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**MEMORANDUM**

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**TO:** INTERESTED PARTIES  
**FROM:** ELIZABETH A. RADEMACHER – LIHTC MANAGER  
**SUBJECT:** LIHTC PROGRAM UPDATES  
**DATE:** JANUARY 30, 2026

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This memo is intended to provide potential applicants and stakeholders interested in Michigan’s Low-Income Housing Tax Credit (“LIHTC”) program with updates to the Michigan Qualified Allocation Plan (“QAP”) and application materials.

**APPLICATION SUBMISSION**

As stated in the 2026-2027 Qualified Allocation Plan (QAP), the MSHDA offices are not accepting hand-delivered applications. Applications must be submitted electronically no later than 5:00 p.m. (EST), April 1, 2026. The electronic application portal will be available as of the date of this memo, via the LIHTC website. Please note that MSHDA will not accept mailed applications for the April 1, 2026 funding round.

**ADDENDUM III INITIAL CONCEPT LETTER DUE DATES**

Addendum III Initial Concept Letters and related documents being submitted to MSHDA for review for the April 1, 2026 Funding Round should be submitted no later than February 2, 2026. This is the date found in the Addendum III deadline schedule.

All other pre-round review items should be submitted to MSHDA in accordance with the deadlines identified in the 2026-2027 QAP. Friday, January 30, 2026 is the deadline for waiver requests, Preservation Level 1 reviews, 4%/9% Mixed Transaction Level 1 reviews, Affordable Assisted Living Steering Committee reviews, and notification of the selected sites to the MSHDA Office of Market Research.

These pre-round items can be emailed to [rademachere3@michigan.gov](mailto:rademachere3@michigan.gov).

**COMMUNITY SUPPORTED INITIATIVES**

MSHDA released additional guidance for projects that intend to self-score points for Community Supported Initiatives. In that guidance, dated August 19, 2025, MSHDA clarified that Section A.6 and B.6 of the 2026-2027 Scoring Criteria is available only to projects that have been awarded through a Request for Proposal (“RFP”) or similar action from the local unit of government. Projects with only a place-based developer (and not with an RFP or similar) are not eligible for points under this section. Additionally, the RFP must demonstrate that the municipality has an ownership interest in the site, and the RFP must center around and clearly identify the specific project site in order to qualify for points. Funding RFPs or overall community development RFPs do not qualify for these points.

### **JOB GROWTH OPPORTUNITIES**

Tab Y – Job Growth Opportunities is anticipated to be updated later this month. MSHDA will post notification when that update is available.

### **OTHER UPDATES**

Other updates to various documents have recently been posted on MSHDA’s Combined Application for Rental Housing Programs web page pertaining to the Tab TT – Communities Without Recent Awards. The Scoring Summary for 2026-2027 has also been updated for the Maximum Total Development Cost Per Unit and Cost Reasonableness Safe Harbors. Please review these updated documents and use them in future application submissions.

Additionally, MSHDA is aware that some links are not currently running correctly. The links are anticipated to be refreshed shortly. If there is a document that you are unable to access in the interim, please contact [thompsonc7@michigan.gov](mailto:thompsonc7@michigan.gov) for assistance.

### **QUESTIONS**

If you have any questions regarding any of the above items, the April 2026 funding round, or any general LIHTC questions, please contact Elizabeth Rademacher at [rademachere3@michigan.gov](mailto:rademachere3@michigan.gov) or (517) 290-6732.