

Listing of Major Revisions, First Draft 2026 QAP
Posted September 12, 2025

This memorandum should be read along with the First Draft 2026 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.

Disaster Recovery (page 6)

In response to Tropical Storm Helene, Twelve percent (12%) of tax credits available for 2026 will be added to the West region.

County award limit adjustment and project bonus point will apply to counties designated as HUD-Identified or State-Identified Most Impacted and Distressed areas under Tropical Storm Helene. New construction projects in these counties may receive Disaster Recovery Funds in the event funds are available for the 2026 cycle.

County Income Designations (page 9)

County designations are determined based on the stated criteria. Several counties designation changed from 2025.

Returned Allocations (page 10)

Projects that received an award of 2024 9% tax credits are eligible to request an allocation of 2026 credits up to the amount of the original award. Beginning with the 2025 awards, we will return to allowing returned credits by the end of the second year after the allocation year.

General Site Requirement (page 13)

All preliminary applications must submit the Agency's "Notice of Real Property Acquisition" form.

Site Scoring Criteria (page 13)

The driving distance for all Amenity points have been increased by either one half mile or one mile. Other amenity requirements have been added.

Maximum Project Development Costs (page 19)

Total replacement costs for 4% and 9% applications may not exceed \$280,000 per unit.

Golden LEAF Affordable Workforce Housing Initiative (page 21)

Initiative removed from first draft; may get re-inserted in final draft.

Tiebreaker Criteria (page 25)

The second tiebreaker with the highest percentage of non-Agency awarded and non-related party funding has been removed and replaced with the highest number of total units at time of full application submission.

Deferred Developer Fee (page 32)

Negative points will no longer apply to deferment of more than twenty-five percent (25%).

Developer Fees (page 33)

The per unit developer fee for new construction projects has been increased to \$24,000.

The Agency welcomes feedback on the First Draft 2026 Qualified Allocation Plan. You may email comments to rentalhelp@nchfa.com.