

NEW MEXICO MORTGAGE FINANCE AUTHORITY
Housing Tax Credit QAP Review Allocation Calendar

2025	
August	
8/15/2025	Draft 2026 Qualified Allocation Plan Posted, 21-day Public Comment Period starts
8/28/2025	QAP Public Hearing Virtual via Webex 9:00 am - 11:00 am
September	
9/2/2025	10% Test Submission + Evidence of Construction Start for 2024 Projects Due
9/5/2025	Close of 21-day Public Comment Period at 5 PM
9/17 - 19/2025	2025 New Mexico Housing Summit (includes session on QAP and common LIHTC application errors)
9/24/2025	Carryover Allocation Training - Webex 9:00 am - 10:00 am
9/24/2025	Placed In Service/8609 Training - Webex 10:00 am - 11:00 am
9/26/2025	Registration opens for 2026 QAP Training and Fundamentals 101 Training
9/30/2025	Quarterly Progress Reports due
October	
10/15/2025	2026 QAP Presented to Housing New Mexico MFA Board for Approval
10/15/2025	Registration Closes for Fundamental Trainings
10/16/2025	LIHTC Fundamentals Training 9:00-11:00 AM Virtual
10/16/2025	Final 2026 QAP with appendices posted to Website (pending Governor's approval)
10/22/2025	TENTATIVE DATE for 2026 QAP/Application Training 1:00 - 4:30 pm (Albuquerque - In Person Only)
November	
11/1/2025	Anticipated Date 2026 QAP Approved by Governor / FAQ's Open
11/17/2025	2025 Projects - Carryover Applications Due
11/17/2025	2023 Projects - Placed In Service or Final Allocation Application Due
December	
12/15/2025	Deadline for Developer to execute LURA's for 2023 projects
12/20/2025	Deadline for Developer to execute Carryover Agmts & Binding Commitments for 2025 projects
12/20/2025	Notices of "Intent to Submit" 2026 9% LIHTC Application & Development Synopsis Due
12/31/2025	Quarterly Progress Reports due
2026	
January	
1/12/2026	FAQ's close at 5:00 pm
1/16/2026	Final FAQ's posted on website
1/20/2026	2025 9% LIHTC Application & MFA Loan Application Due at NOON
1/20/2026	Quiet Period Starts
1/27/2026	Local CEO Notice of 30-Day Notification Period issued
February	
2/27/2026	Local CEO Notice of 30-Day Notification Period Closes
March	
Mid-March	Allocation Review Committee (ARC) Meeting
3/20/2026	Tentative Preliminary Reservation and Rejection Letters issued/Appeal Period Begins
3/30/2026	Tentative Appeal Period Closes
April	
Mid-April	ARC Appeal Hearing - (if needed)
May	
5/20/2026	Housing New Mexico MFA Board Approval of 2026 LIHTC Awards and MFA Loans
5/21/2026	Quiet Period Ends
5/21/2026	Issue Processing Fee Invoices and Draft Reservations
June	
6/12/2026	2026 Reservation Contracts and Fees due
6/30/2026	Quarterly Progress Reports due
6/30/2026	Complete set of Construction Documents due for 2025 projects
August	
8/31/2026	10% Test Submission + Evidence of Construction Start for 2025 projects