

Tax Credit Workgroup
Meeting Minutes

Date: September 11, 2025

Agenda: Discussion on development credits, consultant support, residential tax credits and rules and regulations.

Takeaways

1. Consultant Support and Project Scope
 - Consultants will analyze residential and commercial tax credit programs, focusing on multiple districts and tools beyond tax incentives.
 - Emphasis on aligning the consultant's work with the housing plan and legislative timelines, while ensuring transparency in methodology based on past experiences.
 - A proposed schedule targets recommendations by January or February, with concurrent progress on housing plans encouraged.
2. Development Tax Credits
 - Discussion highlighted the need to engage early with the legislative assembly to secure permissions without delay.
 - Existing studies (e.g., Columbus Ohio, Baltimore market typologies) will be incorporated to inform analysis.
3. Residential Tax Credit Proposal
 - Proposal to consolidate existing programs into a single, simplified framework with consistent rules and subsidy baselines informed by project type and neighborhood.
 - Balancing simplicity with precision was a key theme, with ongoing debate about distinctions between new construction, rehab projects, and neighborhood categories.
 - Protecting naturally affordable housing and existing homeowners, along with addressing displacement concerns, was emphasized.
4. Rules, Regulations, and Next Steps
 - The group briefly introduced applications, eligibility and building standards, and tax credit calculations to prepare for more detailed discussions in future meetings.
 - There was a general agreement on the direction but limited in-depth discussion.
 - Plans were made to continue developing the framework internally and proceed with contract work.

Next Meeting- October 2025 (exact date TBD)