



Federal 4% Low Income Housing Tax Credits *Notice of Funding Availability*

September 16, 2026

Purpose

The Missouri Housing Development Commission (MHDC) hereby notifies interested parties of the availability of resources to support the production and preservation of affordable rental housing. Available funding includes:

- **Federal 4% Low Income Housing Tax Credits (LIHTC)**

Federal 4% LIHTC is allocated as-of-right per development proposal and applications submitted under this Notice of Funding Availability (NOFA) are not eligible for other Affordable Housing funding sources.

Application Timeline

- MHDC will begin accepting applications for funding on October 1, 2026. Applications may be submitted on a rolling basis by 5:00 p.m. on the first business day of the following months:
 - *October, November, and December 2026*
 - *January, February, March, and April 2027*

Submission

- Applicants are encouraged to schedule a concept meeting with MHDC staff at least 30 days prior to submitting their application.
- MHDC will use ShareFile for all application submissions. Prospective applicants must request a submission link from application@mhdc.com by 5:00 p.m. CST on the last business day of the following months: *September, October, November, and December 2026, in addition to January, February, and March 2027*
 - The request should include the name and city of the proposed development in the body of the email.
 - Upon receiving the request, MHDC will provide a secure, individualized folder for each application, along with a separate link for electronic payment of the application fee. Applicants must upload all required materials electronically, as detailed in the FIN-125: Application Checklist. Separate ShareFile link requests are required for each application.
- All applicants must pay a non-refundable application fee for each application submission. Payment must be made electronically via the link provided when requesting the submission link. If any application fee is returned for any reason, the application will be rejected. The standard application fee is \$2,000, with the following exception:
 - **MHDC Real Estate Application Fee:** Applicants submitting proposals for a property listed publicly by MHDC as real estate owned and available for public bid are not required to pay an application fee.

Eligibility

- Applications must demonstrate project readiness, including evidence of committed or intended funding sources, zoning status, and permit-ready plans.
- Applications involving a developer or ownership party affiliated with more than two approved Federal 4% only developments that have not yet closed on construction financing will not be accepted.

Requirements

- Applicants must close on construction financing within 12 months of receiving MHDC Board of Commissioner approval.
 - A one-time, discretionary extension of up to 60 days may be requested.
 - Applications that fail to meet the required closing date will have their approval withdrawn. To be reconsidered by the Board of Commissioners, a new application must be submitted.
- Applications submitted in response to this NOFA must comply with the requirements of the 2027 Qualified Allocation Plan.

Resources

- Application documents and resources are available at www.mhdc.com . Please review the 2027 Qualified Allocation Plan, 2027 Application Checklist (FIN-125), 2027 Application Guidance, Developer's Guide, and Market Study Guidelines.

Contact Information

For questions regarding the application process, please contact application@mhdc.com.