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PHFA Releases 2027/2028 Qualified Allocation Plan for Low-Income Housing Tax Credits

HARRISBURG, Pa. - The Pennsylvania Housing Finance Agency has announced its 2027/2028 Qualified Allocation Plan is available for developers interested in applying for Low-Income Housing Tax Credits. These credits support the development and preservation of affordable housing throughout the Commonwealth.

The QAP, which has been rewritten based on feedback from developers, housing advocates, the public and more, outlines the Agency's priorities, requirements and application guidelines for allocating federal housing tax credits to eligible affordable housing developments.

"We are excited to introduce this reimagined QAP and look forward to the proposals it will generate," said PHFA Executive Director and CEO Robin Wiessmann. "This plan is designed to encourage innovative housing solutions, strengthen communities and continue our work to create and preserve quality affordable housing for Pennsylvanians."

For a development to be considered for a reservation of 9% tax credits in 2027, the complete application package must be received by PHFA no later than 3 p.m., February 17, 2027. NOTE: This deadline is tentative and may be extended at PHFA's discretion.

The 2027/2028 QAP, along with additional information regarding the LIHTC application process and program requirements, is available at https://www.phfa.org/mhp/.

Since the LIHTC program began 40 years ago, it has helped create or preserve on average 2,500 affordable rental units per year across Pennsylvania.

About PHFA
The Pennsylvania Housing Finance Agency works to provide affordable homeownership and rental housing options for older adults, low- and moderate-income families, and people with special housing needs. Through its carefully managed mortgage programs and investments in multifamily housing developments, PHFA also promotes economic development across the state. Since its creation by the legislature in 1972, it has generated more than $21.6 billion of funding for more than 213,110 single-family home mortgage loans, helped fund the construction of more than 113,200 rental units, distributed approximately $453 million to support local housing initiatives, and saved the homes of more than 51,000 families from foreclosure. PHFA programs and operations are funded primarily by the sale of securities and from fees paid by program users, not by public tax dollars. The agency is governed by a 14-member board.

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