

transit zone credit



overview

In 2026, with the passage of House Bill 26-1065, CHFA introduced a new state Housing Tax Credit, the Transit Zone (TZ) credit, eligible in Transit Housing Investment Zones. This resource will support the development of affordable rental housing near existing and planned transit areas.

CHFA is authorized to allocate the TZ credit at \$8.3 million per year between 2027 and 2033.

Program Highlights

Transit Zone (TZ) Credit	
	Amount to Award
	2027-2033
• Authorization timeline 2027-2033 (7 years)	\$8.3 million
• Eligibility for TZ credit by location: • Eligibility within a two-mile radius from transit station or passenger rail station • OEDIT Transit Housing and Investment Zone map published by October 30, 2026	\$8.3 million
• Stand-alone credit, can be paired with federal and state Housing Tax Credit	\$8.3 million
• 6-year ratable credit, allocated or transferable structure	\$8.3 million
• Flexible AMIs	\$8.3 million
• Statutory affordability term: 15 years	\$8.3 million
• An Allocation Plan will be developed by the end of 2026	\$8.3 million

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