



STATE OF MICHIGAN

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MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
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January 30, 2026

LOW-INCOME HOUSING TAX CREDIT PROGRAM

NOTICE OF TAX CREDIT FUNDING ROUND

The Michigan State Housing Development Authority (MSHDA) announces that the next competitive funding round for Low-Income Housing Tax Credit (LIHTC) will have an **application submission deadline of 5:00 p.m. (EST), April 1, 2026**. MSHDA will allocate Michigan’s remaining 2026 tax credit ceiling in the April 1, 2026 funding round (the October 1, 2026 LIHTC funding round will utilize 2027 tax credit ceiling). Credit will be allocated according to Michigan’s 2026-2027 Qualified Allocation Plan and any subsequent administrative updates, amendments and administrative procedural modifications that have been posted to the Authority’s website. Applicants should pay special attention to the due dates outlined in Section V.A. of the 2026-2027 Qualified Allocation Plan as some of the due dates are before the April 1, 2026 Funding Round deadline.

The April 1, 2026 funding round will make approximately \$19.0 million in annual LIHTC available to eligible applicants. All applicants are encouraged to review the 2026-2027 QAP for a description of the allocation process to be followed in awarding the credit from the April round. The following is a breakdown of approximate credit available by Category:

| | |
|------------------------------------|---------------|
| Permanent Supportive Housing (PSH) | \$ 4,552,736 |
| Open – Urban | \$ 5,381,648 |
| Open – Rural | \$ 3,275,136 |
| Strategic | \$ 2,155,526 |
| Undesignated | \$ 3,633,863 |
| Total Credit Available: | \$ 18,998,909 |

Additionally, as outlined in the 2026-2027 QAP, allocations made from the categories in the October 1, 2025 funding round also counted towards the fulfillment of a set-aside. Based on the allocations made from the October 1, 2025 funding round, the set-aside requirements for the Nonprofit, Rural, Elderly, and the Emerging Developers set-asides have been met. The Tribal Housing, Rural, and Distressed set-asides are unmet at this time. If these set-asides are not otherwise fulfilled from the allocations made from the PSH, Open-Urban, and Open-Rural categories as mentioned above, then unmet set-asides will be given priority for any allocations made from the Undesignated category until the minimum set-aside amounts required are satisfied. Below is a breakdown of the minimum amount of credit that will be needed to fulfill the set-asides:

| | |
|----------------|-------------|
| Tribal Housing | \$1,800,000 |
| Rural | \$1,186,311 |
| Distressed | \$5,401,052 |



The available credit amount was calculated using 2025 population figures and the 2026 per capita rate of \$3.416. When updated population figures and other relevant information become available, MSHDA will review the calculation and make appropriate adjustments to these figures.

Applications for projects financed with the proceeds of tax-exempt bonds may be submitted at any time, as they are not subject to the state tax credit ceiling. However, they must follow the procedures and requirements outlined in the 2026-2027 Qualified Allocation Plan. Credit will be allocated according to Michigan's 2026-2027 Qualified Allocation Plan and Allocation Policy #1 and #6.

All applications must be submitted using the Authority's 2026-2027 LIHTC Program Application and the Low-Income Housing Tax Credit Addendum I and must include all required exhibits. **The Application and Addendum I are available on MSHDA's website: www.michigan.gov/mshda.**

As per the 2026-2027 QAP, the MSHDA offices in Lansing and Detroit will not be accepting hand-delivered applications. Applicants can submit their application electronically provided it is received by MSHDA no later than 5:00 p.m. (EST) April 1, 2026. **Applicants must submit their application(s) electronically through the application submission portal** in which a project folder will be created to provide access for person(s) identified. Approximately two weeks prior to the funding round deadline, the application portal will be made available on MSHDA's website: www.michigan.gov/mshda.

If you have any questions, please contact Elizabeth A. Rademacher at rademachere3@michigan.gov or (517) 290-6732.