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To: Real Estate Department Partners  
From: Real Estate Department  
Date: December 19, 2025  
Re: **2026 Utility Allowances**

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**Notice: RED-25-51**

IHCDA's 2026 utility allowances are now available [here](#). The new utility allowances have an effective date of January 1st, 2026. Properties using these utility allowances must implement within 90 days of the effective date.

NOTE: A particular property may be eligible to use or required to use a different utility allowance source.

For more information on utility allowance sources available for tax credit properties, refer to Section 4.4 of the [IHCD Low Income Housing Tax Credit Compliance Manual](#).

For more information on utility allowance sources available for HOME/HTF/CDBG/CDBG-D/NSP rental properties, refer to Section 3.3 of the [IHCD Federal Programs Ongoing Rental Compliance Manual](#).



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