

Subsidized Housing's Role in Colorado's Economic Activity 2018-2023

July 2025



Acknowledgment

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The Colorado Health Foundation™

Thank you to the Urban Land Conservancy for initiating the request for this research to serve as a resource to highlight the role subsidized housing has in Colorado's economy.



**Urban Land
CONSERVANCY**

INTRODUCTION

This project updates our 2017 analysis and assesses the economic and fiscal impacts of investments in subsidized housing in Colorado for all investments made between the year of 2018 and 2023. In total, between 2018 and 2023, just over \$7.5 billion was invested statewide constructing or preserving (including rehabilitation) subsidized housing in the state. This translates to just over \$1.25 billion, on average, each year. This investment added 30,174 new or preserved units to the subsidized inventory, with 21,017 of those in the metro Denver area. The findings that follow assess the economic impact statewide, on the metro Denver region specifically, and of those specific investments made in metro Denver transit oriented development (TOD) areas or by the Urban Land Conservancy (ULC).

To the extent that the capital supporting these investments entered the Colorado economy from outside the state, these investments create new economic activity. To assess this economic impact, we estimated a model deploying Regional Input-Output Multipliers (RIMS) to quantify the expansion of economic activity, earnings and employment that resulted from the direct, indirect and induced spending association with investments in subsidized housing.

Statewide, we found that for each year in the analysis economic activity (as measured by state GDP) was, on average, 0.6% larger and household earnings were, on average, 0.3% higher as a result of the housing investments. Over the six-year period, these investments also resulted in a 0.5% increase in statewide employment.

This translates into the following statewide findings:

- Between 2018 and 2023, the construction and preservation of subsidized housing led to the creation of 14,275 full and part time jobs in the state.
- The jobs related to the construction and preservation of subsidized housing generated \$859 million in average annual household earnings for Coloradans.
- In total, these investments contributed \$2.66 billion in additional average annual economic activity in the state.

Data Sources

Subsidized housing: Colorado Housing and Finance Authority (CHFA) and Colorado Division of Housing (CDOH)

Economic multipliers: Bureau of Economic Analysis, RIMS II

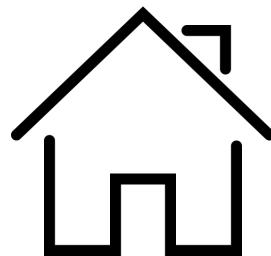
Housing cost burden: Census Bureau American Community Survey 2023 5-year estimates

Other contextual data: Bureau of Economic Analysis, Bureau of Labor Statistics, CFC fiscal models derived from Office of State Planning and Budgeting and Colorado Legislative Council revenue data

STATEWIDE

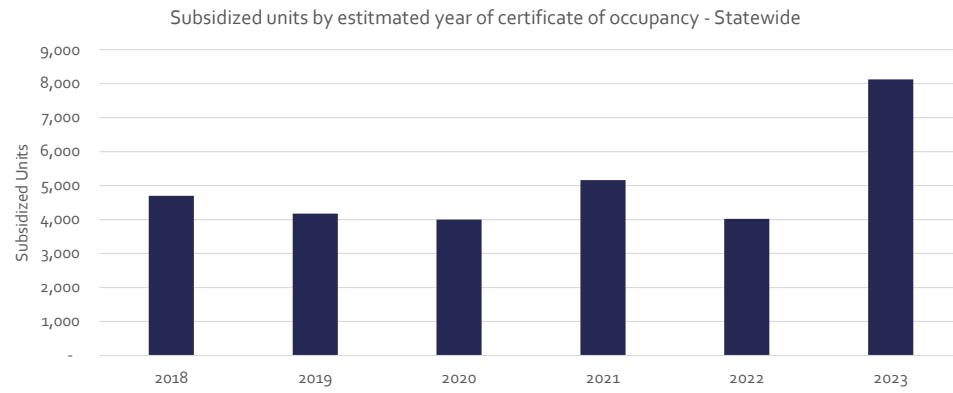
Context

Between 2018-2023 just over \$7.5 billion was invested to construct or preserve subsidized housing statewide



30,174

units constructed or preserved



7.7%

Share of cost-burdened renter household need met by the 30,174 subsidized units

Note: These findings were compiled from data from the Colorado Housing and Finance Authority (CHFA) and Colorado Department of Housing (CDOH). Data from CHFA explicitly provided units by year of certificate of occupancy. Data from CDOH were provided through monthly housing board minutes, which are based on date of funding, not occupancy. CFC analysts estimated likely year of occupancy for properties not included in the CHFA provided data. All modeling performed on annual averages.

STATEWIDE IMPACT

Economic | Fiscal

On average, the economic impact of subsidized housing investments between 2018-2023 accounted for between 0.3% and 0.6% of economic and fiscal activity statewide

economic impact



Between 2018 and 2023 an estimated **30,174** subsidized units were built, rehabilitated or acquired **statewide**.

The average annual economic impact in Colorado of building, rehabilitating and acquiring these subsidized units includes*:

\$2.66

BILLION IN ECONOMIC OUTPUT

\$859

MILLION IN HOUSEHOLD EARNINGS

14,275

JOBs

fiscal impact



Between 2018 and 2023 an estimated **30,174** subsidized units were built, rehabilitated or acquired **statewide**.

The approximate average annual fiscal impact in Colorado of building, rehabilitating and acquiring these subsidized units includes*:

\$53.3

MILLION IN INDIVIDUAL INCOME TAX REVENUE

\$26.6

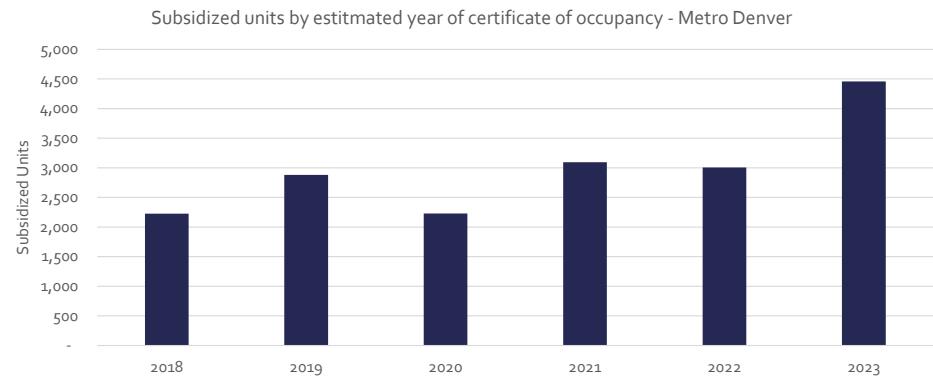
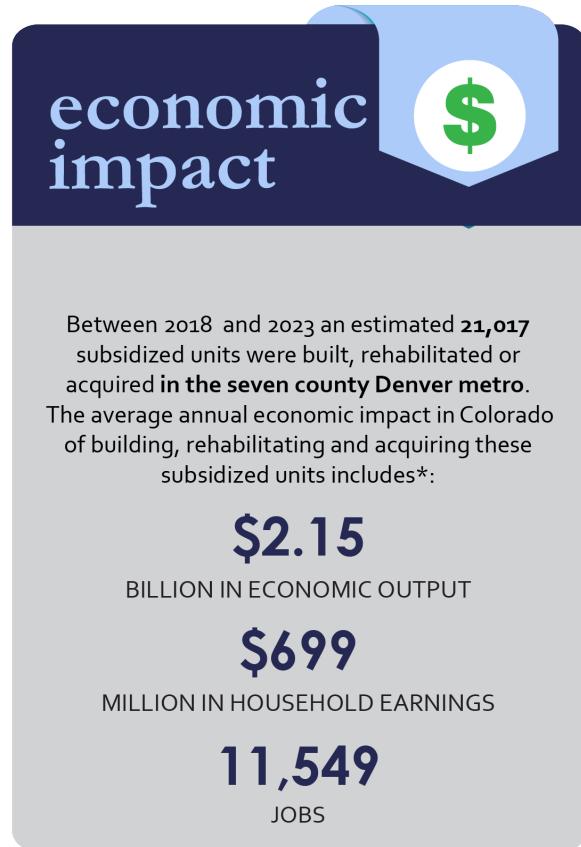
MILLION IN SALES TAX REVENUE

*The economic output and household earnings impacts occur each year. The jobs impact remains constant throughout the six years. To the extent that the capital for these properties was generated from within Colorado the impact will be lower. Data were not available to identify the split between in-state and out-of-state capital.

METRO DENVER

Context and Impact

Between 2018-2023 just over \$6 billion was invested to construct or preserve subsidized housing in metro Denver



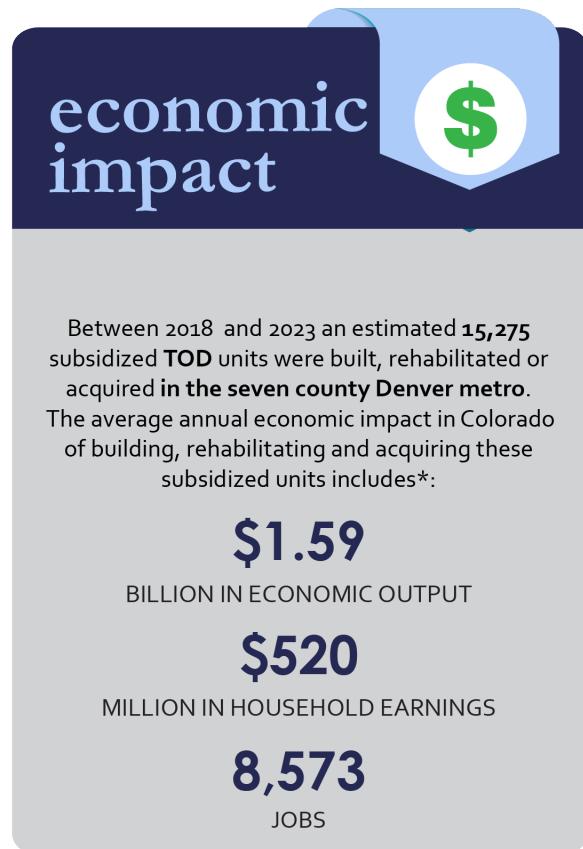
9%

Share of cost-burdened renter household need met by the **21,017** subsidized units

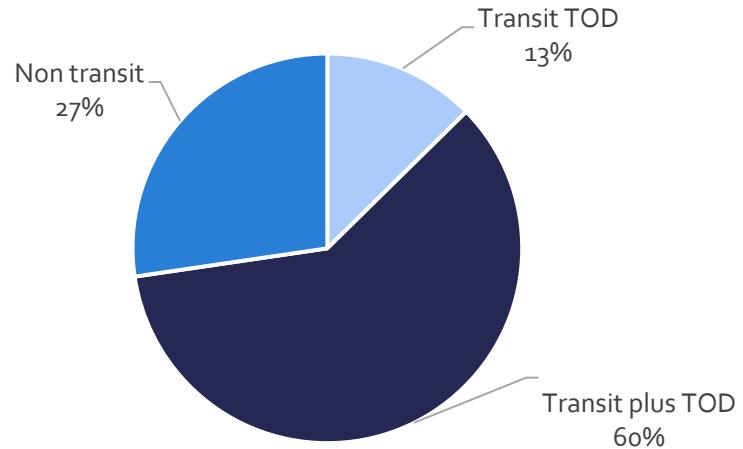
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METRO DENVER TOD IMPACT

Between 2018-2023 just over \$4.4 billion was invested to construct or preserve subsidized housing in metro Denver TOD zones



Subsidized units by transit characteristics** - Metro Denver

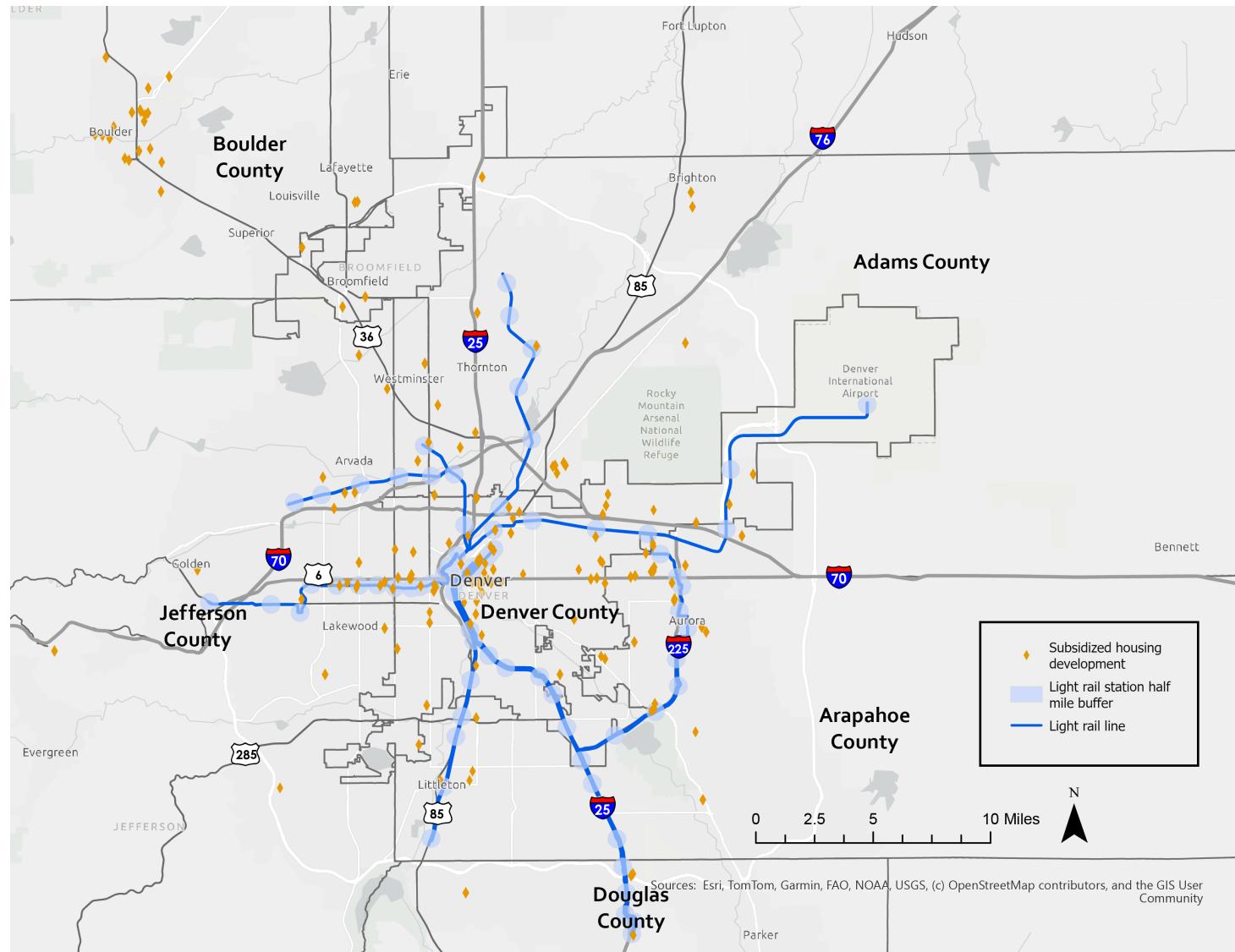


*The economic output and household earnings impacts occur each year. The jobs impact remains constant throughout the six years. To the extent that the capital for these properties was generated from within Colorado the impact will be lower. Data were not available to identify the split between in-state and out-of-state capital.

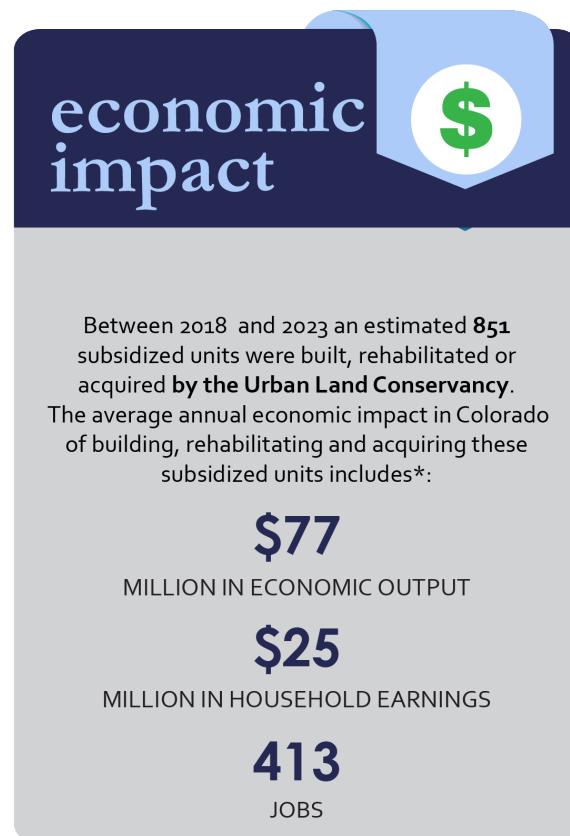
**Transit TOD and Transit plus TOD are mutually exclusive. Properties that fell within both buffers were assigned to Transit TOD.

METRO DENVER

Subsidized development 2018-2023



Between 2018-2023 just over \$217 million was invested to construct or preserve subsidized housing in the ULC portfolio



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Phyllis Resnick, PhD
Executive Director

Jennifer Newcomer, PhD Student
Research Director

www.coloradofuturescsu.org



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