



middle-income housing tax credit 2026 allocation plan

Public Hearing • October 9, 2025



middle-income housing tax credit

- State Housing Tax Credit for middle-income rental housing
- 80% to 120% AMI, up to 140% AMI in rural resort counties
- 5-year standalone credit, claimed ratably
- Minimum affordability term: 15 years
- Authorization timeframe: 2025-2029 (5 years)

Amount to award

\$5M	2025
\$5M	2026
\$10M	2027
\$10M	2028
\$10M	2029
\$40M	Total



no changes

- Maximum annual award per project up to \$1.65M
- New construction only



proposed 2026 dates

- Concept Meeting, required
- Letter of Intent to apply – March 16, 2026
- Application date – May 18, 2026



proposed changes

Section 2

- Removed “advanced review” from criteria for approval

Section 3

- Added that the Allocation Committee will determine each project’s ability to satisfy criteria for approval



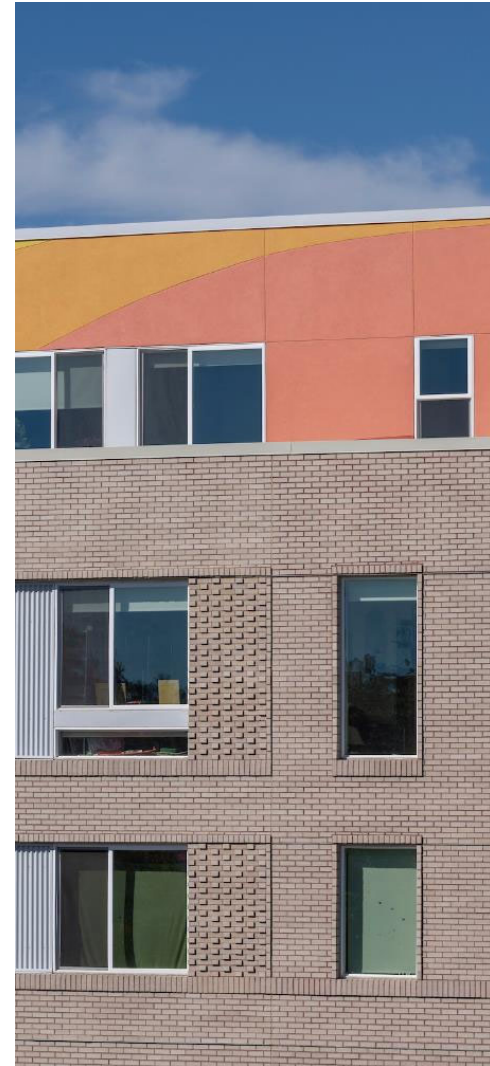
proposed changes

Section 3

- Clarification of no parking requirement

Section 4

- Clarification of minimum 1.15 DCR
- Added if available to Enterprise Green Communities (EGC) Certification





thank you

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