Novogradac 2026 Housing Tax Credit and Bonds Conference

October 1-2 | Grand Hyatt Nashville

WEDNESDAY, September 30, 2026

9:00 am - 4:00 pm: LIHTC Basics Workshop

Learning objective(s):

- Recall how tax credits make housing more affordable for low-income households
- Determine approximately how many per-capita tax credits are available in states and territories in a given year
- Identify tools lawmakers and regulators have implemented over the years to increase the number of tax credits available at the state and national level
- Identify costs that are generally included in and excluded from eligible basis and determine how and whether that eligible basis should receive a basis boost
- Determine a building's applicable fraction according to number of residential rental units or the floor space of those units
- Identify the roles and financial motivations of the major parties involved in a tiered LIHTC ownership structure
- Recall multiple factors that affect tax credit pricing
- Identify the role of the qualified allocation plan in states' allocating tax credits and monitoring compliance
- Identify the major parties and their roles in a typical public bond issue
- Identify how failing the 50 percent test equates to a corresponding drop in tax credits claimed and equity received
- Identify major differences between 9 percent deals and 4 percent deals
- Differentiate between how acquisition costs and rehabilitation costs are treated regarding eligible basis boosts and applicable tax credit percentages
- Recall the basic elements of the major tax credit rules including the minimum set-aside, income limits and rent limits
- Differentiate between the tax credit period and the compliance period in claiming and earning credits as well as in assessing tax credit recapture risk

Instructional delivery method: Group live Program

level: Basic

Prerequisites: None

Advance preparation required: None

Recommended field of study: Taxes

Recommended CPE credit: 6

THURSDAY, October 1, 2026

9:30 am - 10:30 am: Washington Report

Learning objective(s):

- Identify the impact of the midterm elections on LIHTC policies

Instructional delivery method: Group live
Program level: Update
Prerequisites: A basic understanding of the LIHTC incentive Advance
preparation required: None
Recommended field of study: Specialized knowledge Recommended
CPE credit: 1

11:00 am - 12:00 pm: Equity Pricing, Pay-ins and Portfolio Risk in the Lower Financed-By Threshold Era

Learning objective(s):

- Identify how the expansion of 9% LIHTCs and the reduced financed-by test for bond-financed properties are influencing equity market conditions, pricing, and capital deployment pacing across 9% and 4% transactions

Instructional delivery method: Group live Program
level: Intermediate
Prerequisites: A basic understanding of the LIHTC incentive Advance
preparation required: None
Recommended field of study: Finance
Recommended CPE credit: 1

1:30 pm - 2:30 pm: Putting the Lower PAB Financed-By Threshold into Practice

Learning objective(s):

- Recognize how teams are updating issuer policies, bond sizing, documentation, timing, and post-issuance compliance to execute PAB and 4% deals under the new 25% financed-by threshold

Instructional delivery method: Group live Program
level: Intermediate

Prerequisites: A basic understanding of the LIHTC incentive Advance

preparation required: None

Recommended field of study: Finance

Recommended CPE credit: 1

2:45 pm - 3:45 pm: Preservation Pointers

Learning objective(s):

- Identify key underwriting, structuring, and feasibility considerations affecting recapitalization of aging LIHTC properties

Instructional delivery method: Group live Program

level: Intermediate

Prerequisites: A basic understanding of the LIHTC incentive Advance

preparation required: None

Recommended field of study: Specialized knowledge Recommended

CPE credit: 1

4:00 pm - 5:00 pm: Local(ish) Gap Funding in a Competitive World

Learning objective(s):

- Recognize how QAP priorities and local policy influence transaction closing

Instructional delivery method: Group live Program

level: Intermediate

Prerequisites: A basic understanding of the LIHTC incentive Advance

preparation required: None

Recommended field of study: Economics

Recommended CPE credit: 1

FRIDAY, October 2, 2026

9:00 am – 9:55 am: The Compliance Puzzle

Learning objective(s):

- Identify the policy and procedural changes required under the Housing Opportunities Through Modernization Act

Instructional delivery method: Group live Program
level: Intermediate
Prerequisites: A basic understanding of the LIHTC incentive Advance
preparation required: None
Recommended field of study: Specialized knowledge Recommended
CPE credit: 1

10:00 am – 10:55 pm: Under Construction: What Now?

Learning objective(s):

- Identify best practices for procurement, contractor qualification, change-order controls, contingency management, and schedule recovery during the construction period of affordable housing developments.

Instructional delivery method: Group live Program
level: Intermediate
Prerequisites: A basic understanding of the LIHTC incentive Advance
preparation required: None
Recommended field of study: Specialized knowledge Recommended
CPE credit: 1

11:00 am – 11:55 pm: Managing Your Risks

Learning objective(s):

- Recognize how underwriters evaluate risk for properties

Instructional delivery method: Group live
Program level: Intermediate
Prerequisites: A basic understanding of the LIHTC incentive Advance
preparation required: None
Recommended field of study: Specialized knowledge Recommended
CPE credit: 1

Credit Totals

- Taxes 6
- Specialized Knowledge 5.5
- Finance 2
- Economics 1

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