

Middle-Income Programs

as of 2.12.2026

NH&RA Middle-Income Program Tracker



City	State	Support Type	Program Name	Administering Organization	AMI Targeting	Restrictions	Contact Name	Email / Phone
	CA	Debt	Mixed-Income Program	CalHFA	30-120%		Multifamily Staff	916-326-8800
	CO	Equity	Proposition 123 Affordable Housing Finance Fund	Colorado Office of Economic Development and International Trade (OEDIT)	<90% average AMI	\$1.5M minimum investment; \$15M maximum investment	Hilary Cooper	
	CO	Debt	Proposition 123 Affordable Housing Finance Fund	Colorado Office of Economic Development and International Trade (OEDIT)	>60%	Concessionary Debt: Senior funding source must require higher AMI	Hilary Cooper	
	CO	Tax- Exempt Bonds	Middle-Income Housing Authority (MIHA)	Colorado Office of Economic Development and International Trade (OEDIT)	80-120%; up to 140% in rural resort areas	Must be in a jurisdiction with a Proposition 123 Commitment	Hilary Cooper	
Denver, Breckenridge, Steamboat Springs, Commerce City	CO	Debt	Middle-Income Housing Access Program (MIAP)	Colorado Housing and Finance Authority	80-120%		Multifamily Lending Staff	
	CO	Tax Credits	Middle-Income Housing Tax Credit (MIHTC)	Colorado Housing and Finance Authority	80-120%, up to 140% AMI in rural resort counties	5 year pilot program: \$40M; 1.65M/ project cap	Kathryn Grosscup	
	CT	Debt	Build for CT – Workforce	Connecticut HFA / Department of Housing	60-120%		Vincent Bergin	
	FL	Tax Abatement	Missing Middle Property Tax Exemption	Florida Housing	80-120%		FHFC Staff	
Atlanta	GA	Tax Abatement	Private Enterprise Agreement (PEA)	Atlanta Urban Development	<140%		Mikki Anderson	
	GA	Grants, Debt	Rural Workforce Housing Initiative	Georgia Department Of Community Affairs	<100%	Rural	Gina Webb	

