



Need more information? Contact our Navigation Services Team at 303-432-5130 or navigation@jcmh.org

Housing Choice Voucher (HCV) Program

<https://doh.colorado.gov/housing-vouchers>

The Housing Choice Voucher (HCV) program provides tenant-based subsidies for rents paid by low-income households based upon their income. A housing subsidy is paid to the landlord directly by the department on behalf of the participating family. The family pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.

HB20-1332 Prohibit Housing Discrimination Source Of Income

<https://leg.colorado.gov/bills/hb20-1332>

- A person is prohibited from refusing to rent, lease, show for rent or lease, or transmit an offer to rent or lease housing based on a person's *source* of income. However, housing authorities and landlords can still require credit checks, background checks, and income minimums.
- The restrictions do not apply to a landlord with 3 or fewer rental units. A landlord who owns 5 or fewer single family rental homes, and no more than 5 total rental units including any single-family rental homes, is not required to accept federal housing choice vouchers for the single-family homes.

How to Apply:

You can contact your local Public Housing Authority (PHA) to inquire about their waiting list dates. Please be aware that in Colorado it is common for the PHA to only open the waiting list to new applicants for two or three days per calendar year, and the list remains closed for the remainder of year to avoid having more families on the list than can be assisted in the near future. Individual PHA's may have waiting lists opening and closing at any given time, and there is no central source of information for Colorado PHA waiting lists so you should be prepared to track which lists you are on.

If picked for a Housing Choice Voucher (HCV), you will be notified in writing so **make sure all of your contact information is up to date** throughout the whole process! If your contact changes, you will need to notify the housing authority directly

You may need to submit a new application every year. Call the housing authorities to follow up.

The Housing Choice Voucher is attached to you as a tenant. The voucher stays with you when you move.

Eligibility:

Each household must have annual income below the following income limits in order to qualify for assistance.

Family Size	Very Low-Income Limit (50% AMI)	Extremely Low-Income Limit (30% AMI)
1 person	\$49,050	\$29,430
2 people	\$56,050	\$33,630
3 people	\$63,050	\$37,830
4 people	\$70,050	\$42,030
5 people	\$75,700	\$45,420

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Housing Authority Locations and Phone Numbers:

<p>Foothills Regional Housing (Jefferson County): 303-422-8600 11941 W. 48th Ave., Wheat Ridge CO 80033 http://www.foothillsrh.org/</p>	<p>Metro West Housing Solutions: 303-987-7580 575 Union Blvd. #100 Lakewood CO 80228 http://www.mwhsolutions.org/</p>	<p>Arvada Housing Authority: 720-898-7494 8101 Ralston Rd. Arvada, CO 80002 https://www.arvadaco.gov/438/Arvada-Housing-Authority---Housing-Choice</p>	<p>Broomfield Housing Authority: 303-469-3301 1 DesCombes Dr. Broomfield CO 80020 http://www.ci.broomfield.co.us/index.aspx?NID=270</p>
<p>South Metro Housing Options: 303-794-9608 5601 S Broadway, Suite 250, Littleton CO 80121 http://www.smho.co/</p>	<p>Denver Housing Authority: 720-932-3168 1401 Mariposa St, Denver CO 80204 https://www.denverhousing.org</p>	<p>Maiker Housing Partners (Adams County): 303-227-2013 3033 W. 71st Ave, #1000, Westminster CO 80030 https://maikerhp.org/</p>	<p>Commerce City Housing Authority: 303-289-3600 7887 E 60th Ave, Commerce City CO 80022 http://www.c3gov.com/housing</p>
<p>Brighton Housing Authority: 303-655-2160 22 S. 4th Ave. #202 Brighton CO 80601 http://brightonhousingauthority.org/</p>	<p>Innovative Housing Concepts (Englewood and Sheridan): 303-761-6200 3460 S. Sherman St. #101, Englewood CO 80113 http://www.innovativehousingconcepts.org/</p>	<p>Aurora Housing Authority: 720-251-2100 2280 S. Xanadu Way Aurora CO 80014 http://www.aurorahousing.org/</p>	<p>Boulder Housing Partners: 720-564-4610 4800 N. Broadway, Boulder CO 80304 https://www.boulderhousing.org/</p>
<p>Longmont Housing Authority: 303-651-8581 350 Kimbark St., Longmont CO 80501 https://www.longmonthousing.org</p>			

For more housing authorities outside of the Denver metro area go to:
<https://www.hud.gov/states/colorado/>

Additional search options:

- <http://www.coloradohousingsearch.com>
- <https://www.affordablehousing.com/>
- <http://denver.apartmenthomeliving.com/apartments-for-rent/cheap>
- <http://www.lowincomehousing.us/CO.html>
- <https://www.mercyhousing.org/colorado-properties>
- <https://www.archwaycommunities.org/our-affordable-housing-properties/>
- <https://ccdenvr.org/housing/hud/>

Frequently Asked Questions (FAQs)

Waitlists

How long is the waiting list?

There is no one answer to this question. The PHA selects the next recipient from the waiting list using certain criteria. The PHA is given the authority to give preference to certain disadvantaged persons, such as those already homeless or living in substandard or dangerous housing. Each PHA has the discretion to establish local preferences to reflect the housing needs and priorities of its particular community.

How do I check my position on the waiting list?

You can contact the PHA to inquire. However, be aware that it is difficult to provide a definitive answer due to the previously mentioned selection criteria and PHA preferences.

I moved, can I stay on the waiting list?

Usually, but contact the PHA to notify them of your new address and contact information. You will need to make sure that they have the most current information at all times so that you don't miss any calls or letters from them. PHA's typically purge their waiting lists annually, and if you do not respond to an interest letter, your name may be removed from the waiting list.

How will I know if I've been selected from the waiting list?

The PHA will contact you to inform you that you will be receiving a voucher. You will need to fill out additional paperwork, and in some cases you will be required to participate in an orientation.

Income

What counts as income?

Examples of income that must be reported and counted include but are not limited to: wages (including tips, bonuses, overtime), unemployment, Social Security income, VA pensions, AND, TANF, Old Age Pension, and income from assets. Assets include but are not limited to: savings accounts, checking accounts and trust funds.

What happens if my income changes after I begin receiving rental assistance?

Whenever your household income changes you are required to report the change to your residential coordinator in writing within 10 days of the change. You can do this by completing the "Family Reporting" form. Your residential coordinator will review your Family Reporting Form and determine if and when a change in rent is required.

How often is my income reviewed?

Your income is reviewed at least annually by completing an annual reexamination. Approximately 90-120 days prior to your anniversary date, your residential coordinator will contact you to begin the reexamination process. You will need to complete forms and provide information in order to verify your income and eligibility for the program.

I currently do not have a source of income. What do I do?

The Housing Choice Voucher Program does not require you to have income. However, if you do not have a source of income, you are required to complete a "Zero Income Reporting" form annually. This is true for any individual who is 18 years of age or older with no income.

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Moving

Can I move to a new apartment and keep my Section 8?

Yes. You must be a Section 8 tenant in good standing with your landlord and have lived in your unit for at least one year in order to move.

How do I let the Housing Authority know that I want to move?

You must send a written request to your residential coordinator and be sure to provide a minimum of “30-days notice” to your landlord prior to moving.

How long will I have to find a new apartment?

Your residential coordinator will issue you a voucher giving you 60-days to locate a new unit. However, if your landlord has given you a notice to move, you must vacate your unit by the last day stated on that notice. If you remain in the unit after that date, you may face eviction.

How often can I move and still keep my Housing Choice Voucher?

You can only move one time in any 12-month period. If you are a person with a disability and need to move as a reasonable accommodation specifically related to your disability, please contact your residential coordinator for a “Request for Reasonable Accommodation” form.

- Find a new unit and discuss the Section 8 program with the owner.
- Submit a “Request for Tenancy Approval” along with a blank copy of the lease to your residential coordinator.
- Your residential coordinator will schedule a Housing Quality Standards (HQS) inspection of the unit.
- A review of the rents charged in the area will take place to ensure a fair market rent.
- If problems are discovered during the inspection, the owner must make repairs prior to you signing the lease and moving in. If there are no deficiencies, the unit passes inspection.
- If the unit passes inspection, you will be given permission to move in after you and the owner sign the lease.