



transit zone credit

As of October 1, 2026



transit zone credit - overview

New state Housing Tax Credit for projects within a transit and housing investment zone

- Authorized with the passage of Housing Bill 26-1065
- Transit and Housing Investment Zone is a designated area within 2 miles of a transportation facility: a transit station or passenger rail station
- \$8.3M to award 2027 through 2033 (\$75M total over 7 years)
- 6-year stand alone credit, can be paired with federal and state credit including TOC credit and MIHTC
- Ratable credit, allocated or transferable structure
- Affordability term: 15 years
- Flexible AMIs to serve low- and moderate-income households



transit zone credit – location criteria

Identification of transportation facilities is based on published transit plans, in consultation with local govts and transit agencies

- **Transit station** = location designed to integrate and facilitate connection between multiple modes of transportation
 - Includes: buses, light rail, aerial transit, commuter rail, bicycle and pedestrian infrastructure, car share, bike share, scooter share, ride-hailing services and private vehicles
 - May also include: related infrastructure that supports seamless and efficient multimodal travel, such as park-and-ride facilities, electric vehicle charging stations, bicycle storage, wayfinding systems, and passenger amenities
- **Passenger rail station** = where trains stop so that passengers can board and deboard, and includes related or connected infrastructure and facilities



transit zone credit - eligibility map

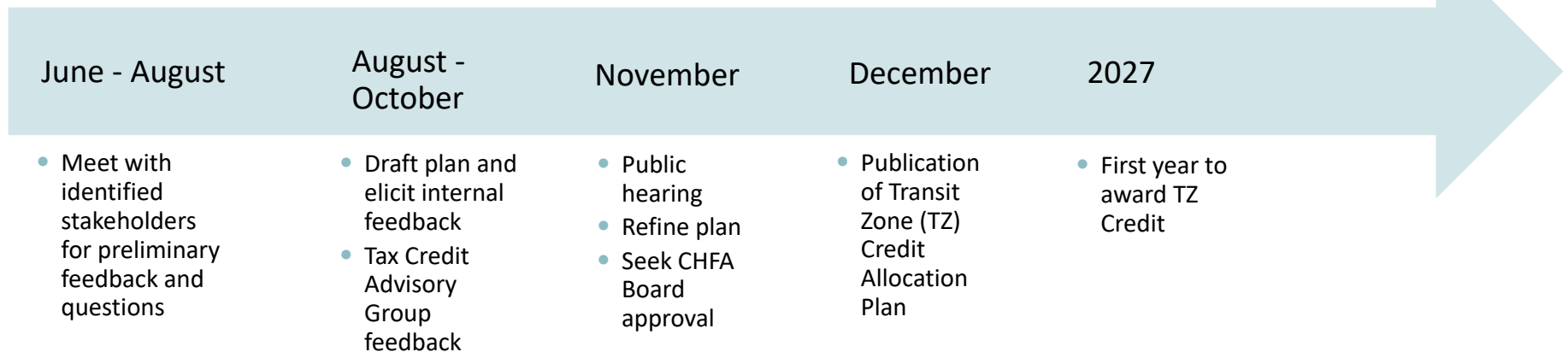
- OEDIT will publish a Transit and Housing Investment Zone map
- Date: By October 30, 2026
- <https://oedit.colorado.gov/programs-and-funding/transit-and-housing-investment-zone-program>



transit zone credit allocation plan



roadmap





thank you!

