MassHousing

Homeownership Tax Credit Program

Application Information Session

March 25, 2026

Eligibility Overview

Eligible Locations

- Developments may be located in **any community in Massachusetts**

Eligible Properties

- **New construction** and **adaptative re-use**
- Fee **simple dwelling units** and **professional managed condominiums**

Project Size

- Developments must contain at least **10 for-sale units**, with no less than **20%** of those units **designated as affordable** to income-qualified first-time homebuyers

Qualified Buyers

- Buyer income threshold up to **<120% of AMI**
- Must be a first-time homebuyer
- Obtain a **fixed rate 30-year mortgage**, and;
- Complete **homeownership counseling** by the time of purchase

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Deed Restriction

Statutory Deed Restriction

- 10- year deed restriction from the date of the original sale of the unit
- If a sale takes place before the 10-year period, the owner will be entitled to a 10% increase in value for each year of ownership
- The unit must be resold to an income qualified buyer during the 10-year restriction period
- The deed restriction does not restart after resale
- FHLBank Boston Affordable Housing Program (AHP) and DPA programs can be layered with the HTC deed restriction

Sale After	Owner Share	MassHousing Share
1 year	10%	90%
2 year	20%	80%
3 year	30%	70%
4 year	40%	60%
5 year	50%	50%
6 year	60%	40%
7 year	70%	30%
8 year	80%	20%
9 year	90%	10%
10 year	100%	0%

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Developer Responsibilities

- Secure both a **construction lender** and a tax **credit investor**; a letter of intent (LOI) or commitment letter **must be included in the application**.
- Developers receiving a conditional award will have **90 days to submit documentation** demonstrating **committed construction financing** and **tax credit investment**.
- Submit a **cost certification** for MassHousing review and approval to receive the tax credit coupon.
- Credit may be claimed in the **first year** in which **all units are sold and closed**.
- Credits may be carried forward for **up to 10 years** if the investor **does not have sufficient state tax liability** to utilize the full credit amount in the initial year.

Credit Calculation

The **maximum tax credit calculation** for an affordable homeownership unit is based on a calculation of 35% of the lesser of either: (i) **the total qualified project expenditures (TDC)** for the unit; or (ii) **80% of the area median** new single family dwelling sales price.

Essex County 80% of Average Transfer Price	Per Unit TDC of Project in Essex County
$874,094	$582,471
$305,933	$203,865

Sales Price	$378,606
Necessary Income	$107,905
Affordable AMI	80-100% AMI

For complete list of Average Sales Price by County: See Appendix 3
Program Income Limits: See Appendix 4

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Application Scoring

A maximum of **115 points** may be awarded across **six categories**	
Readiness to Proceed (28 points)	The extent to which a project is sufficiently advanced to proceed without material delays
Development Team Capacity (20 points)	Development team's qualifications, experience, financial capacity, and organizational readiness
Financial Feasibility (30 points)	The clarity, completeness, and feasibility of the project's financing structure, including anticipated development costs and the status of identified funding sources
Market Feasibility (9 points)	The market feasibility of the proposed development, the readiness of the homeownership sales strategy, and compliance with fair housing requirements
Leveraging Resources and Local Support (8 points)	The extent to which the project leverages local resources, municipal support, and public actions that strengthen feasibility, reduce risk, and demonstrate alignment with local housing priorities
Innovation, Cost Efficiency and Delivery Approach (20 points)	Innovative approaches that enhance cost efficiency, reduce delivery risk, accelerate timelines, and improve alignment between development costs, subsidy levels, and market feasibility

HQAP Scoring Criteria: Appendix 5

Application Process Overview

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Using The Grant Management Portal

1. Portal Registration

Create profile on the Grant Management Portal. It can take 1-2 business days to be approved	Once the profile is approved, you will receive an invoice with instructions for paying the $500 application fee

2. Uploading Materials

Review the full list of required documents for application submission	Documents can be uploaded and saved until you are ready to submit	Upload proof of payment, i.e. copy of check or screenshot of digital payment	Reach out to us **BEFORE** the deadline if you are experiencing challenges with the portal

3. Submission

Only submit when you have uploaded all required application materials	Email a screenshot of your application showing a "Submitted" status. You will receive a confirmation of receipt within one business day.

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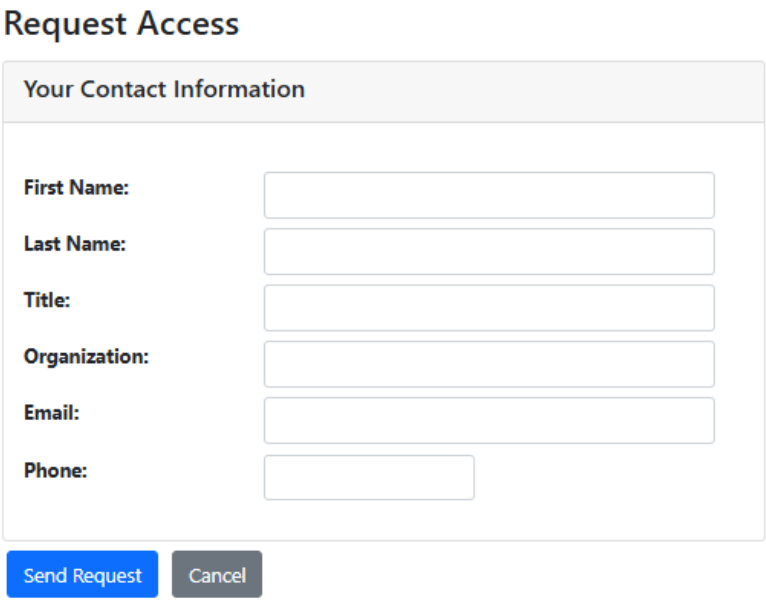
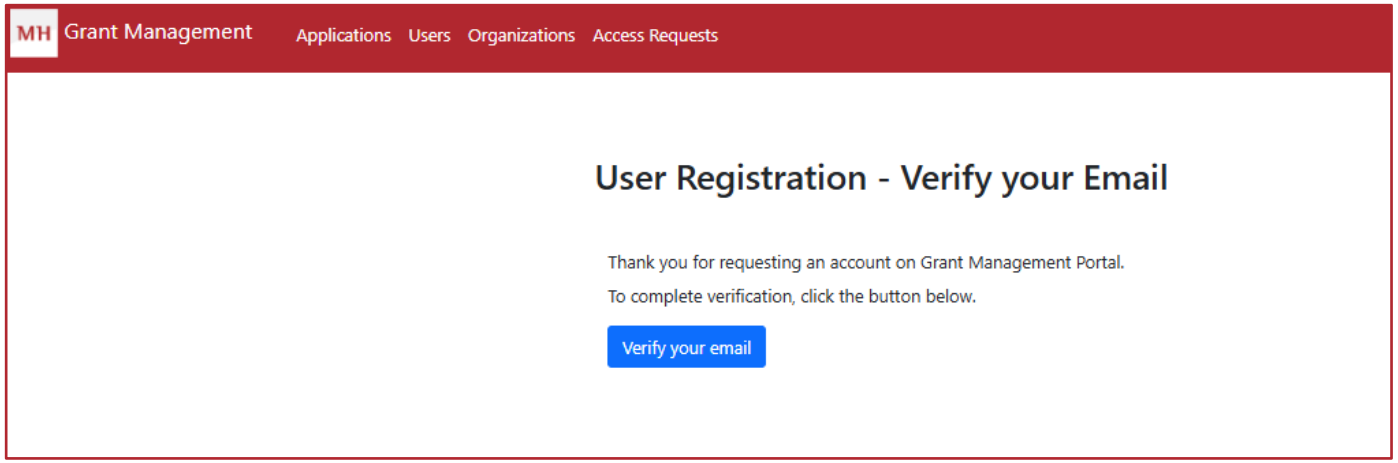
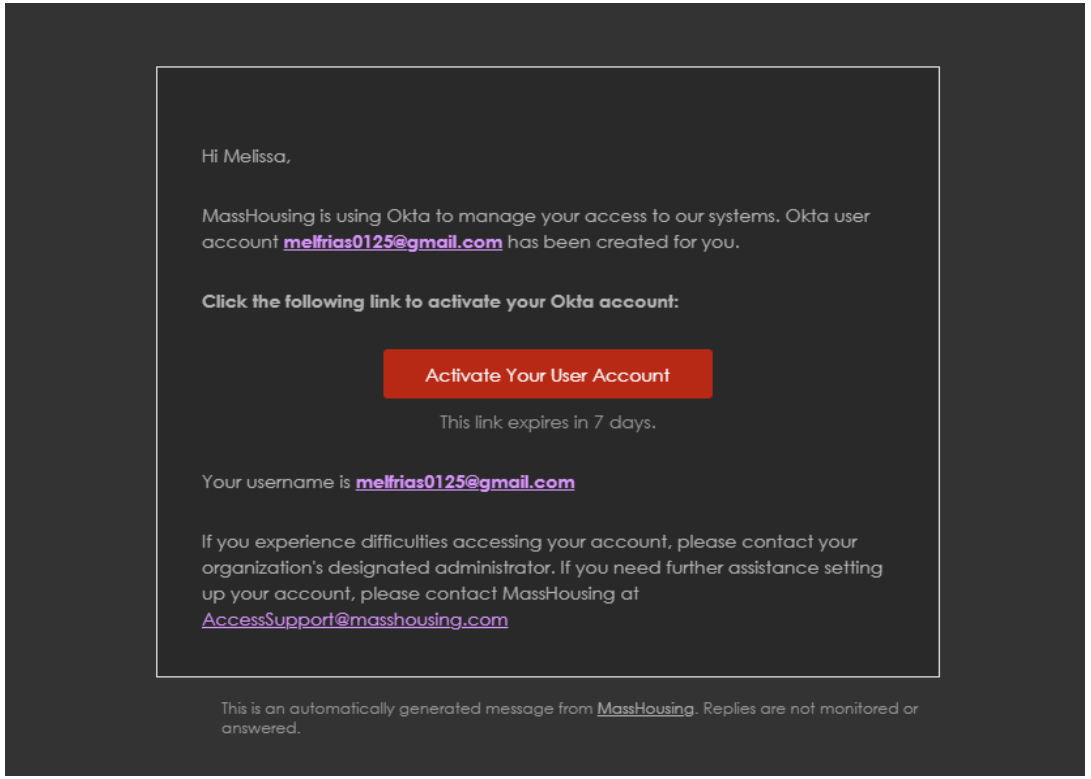
Portal Registration





To create an application profile, you will need to complete and submit this form and verify your email address.

Portal Registration



Hi Melissa,

MassHousing is using Okta to manage your access to our systems. Okta user account melfrias0125@gmail.com has been created for you.

Click the following link to activate your Okta account:

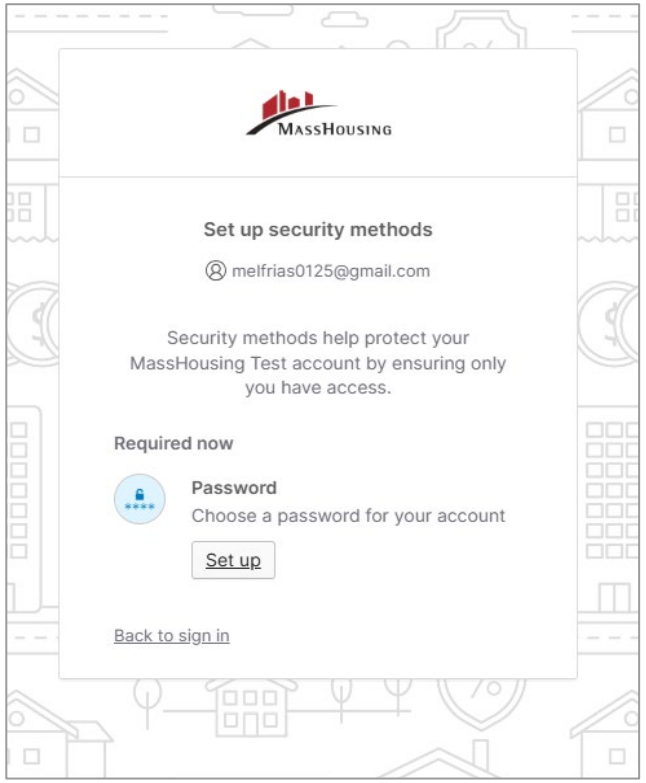
Activate Your User Account

This link expires in 7 days.

Your username is melfrias0125@gmail.com

If you experience difficulties accessing your account, please contact your organization's designated administrator. If you need further assistance setting up your account, please contact MassHousing at AccessSupport@masshousing.com

This is an automatically generated message from MassHousing. Replies are not monitored or answered.



You will receive an email approving access to the Grant Management Portal.

From there, you will need to create a password and 2-step authentication.

New Application

Application | Homeownership Tax Credit | Return to List

Save | Submit

Project

Project Name:

Street Address:

Neighborhood:

Municipality:

Zip Code:

Geographical Region: --Please Choose--

Construction Type: --Please Choose--

Number of HTC Units:

Total Units:

HTC Funding Request Amount:

Local Funds Amount:

Residential TDC:

Sponsor

Sponsor:

Point of Contact:

Email:

Phone:

Save | Submit

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Upload Attachments

Application | Attachments | **Homeownership Tax Credit** | Return to List

Attachments

Upload New Attachment

Description: Optional, but recommended | Upload

Attachment Type: | Choose File | No file chosen

Uploaded Attachments

Show [ ] entries | Search:

Document Name	Type	User Description	
No data available in table			

Showing 0 to 0 of 0 entries | Previous | Next

Attachment Summary

Show [ ] entries | Search:

Attachment Type	Required?	Upload Count
Site Information and Photos	Yes	
Environmental Information – Environmental Site Assessments (ESA) Phase I	Yes	
Evidence of Zoning/Permitting Approvals	Yes	
Evidence of Site Control & Acquisition Costs	Yes	

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Application Submission

Example Screenshot

Add New

Show entries

Search:

Id	Grant Type	Lead Applicant or Project Name	Lead Applicant Type	Activity Properties	App Status
108	Homeownership Tax Credit	test	NA	NA	Submitted

Send a screenshot of your application showing Submitted status to Strategiccomminvestment@masshousing.com

You will receive a confirmation of receipt within one business day.

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2026 Program Timeline

Final HQAP Program Guidelines and Application Workbook

March 6, 2026

March 25, 2026

Application Information Session

HTC Application Portal Open

April 1, 2026

April 30, 2026

HTC Application Deadline

Conditional HTC Reservation Award Announced

June 1, 2026

September 8, 2026

Deadline to submit documentation for Tax Credit Investor and Construction Lender Commitments

How to Contact Us!

Strategiccomminvestment@masshousing.com

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