

# DEVELOPMENT INCENTIVES MATRIX:

Your Guide to Key Tax Credits & Funding Tools



Category	Program Name	Jurisdiction	Credit % / Amount	Caps	Key Eligibility / Notes	Admin Agency	Application / Window	Transferability / Carry
Historic	<b>State Historic Preservation Tax Credit (HTC)</b>	MO	25% QREs (St. Louis & Kansas City); 35% outside STL/KC if not using STATE LIHTC	Carryback 3 yrs; carryforward 10 yrs; nonprofits eligible (since Aug 2024)	Certified historic structure; QREs > 50% of basis; may stack with federal HTC; total up to 45% (STL/KC) or 55% (outside)	MO DED / MO DNR SHPO	Prelim & final via Submittable (rolling as of Oct 7, 2024)	Transferable; carryback/carryforward as noted
Historic	<b>State Historic Preservation Tax Credit (HTC)</b>	IA	Up to 25% of QREs	\$45M annual cap historically; program allocations per IEDA rounds	Certified historic building; barns pre-1937 eligible; credits transferable; (HF975 change: single-family ineligible after 7/1/2025 unless Part 1 submitted before then)	Iowa Economic Development Authority / State Historic Preservation Office	3-part process (Part 1, 1.5, 2); rounds for large/small projects via IowaGrants	Transferable; refundable/carryforward per IEDA guidance
Historic	<b>State Historic Preservation Tax Credit (HTC)</b>	IL	25% of QREs; up to \$3M per project	\$25M annual program allocation; program extended through 12/31/2028	Income-producing properties; must pair with approved Federal HTC Part 3; distribution among partners clarified by 2022 & 2023 PAs	IL DNR State Historic Preservation Office	Application rounds as posted by IL SHPO	Transfer provisions per IL statute; consult program guidance
Historic	<b>State Historic Preservation Tax Credit, in a River Edge Redevelopment Zone</b>	IL	25% of QREs	No per project cap	Must be in a River Edge Redevelopment Zone; certified historic structure; meets SOI Standards; credits not transferable but can be syndicated	IL DNR State Historic Preservation Office	Open	Transfer provisions per IL statute; consult program guidance
Historic	<b>Federal Historic Rehabilitation Tax Credit</b>	Federal	20% of QREs; claimed ratably over 5 years	No per-project cap	Certified historic structure; must meet SOI Standards; substantial rehab test	NPS / IRS / SHPOs	Three-part certification via NPS with SHPO review	Not directly transferable; monetized via partnerships; (state credits may be transferable)

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Brownfield	<b>Brownfield Remediation Program</b>	MO	Up to 100% of remediation costs (75% issued after proof of payment; 25% after DNR clean letter)	N/A (subject to project approval)	Create $\geq 10$ new jobs or retain $\geq 25$ ; must be in Voluntary Cleanup Program; some demolition costs eligible	MO DED / MO DNR	Application through MO DED; local endorsement if not publicly owned	State tax credits; transferrable per program rules
Brownfield / Grayfield	<b>Redevelopment Tax Credits (Brownfields &amp; Grayfields)</b>	IA	Brownfield: up to 24% (30% if meets sustainable design); Grayfield: up to 12% (15% if sustainable)	\$15M per FY; max \$1.5M per project	Abandoned/underutilized with contamination (brownfield) or obsolete/vacant property $\geq 25$ yrs old (grayfield); CPA audit required	Iowa Economic Development Authority	Annual window Jul 1–Sep 1; awards in fall	Nonrefundable; transferable; carryforward until exhausted
Housing	<b>Low-Income Housing Tax Credit (LIHTC)</b>	Federal	9% (70% PV) over 10 years	State allocations per population; additional rules via QAPs	Income/rent restrictions; 15-year compliance + extended use	IRS; state HFAs allocate	Through state QAP allocation cycles	Monetized via investor equity; not transferable per se
Housing	<b>Low-Income Housing Tax Credit (LIHTC)</b>	Federal	4% (30% PV) over 10 years	Limited by state's annual bond allocation. Less competitive than 9% program	Income/rent restrictions; 15-year compliance + extended use; often paired with HTCs and other subsidies	IRS; state HFAs allocate	Through state QAP allocation cycles	Monetized via investor equity; not transferable per se
Housing	<b>Workforce Housing Tax Credit (WHTC)</b>	IA	10% state investment tax credit (standard) or 20% (Small Cities set-aside) of new investment; refund of sales/use tax during construction	\$35M annual allocation split \$17.5M small cities / \$17.5M others; \$1M max per project; FY26 per-unit caps: SF urban \$310k, SF small city \$325k, MF urban \$230k, MF small city \$250k; historic projects up to 125%	Must meet one: brownfield/grayfield; rehab dilapidated (vacant $\geq 6$ mos); upper-story housing; greenfield; min size: 4 SF (2 in small cities) or 3 MF or 2 upper-story units; complete in 3 yrs; local match \$1,000/unit; permanent housing only	Iowa Economic Development Authority (IEDA)	Annual round via IowaGrants; typical deadlines in June; awards by IEDA board	Fully transferable; 5-year carryforward; nonrefundable

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Community Development	New Markets Tax Credit (NMTC)	Federal	39% over 7 years (5% years 1-3; 6% years 4-7)	Allocations set by Congress via CDFI Fund rounds	Investments through CDEs in qualified low-income census tracts	U.S. Treasury CDFI Fund	CDE allocation rounds; projects via awardee CDEs	Credits flow to investors via CDE structures
Renewables	Investment Tax Credit (ITC) / Production Tax Credit (PTC) – IRA framework	Federal	ITC up to 30% (plus bonuses); PTC per-kWh (~\$0.0275/kWh 2023 baseline; inflation-adjusted)	Varies by technology and bonus criteria	Prevailing wage & apprenticeship for full rates; broad tech eligibility; direct pay (for tax-exempts) and transferability enabled. Solar must be started by 7/4/26 and placed in service by 12/31/27	U.S. Treasury / IRS	Claimed via tax return; registration for transferability	Transferability finalized in 2024 guidance; credits can be sold for cash
Renewables	Energy Community Bonus (IRA)	Federal	+10% ITC bonus or +10 percentage points; +10% PTC bonus for qualifying energy communities incl. certain brownfields	N/A	Definitions for brownfields differ from EPA brownfield grants; IRS determines eligibility	IRS / Treasury	Claim with primary credit; document eligibility	Follows underlying credit rules

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