

Frequently Asked Questions about the rent calculation for Elderly and Disabled Households

Who qualifies as an elderly household or a household with a person with disabilities?

If the head, co-head or spouse in the household is over the age of 61, or a person with disabilities, the entire household is classified as elderly or disabled.

What is the calculation to determine the amount of my rent?

Your rent is based on 26.5% of your gross monthly household income.

Which income is included in my rent calculation?

All sources of income that are received by any member of the household are included in your rent calculation. This may include income from assets.

Which assets are included in my rent calculation?

You must report all assets to the Housing Choice Voucher Program. Income from your assets are part of the calculation only if the total of the household's assets is more than \$50,000. Examples of assets include checking and savings accounts, retirement accounts, trusts, cash on hand, etc.

Do I need to report changes in income?

If your income increases:

- If your total reported household income is less than \$6,000 per year (\$500 per month): **YES**. This increase must be reported in writing within 10 business days of the income change.
- If your total reported income is more than \$6,000 per year (\$500 per month): **NO**, you can wait until your next recertification to report.

If your income decreases, report it to your Voucher Specialist. We may be able to adjust your portion of the rent if requested by you in writing. Rent decreases are only allowed once per calendar year, unless there are special circumstances.

How often do I have to re-certify my household members and income?

You will re-certify every three years, determined by the month of admission to the program. For example, if you moved in during August 2015, your next recertification will be effective on August 1, 2018.

Do I need to report changes to my household?

Yes, before you add a member to your household, they must be approved by the Housing Choice Voucher Program.

Can I rent a unit that is larger than the size indicated on my voucher?

Yes, but you will be responsible for the amount of rent that the voucher size will not cover for a larger unit.

Is there a cap on the amount of rent I can pay?

NO, but your unit must be approved by the Housing Choice Voucher Program. You may choose to pay more than 40% of your income for rent, but you will be required to sign an acknowledgement.

For questions, please contact the Housing Choice Voucher Program at 720-564-4630 or hcv@boulderhousing.org.



Hearing Assistance
1-800-659-3656