

Housing Authorities - City, County, Multi-Jurisdictional, and Middle-Income

Property that is owned by or leased to a city housing authority, a county housing authority, a multi-jurisdictional housing authority or a middle-income housing authority is exempt from both general property taxation and special assessments.

City housing authorities are exempt under §§ 29-4-226 and 227, C.R.S. This includes property that is part of a project and is:

1. Occupied by low-income persons; and,
2. Is not used as a store, office or other commercial facility; and,
3. Is owned by or leased to:
 - a. An entity that is wholly owned by a city housing authority, or
 - b. An entity in which a city housing authority has an ownership interest, or
 - c. An entity in which an entity wholly owned by a city housing authority has an ownership interest.

County housing authorities are exempt in the same manner as the city housing authorities under § 29-4-507, C.R.S., which connects exemptions for county housing authorities to those set out in §§ 29-4-226 and 227, C.R.S. They also have the authority to make payments in lieu of taxes, if that is determined to be appropriate.

Multi-jurisdictional housing authorities are also exempt in the same manner. Section 29-1-204.5(10), C.R.S., provides exemptions as set out in §§ 29-4-226 and 227, C.R.S.

Multi-jurisdictional housing authorities also have the power to levy an ad valorem tax under § 29-1-204.5(3)(f.2), C.R.S. This brings these authorities under the definition of political subdivision found in § 39-1-102(12), C.R.S., and allows for exemption of property owned by these authorities under § 39-3-105, C.R.S.

Any property owned or co-owned by a middle-income housing authority is tax exempt, §29-4-1104(12)(a), C.R.S. However, property co-owned by the middle-income authority and a private entity must contain an affordable rental housing component, as defined by § 29-4-1103(1), C.R.S., to qualify for tax exempt status.

Urban Renewal Authorities

Property of an urban renewal authority, as defined in § 31-25-103(8.5), C.R.S., is exempt from all taxation, except as to any property sold or leased to a non-public entity, § 31-25-110(2), C.R.S.

Colorado Housing Finance Authority (CHFA)

The Colorado Housing and Finance Authority (CHFA) is a body corporate and a political subdivision of the state, as provided in § 29-4-704(1), C.R.S. As such, CHFA is exempt from the payment of property taxes. CHFA is authorized by statute to make payment in lieu of taxes, but has never done so.

When CHFA is involved in a joint project with a sponsor organization, CHFA may be liable for the equivalent of the property taxes depending on the status of that sponsor organization. If there is no agreement to make a payment in lieu of taxes, and the sponsor is not eligible for