

transit-oriented communities credit



overview

In 2024, with the passage of House Bill 24-1434, CHFA introduced a new state Housing Tax Credit, the Transit-oriented Communities (TOC) credit. This resource will support the development of affordable rental housing in transit areas, and transit centers (TC) or Neighborhood Centers (NC) within a TOC.

CHFA is authorized to allocate the TOC credit as follows: \$2 million in 2025-2027; \$11 million in 2028; and \$13 million in 2029.

Program Highlights

Transit-oriented Communities (TOC)		Amount to Award	
<ul style="list-style-type: none"> • Authorization timeframe: 2025-2029 (5 years) • Eligibility for TOC credit by location: <ul style="list-style-type: none"> • 2025-2027 located in a transit area in a TOC • 2028-2029 located in a TC/NC in a TOC certified by DOLA for 'Housing Opportunity Goals' • Stand-alone credit, can be paired with federal and state Housing Tax Credit • 5-year accelerated credit: Year 1: 70%, Years 2-3: 8%, Years 4-5: 7% • AMIs comparable to existing Housing Tax Credit program (30% AMI to 80% AMI) • Statutory affordability term: 15 years • A Plan detailing allocation will be developed by the end of 2024 	\$2 million	2025	
	\$2 million	2026	
	\$2 million	2027	
	\$11 million	2028	
	\$13 million	2029	
	\$30 million	Total	

For more information, please contact:

Kathryn Grosscup
 Manager, Housing Tax Credit
 720.601.8832 direct
 kgrosscup@chfainfo.com

Megan Herrera
 Tax Credit Program Administrator
 303.297.7316 direct
 mherrera@chfainfo.com

800.877.chfa (2432)
 800.659.2656 tdd

www.chfainfo.com/htc

With respect to its programs, services, activities, and employment practices, Colorado Housing and Finance Authority prohibits unlawful discrimination against applicants or employees on the basis of age 40 years and over, race, sex, sexual orientation, gender identity, gender expression, color, religion, national origin, disability, military status, genetic information, marital status or any other status protected by applicable federal, state or local law. Requests for reasonable accommodation, the provision of auxiliary aids, or any complaints alleging violation of this nondiscrimination policy should be directed to the Nondiscrimination Coordinator, 1.800.877.2432, TDD/TTY 800.659.2656, CHFA, 1981 Blake Street, Denver, Colorado 80202-1272, available weekdays 8:00am to 5:00pm.

