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Summary of Proposed 2026 Transit-oriented Communities (TOC) Credit Allocation Plan Changes as of 09.18.25

Section 2.A Eligibility

- Added that Applications for federal 4 percent credit received in October and November are eligible to apply for TOC Credit, if credit is available

Section 3.C Award Approval

- Added that an award of TOC Credit is contingent upon a contemporaneous award of federal 4 percent credit, if applicable

Section 3.H Maximum Credit Award

- Increased amount of maximum credit per unit from \$1,300 to \$2,000 or from \$200,000 to \$300,000, whichever is less, contemporaneous with Application for federal and state credit
- Added that CHFA will accept Applications for \$700,000 of annual TOC Credit, if available, contemporaneous with Application for federal 4 percent credit for any one eligible Project or any one Applicant or Affiliate of such Applicant