The 2026 9% Low Income Housing Tax Credit Timeline is Now Available

9% Application Deadlines:

Family, Senior, and Supportive Housing Cycles
Wednesday, July 1, 2026 by 12:00 PM

Qualified Allocation Plan (QAP):
Please note that the **2026 Qualified Allocation Plan** (QAP) will apply to the Low-Income Housing Tax Credit round and can be found on the NJHMFA website.

UNIAP:
The 2026 UNIAP will be posted in the coming weeks.

LIHTC Resources:
The 2026 9% Round deadlines and other important resources are now posted. Please visit the LIHTC Resources and FAQs page. Additional resources will be updated on this page as they become available.

Underwriting Guidelines Equity Range:
No equity range will be established for the 2026 9% round. Applicants should underwrite at pricing based upon a commitment from their equity investor. Applications without a firm commitment from an equity investor shall be underwritten at 86 cents on the dollar.

Applicable Percentage
- 9.00% for the 70% present value credit
- 4.00% for the 30% present value credit

Average Income Set-Aside:
Please be advised that 9% LIHTC Applicants will not be permitted to underwrite assuming the "Average Income" federal minimum set-aside election in 2026 applications.

All 2026 applicants must select either the 20% at 50% or 40% at 60% minimum set aside and adhere to current underwriting parameters (units underwritten above 60% of Area Median Income will be treated as market rate or unrestricted). After award, owners should notify the Agency of any substantive changes to the project, including a requested change in minimum set aside no later than time of carryover.

Inclusionary Reviews:

All 4% and 9% LIHTC applications involving the development of new affordable units, including 100% affordable, mixed-income and mixed-use development, must undergo an Inclusionary Review. Applicants are strongly encouraged to complete Step #1 in advance of submitting an application for either Agency financing and/or LIHTC. In the event Step #1 is not completed prior to submission, the Inclusionary Review must be submitted and completed as part of the application review. However, be advised that it is the responsibility of the applicant to ensure that all applicable steps are completed. Failure to complete the necessary steps in a timely manner may result in an extended delay or an application being declared incomplete.

Applicants can submit Step #1 information to the Tax Credit Division through Leap File, via the Tax Credit mailbox: NJHMFAtaxcredits@njhmfa.gov. No hard copies of the material are required. For more information, review the Agency's Inclusionary Policy.

Application Submission:
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 **by the deadline of noon on Wednesday, July 1, 2026**. The application should be separated into 4 distinct files/folders and labeled accordingly (Part I, Part II, Part III and Part IV), using Leap File. **Please further separate and tab each section within the pdf document for easy reference.**

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 or the application will not be accepted.

***Important- NJHMFA Financing:**
Applicants listing NJHMFA financing as a source of funds shall include an executed preliminary approval letter at the time of submission of the 9% LIHTC application. The executed preliminary approval letter must reflect the same project development budget included as part of the 9% LIHTC application and the underwriting parameters must conform with current NJHMFA Multifamily Underwriting Guidelines and Financing Policy.

Applicants seeking a preliminary approval letter to include as part of their 9% LIHTC application must submit a complete mortgage financing application package through the Multifamily and Supportive Housing Lending Portal no later than COB on **May 4, 2026**. The mortgage financing application submission must contain the required documentation as listed in the UNIAP to be deemed a complete financing application package. Please refer to the UNIAP pages 12 - 13, for the required

documentation. Submission of an **incomplete mortgage financing application will not be processed.**

MF Application Fee:
The multi-family financing application fee is $5,000. The application fee for the Special Needs Housing Trust Fund Program is $1,000 for those projects applying to the Supportive Housing Cycle and for projects setting aside additional special needs units beyond the five units needed for points. Application Fees will be automatically calculated, and wiring instructions provided, during the application process through the Multifamily and Supportive Housing Lending Portal. Payment of the application fee is required for an application to be processed.

MFPHPP and Section 811:
Sponsors that wish to apply for $150,000 per unit capital subsidy through the Money Follows the Person Housing Partnership Program (MFPHPP) should submit applications to Mazyck, Donna, at the Department of Human Services, Donna.Mazyck@dhs.nj.gov by April 20, 2026

Sponsors that wish to apply for Section 811 Project Rental Assistance (Sect. 811 PRA) should submit applications to Justin Tierney, JTierney@njhmfa.gov, by April 20, 2026.

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.