

overview: state tax credits for housing

October 2026

overview

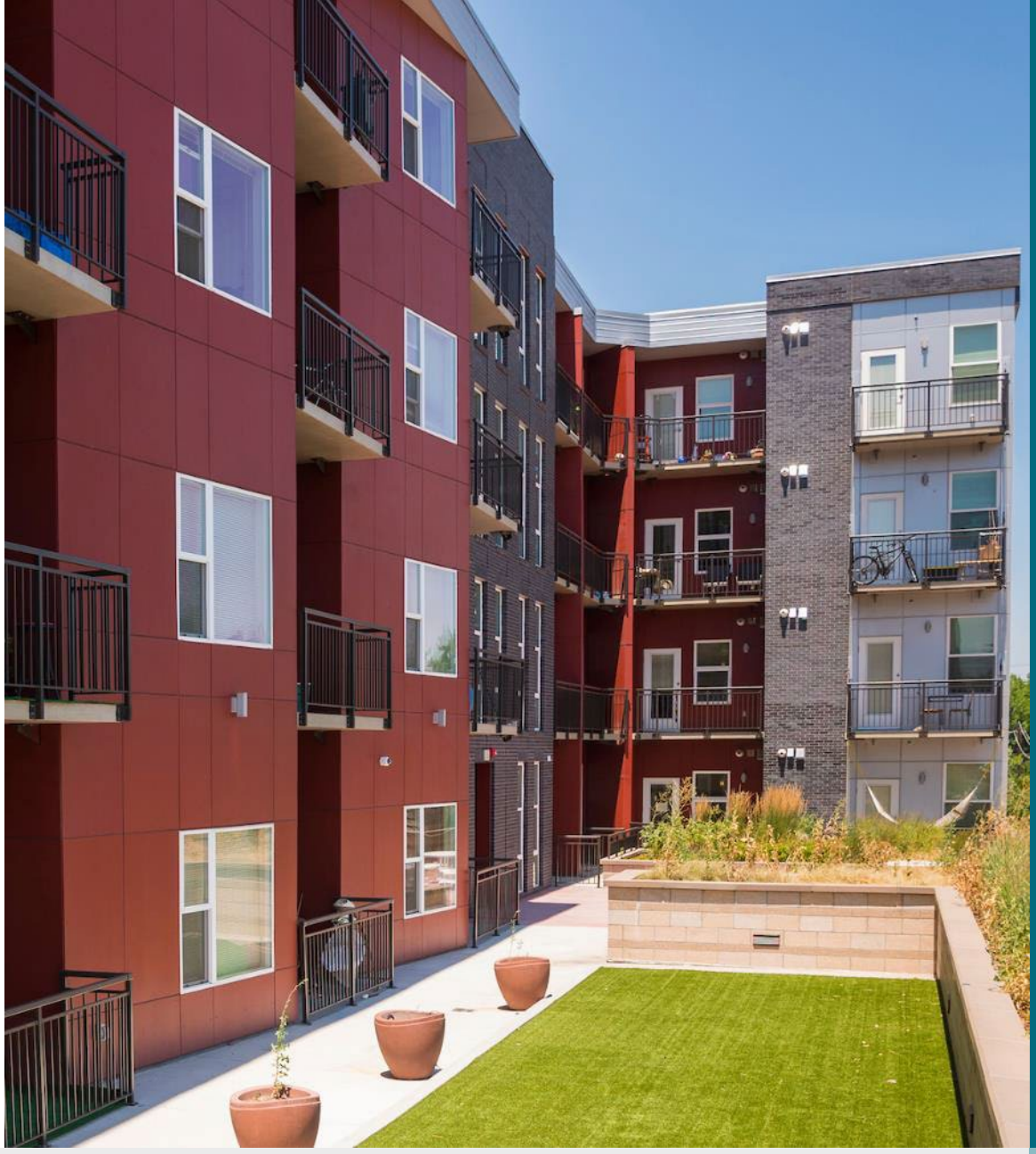
standard
state affordable housing tax credit

accelerated
state affordable housing tax credit

transit-oriented communities credit

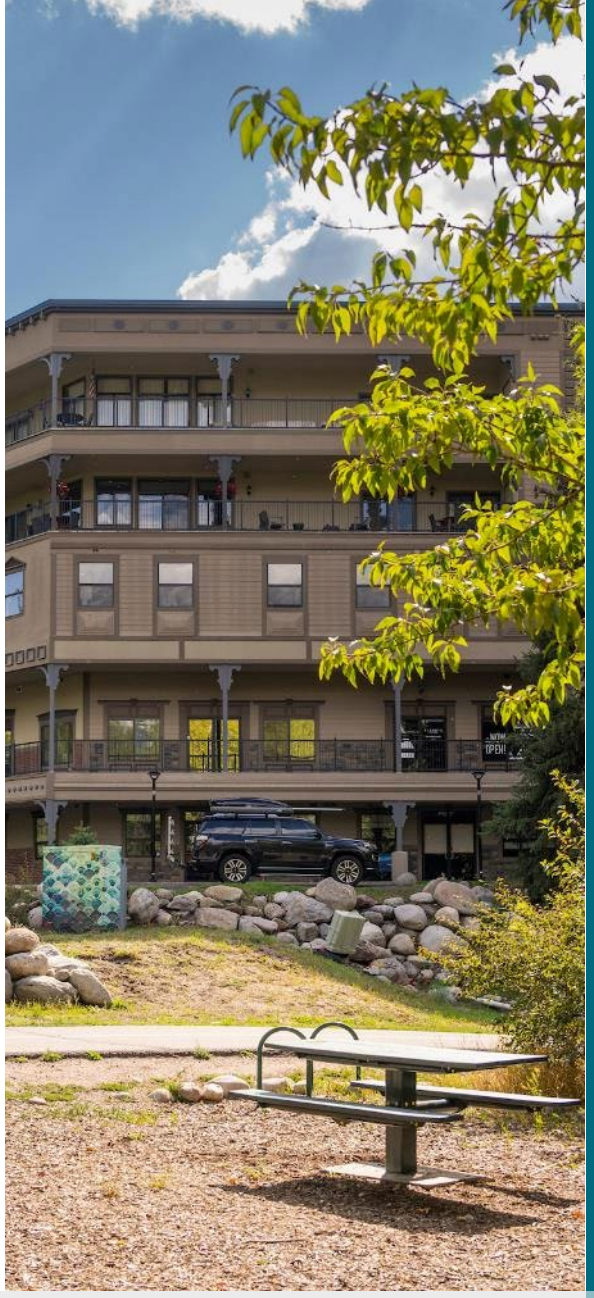
transit zone credit

middle-income housing tax credit



standard state affordable housing tax credit

- Authorization timeframe: 2024-2031 (8 years)
- $10M annual allocation
- 6-year, ratable credit, allocated
- Paired with federal Housing Tax Credits



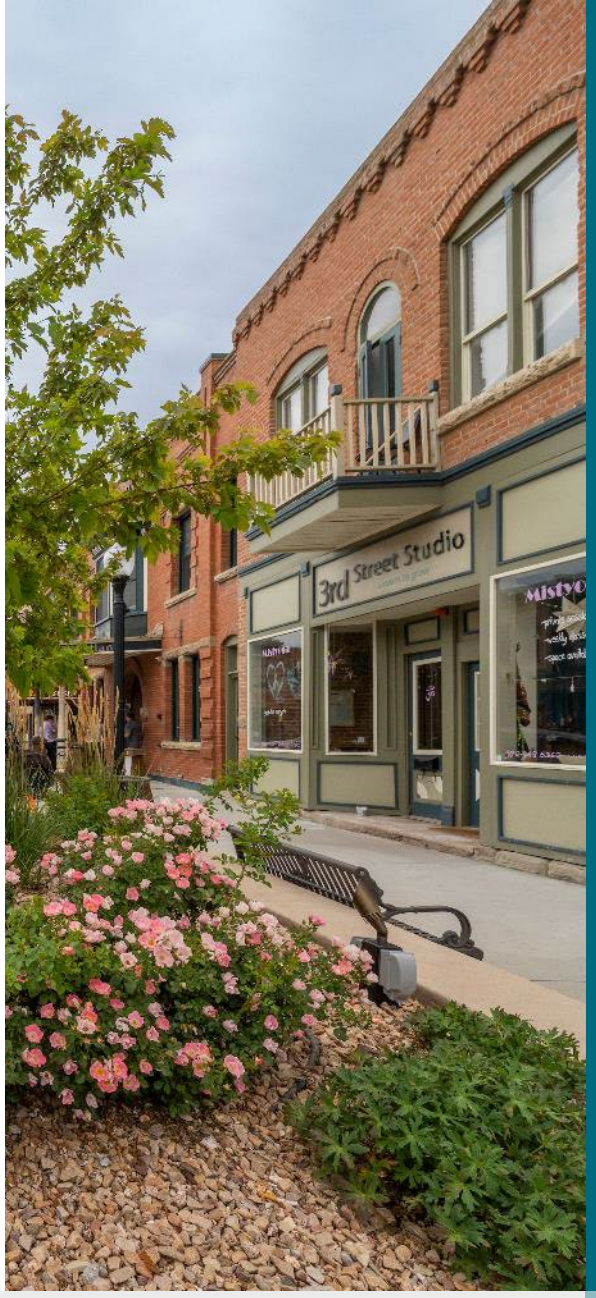
accelerated state affordable housing tax credit

- Authorization timeframe: 2024-2031 (8 years)
- Annual allocations:
  - $20M in 2024
  - $16M in 2025
  - $12M in 2026-2027
  - $16M in 2028
  - $20M in 2029-2031
- 6-year, accelerated credit, allocated: 70% yr 1; 6% yr 2-6
- Paired with federal Housing Tax Credits



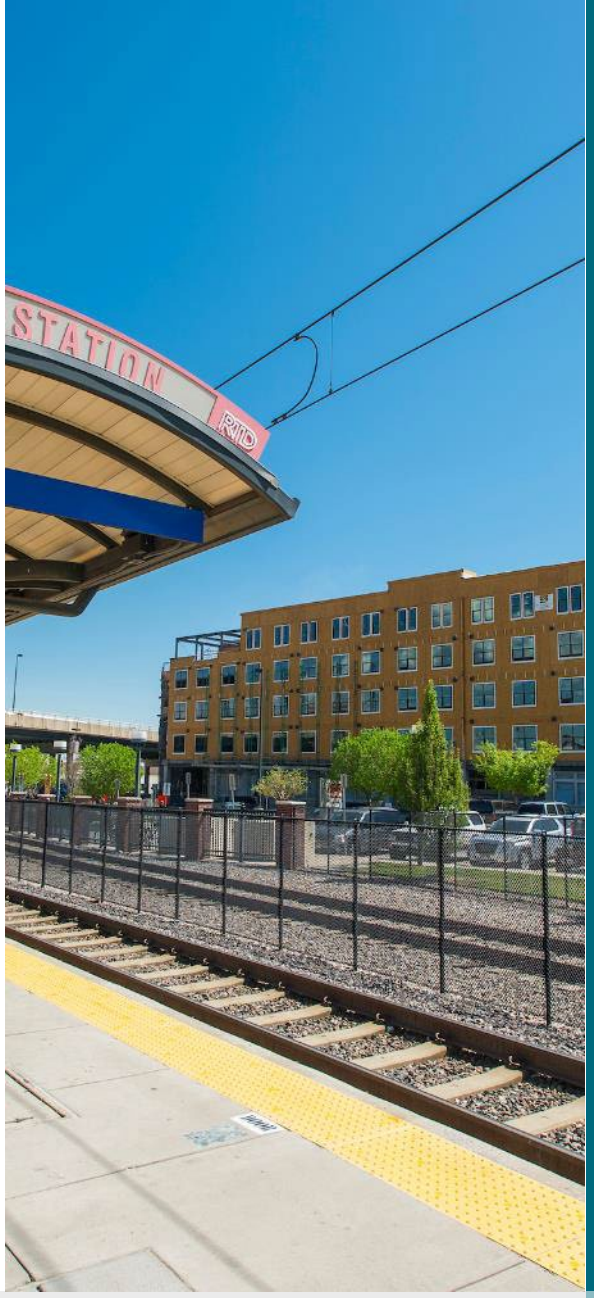
transit-oriented communities (toc) credit

- Authorization timeframe: 2025-2029 (5 years)
- Annual allocations:
  - $2M in 2025-2027
  - $11M in 2028
  - $13M in 2029
- 5-year, accelerated credit, allocated: 70% yr 1, 8% yr 2-3, 7% yr 4-5
- Paired with federal Housing Tax Credits
- Location specific eligibility: 2025-2027 Transit areas of TOCs; 2028-2029 Transit Centers of Certified TOCs and Neighborhood Centers



transit zone (tz) credit

- Authorization timeframe: 2027-2033 (7 years)
- $8.3M Annual allocation
- 6-year, ratable credit, allocated or transferable structure when project is owned by governmental entity
- Can be paired with federal Housing Tax Credits and other state housing credits
- Flexible AMIs to serve low- and moderate-income households
- Location specific eligibility: Transit and housing investment zones which are areas within 2 miles of a transportation facility (transit station or passenger rail station)



middle-income housing tax credit (mihtc)

- Pilot state Housing Tax Credit for middle-income rental housing
- Authorization timeframe: 2025-2029 (5 years)
- Annual allocations:
  - $5M in 2025-2026
  - $10M in 2027-2029
- 5-year, ratable credit, allocated or transferable structure when project is owned by governmental entity
- Stand alone credit, supports housing for households earning 80%-120% AMI, up to 140% AMI in rural resort regions



thank you!

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