



overview – transit-oriented communities (toc) credit

July 2024



transit-oriented communities (toc) credit

New state Housing Tax Credit for projects within specific areas of Transit-oriented Community (TOC)

- The TOC Credit is established in HB-1434 and the Land Use Policy is outlined in HB-1313

TOC Credit:

- 5-year credit
- Can be paired with LIHTC & AHTC or Standalone
 - AMI: comparable to existing Housing Tax Credit program (30% to 80% AMI)
- Accelerated: Y1 70%, Y2-3 8%, Y4-5 7%
- Affordability term: 15 years
- Authorization timeframe: 2025-2029 (\$30M to award over 5 years)

Amount to Award

| | |
|-------|-------|
| \$2M | 2025 |
| \$2M | 2026 |
| \$2M | 2027 |
| \$11M | 2028 |
| \$13M | 2029 |
| \$30M | Total |

definitions from hb-1313

Transit Oriented Community (TOC)

- Is within a Metropolitan Planning Organization (MPO)
- Population over 4,000
- Has 75 acres or more of Transit Area

Transit Areas

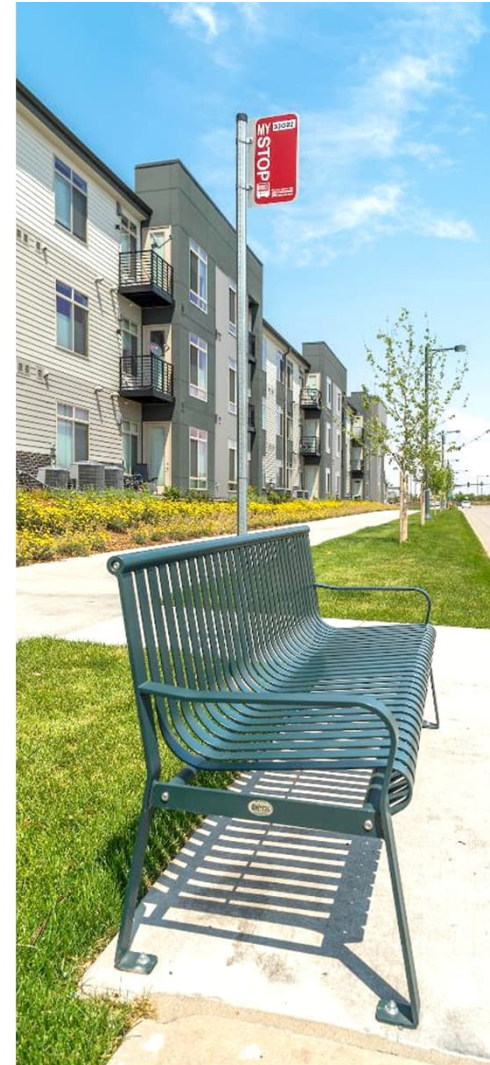
- Areas within half mile of Transit Stations: Commuter Rail, Light Rail and Commuter Bus Rapid Transit (BRT)
- Areas within ¼ mile of high-frequency Bus Routes (run 15 minutes or less) or BRT

Transit Centers

- Specific areas within Transit Areas that are chosen by each TOC
- Must be zoned to meet higher density goals and streamlined approval processes

Neighborhood Center

- Areas designated by a local government in a mixed-use pedestrian-oriented neighborhood which is zoned to meet higher density goals and streamlined approval processes



implementation timeline

HB-1313

- September 30, 2024
 - DOLA will publish a map of identified Transit Areas in TOCs
- June 30, 2025
 - TOCs will submit a Preliminary Assessment Report to DOLA
- December 31, 2026
 - TOCs will submit final Housing Opportunity Goal Reports to DOLA
 - The Housing Opportunity Goals Report will identify:
 - Transit Centers within the Transit Areas
 - Strategies to address affordability and displacement
- December 31, 2027
 - TOCs will receive approval of Housing Opportunity Goals approved by DOLA to be a certified TOC



As of July 3, 2024

implementation timeline

HB-1434

- 2025 to 2027
 - TOC Credits allocated in Transit Areas of TOCs
 - \$2M of TOC Credit to award 2025, 2026 and 2027
- 2028 and 2029
 - TOC Credits allocated in Transit Centers of Certified TOCs and Neighborhood Centers in MPOs
 - \$11M of TOC Credit to award in 2028
 - \$13M of TOC Credit to award in 2029
- The majority of TOC Credit will be awarded in 2028 and 2029 when local governments have implemented Housing Opportunity Goals and are Certified TOCs



As of July 3, 2024



thank you!

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