Developer Bulletin 2025: 15

Low Income Housing Tax Credit Application Process

Tax Credit Application
Please be advised, as of July 1, 2025, the Agency requires the application fee and the tax credit application to be submitted within 24 hours of each other. Applications will not be accepted unless received concurrently.

Application Information:
QAP: The QAP can be found on the NJHMFA website at **2024-2025 QAP**.

2025 UNIAP Documents: **UNIAP**

Application Submission:
4% Tax Credit applications should be submitted electronically through **Leap File** to **NJHMFAtaxcredits@njhmfa.gov**.

9% Tax Credit Applications should submit one paper copy of the application by the filing deadline to 637 South Clinton Avenue, Trenton, NJ 08611 **AND** an electronic copy of the application through **Leap File** to **NJHMFAtaxcredits@njhmfa.gov.**

***Please separate your application into 4 distinct files/ folders and label accordingly (Part I, Part II, Part III, and Part IV). Please further separate and tab/ label each section within the pdf document for easy reference.**

Application Fee:
The application fee is $5,000. For wire payment instructions, please contact Johanna Peña at **jpena@njhmfa.gov.**

Tax Credit Questions?

Written questions may be sent to **NJHMFAtaxcredits@njhmfa.gov** and the answers will be posted in the FAQs. Project-specific questions, including document review and/or confirmation of eligibility for threshold requirements or points, are not permitted. Responses to FAQ questions will be posted periodically.

Access forms, checklists, policies, previous developer bulletins, and more under the **Developer Tab**, on the NJHMFA website.