New Jersey Housing and Mortgage Finance Agency will be launching a new feature of the Multifamily and Supportive Housing Lending Portal in the Spring of 2026!

Quick Facts:

- The Multifamily and Supportive Housing Lending Portal was successfully launched in October 2024. The automation has made the process easier for developers and applicants to submit their documents and check the status of their applications.
- There will be a new feature installed (coming soon) that will be added within the existing portal, that will manage and track all Low-Income Housing Tax Credit (LIHTC) applications.
- Once installed, developers will be able to submit completed Tax Credit applications, along with required documents, check the status of all of their LIHTC applications, and submit checklist documents directly through the portal, similar to multifamily financing applications.
- Detailed information regarding the portal and training opportunities for our users will be forthcoming.
- A bulletin will be forthcoming regarding the procedure for submission of 9% LIHTC applications.

Important Updates to the 2026 9% Low Income Housing Tax Credit Application Process

9% Applications:
A new feature will be launched soon within the Multifamily and Supportive Housing and Lending Portal, that will manage and track all Low-Income Housing Tax Credit (LIHTC) applications. Developers will be able to submit completed Tax Credit applications, along with required documents, check the status of all of their LIHTC applications, and submit checklist documents directly through the Portal.

Applications for the 2026 9% LIHTC round must be submitted through the Portal and also by paper copy. Please submit one paper copy of the application to 637 South Clinton Avenue, Trenton, NJ 08611 by the deadline of noon on Wednesday, July 1, 2026. The paper application receipt timestamp shall evidence submission of the 9% application.

Within 24 hours of the hard copy submission, the same 9% tax credit application must also be uploaded into the Tax Credit function of the Multifamily and Supportive Housing Lending Portal in order for the application review process to begin. If a Mitas user account has not yet been established, it is strongly recommended to begin the user setup and upload process as early as possible. More details to follow.

Application Deadline:
Family, Senior, and Supportive Housing Cycles due Wednesday, July 1, 2026 by 12:00 PM Noon.

Application Fee:
The application fee is $5,000. Payment of the application fee is required in order for a 9% application to be considered complete. For wire payment instructions, please contact Johanna Peña at **jpena@njhmfa.gov**. *Important: The application fee is due by the application deadline of Wednesday, July 1, 2026 by 12:00 PM Noon or the application will not be accepted.

Tax Credit Questions?

Written questions may be sent to **NJHMFAtaxcredits@njhmfa.gov** and 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.