



## 9% Low-Income Housing Tax Credit (LIHTC) Application Instructions February 2026

The City of Fayetteville's Economic & Community Development Department announces the availability of funds under the City's Affordable Rental Housing Development Program for qualified developers to submit proposals for the new construction or acquisition and/or rehabilitation of multifamily housing. The City of Fayetteville is making funds available to developers for gap financing exclusively for rental housing projects that will then seek a Low-Income Housing Tax Credits (LIHTC) award from the North Carolina Housing Finance Agency (NCHFA). Eligibility for this application is limited to projects that, at the time of application, have submitted a preliminary application to NCHFA for 9% Low-Income Housing Tax Credits for the current year.

### **Application Deadline**

Applications will be available online in the "Affordable Housing Opportunities" section under "Development Opportunities" at [FayettevilleNC.gov/ECD](http://FayettevilleNC.gov/ECD) on Wednesday, Feb 11, 2026. The application submission deadline is Wednesday, March 18, 2026, at 11:59 PM. Applications will only be accepted through the City's online [Neighborly](#) portal.

### **Funding Amount and Terms**

The total funding allocation per project awarded by the City of Fayetteville is listed below. Please see the City of Fayetteville 9% LIHTC Rental Housing Development Program Guidelines for more details.

\* HOME:        \$400,000 @ 1% interest only per project, six (6) awards

### **Weighted Considerations**

The City shall give additional consideration to applications whose projects prioritize housing for the population at or below 30% of the Area Median Income (AMI).

### **Application Process**

Only completed applications will be accepted for consideration. Upon review of all complete and timely applications, the City will recommend that the City Council authorize a conditional award letter. Conditional award notifications will take place after the *April 6, 2026*, City Council Work Session. This award is contingent upon the Environmental Review and award of tax credits. Upon tax credit award and satisfactory completion of the Environmental Review, the City will recommend to the City Council to authorize an award letter detailing the project scope, draw schedule, repayment terms, and loan amount.

Applications and attached documents may be subject to public disclosure under the North Carolina Public Records Act. Submission of an application does not obligate the City of Fayetteville to award funding, and the City of Fayetteville reserves the right to reject any or all applications, in whole or in part, at any time, without penalty. See the City of Fayetteville [9% LIHTC Rental Housing Development Program Guidelines](#) for detailed requirements.

### **For More Information**

For further information, please visit our website at [FayettevilleNC.gov/ECD](http://FayettevilleNC.gov/ECD) or contact the Economic & Community Development Department at [EconCommDev@FayettevilleNC.gov](mailto:EconCommDev@FayettevilleNC.gov). The subject of your email should read 9% Low-Income Housing Tax Credits (LIHTC) Question.

**Questions must be submitted by February 20, 2026. All questions and answers will be posted on February 27, 2026 at the website listed above.**

**Phone calls or written inquiries other than at the above-referenced email address will not be accepted**