APPENDIX J

National Housing Trust Fund

The National Housing Trust Fund (NHTF) will be used as a funding source under the Rental Production Program (RPP). Applications requesting RPP loan funds and tax credits will be rated and competitively ranked based upon the selection criteria in the Qualified Application Plan (QAP). Projects with both RPP and tax credits are required to meet all QAP requirements.

Below are additional selection criteria for applications eligible for the NHTF. These items will be reviewed as part of the full application.

- The Applicant's ability to obligate funds and undertake eligible activities in a timely manner will be a threshold requirement for NHTF approval. A timeline must be provided as part of the full application for projects requesting NHTF to verify the Applicants ability to meet all deadlines. The timeline will provide estimated dates of the building process including securing building permits, executing the construction contract, closing the construction loan, begin date for construction and building placed in service date.
- The minimum period of affordability for projects requesting NHTF is 30 years. This is a threshold requirement.
- Commitment of state, federal or local project-based rental assistance is a priority for projects requesting NHTF. In the event there is a tie in QAP scoring among projects seeking NHTF, the percentage of units receiving project-based rental assistance will be used as the first tie breaker.
- Utilization/leveraging of non-federal funding sources is a priority for NHTF. In the event there is a tie in QAP scoring among projects seeking NHTF, the project with the lowest percentage of federal funding to total sources will be used as the second tie breaker.
- Projects must request a per-unit subsidy below the HOME maximum per-unit subsidy limit. The current limits are as follows:
  Section 234 Elevator-type Basic Limit (by BR size) x HCP = HOME Maximum Per-Unit Subsidy Limit (HCP = High Cost Percentage)

Greensboro, NC HUB - HCP of 270%

Bedrooms	Elevator-type Basic Limit*	HCP	HOME Maximum Per-Unit Subsidy Limit
0BR	$78,191	240%	$187.658
1BR	$89,634	240%	$215,122
2BR	$108,998	240%	$261,595
3BR	$141,008	240%	$338,419
4+BR	$154,782	240%	$371,477

**effective May 11, 2026*