2026 Housing Tax Credit Program

Summary of Changes - Modification #8 of the 2025-26 QAP

Updated: November 17, 2026

On November 17, 2026, WHEDA's Board of Directors approved Modification #8 to the 2025-26 Qualified Allocation Plan to address challenges faced by the 2026 competitive Housing Tax Credit (HTC) recipients in meeting the Application Two requirements. The following modifications will apply to the 2026 allocations of 9% Federal HTCs and State HTCs, other than those that were additional credit awards:

Increase in Housing Tax Credit Allocation

Due to the material decline in HTC equity pricing and rising interest rates, WHEDA will provide a percentage-based increase to the initial allocation of Credit, other than those that were additional credit awards, up to the following amounts:

- 9% Federal HTC Allocations: Up to 4.97% increase to the amount of 9% Credit reserved on the 2026 Reservation Agreement
- State HTC Allocations: Up to a 14.99% increase to the amount of State Credit reserved on the 2026 Reservation Agreement

All projects are eligible to request an increase with demonstrated need and continued conformance to WHEDA's published underwriting requirements. Applicants who wish to request an increase can do so according to the following process:

- Submit an updated Multifamily Application Workbook (MFA) with the Application Two submission to reflect the total amount of credit requested.
- Submit an equity LOI to confirm that the investor will purchase the total amount of Credit reflected in the MFA.
- Projects that meet all Application Two requirements will receive a Carryover/Tier One Agreement reflecting the updated amount of Credit.
- Applicants will be assessed a 5% Reservation fee and 5% Carryover/Tier One fee on the increased amount of Credit in addition to the 5% Application Two fee.