



Unlocking Solutions, Building Strong Communities.

## 2026 9% Low-Income Housing Tax Credit Round (LIHTC)

### Frequently Asked Questions

**Q1. *Is it too late to submit a preliminary application to indicate interest in applying in the 2026 9% LIHTC round since the Developer Engagement Process is closed?***

**A1.** No. Preliminary applications may be submitted until close of business on Wednesday January 14, 2026. Please contact Debbie Alter for further instructions at [deborah.alter@chfa.org](mailto:deborah.alter@chfa.org).

**Q2. *The QAP limits credit awards to \$30,000 credits per qualified unit and/or 20% of the population component of the annual credit ceiling. What is that 20% amount?***

**A2.** 2026 population numbers for us with the LIHTC program have not been released yet. Based on the 2025 population number, 20% of the credit ceiling is approximately \$2.5 million.

**Q3. *For scoring item 5c, Developer LIHTC Program Performance, will 9% LIHTC awards from other states be considered? What about 4% LIHTC deals?***

**A3.** No. This item is intended to incentivize and reward performance on 9% awards made by CHFA. It will be scored by CHFA based on the last 9% LIHTC award a developer received in Connecticut, and the last 9% cost certification that CHFA accepted. 4% LIHTC transactions and deals in other states will not qualify for points. Please note, a reasonableness test will be used for awards and/or cost certifications that were completed many years ago.

**Q4. *If a hybrid 9% / 4% LIHTC transaction is proposed, do I need to submit a separate 4% application? Do I need to pay separate application fees for the 4%?***

**A4.** Hybrid transactions require two separate and distinct applications, one for the 9% and one for the 4%. The full 4% application submission must be made with a separate SharePoint site at the time of the 9% submission. Application fees for the 4% will be collected if a 9% award is made and the transaction is moving forward.



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Q5. *Have the funding parameters for DOH funding requests for 9% LIHTC applications been published?*

A5. Yes. The document can be found on CHFA's website here:

[https://www.chfa.org/assets/1/19/DOH\\_Funding\\_Parameters\\_2026.pdf?14602](https://www.chfa.org/assets/1/19/DOH_Funding_Parameters_2026.pdf?14602)

Q6. *Points item 3c provides points for a “clean site” delivered by a municipality or comparable jurisdiction. How should a “clean site” be evidenced?*

A6. A “clean site” can be documented in a few different ways; 1.) by a contract with the municipality that states the municipality will turn over a “clean” site to the developer and the municipality will be responsible for all environmental clean-up costs and remediation and abatement required at the site, 2.) it can be documented by the Phase I report which states the site has been recently cleaned up with all environmental hazards and issues remediated and abated, and the site now meets all relevant criteria for a clean site, 3.) close-out reports authored by the LEP that oversaw the remediation can be provided which state the site is now clean and no further hazardous environmental concerns exist, or 4.) evidence from the Department of Energy and Environmental Protection can be submitted to show the site no longer belongs on the Brownfields list.