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

9 % Applications

Updated Application Submission Information:

A new feature will be available on June 3, 2026 within the Multifamily and Supportive Housing 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.

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. Wiring instructions for application fee payment are available to download from the Multifamily Lending Portal. If you do not have a

Multifamily Lending Portal account, please complete the new developer's registration form at the following
link: https://developers.njhousing.gov/webportal/NewDeveloper.html

***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.

Questions? Need Help?

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