G.

Commercial or bank loans requesting RPP loan funds must be structured to require both principal and interest payments.

Unit Mix and Project Size (page 24)
Applications that propose new construction must include one-bedroom units totaling at least 15% of the total units.

Developer Fees (page 33)
The per unit developer fee for new construction projects has been increased to $26,000.

The Agency welcomes feedback on the First Draft 2027 Qualified Allocation Plan. You may email comments to rentalhelp@nchfa.com.