

Rent Calculation for Work-Able Families

4800 N. Broadway, Boulder, CO 80304 | p: 720-564-4630 | f: 303-302-1658 | www.boulderhousing.org

What classifies as a work-able household?

Work-able families are those families whose head, co-head, or spouse are not elderly (62 years of age and over) or a person with disabilities.

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

The resident portion of the rent will be based on a flat tiered rent schedule, using a two-step process. The first step will use the household's gross income (without any allowance for dependents or child care expenses) and household size to determine the income tier. Your total rent payment will be based on the income tier and the size of the unit you are renting. If you pay utilities directly to the utility provider, the utility allowance will be deducted from your total rent payment. As long as the contract rent is less than your voucher amount, this will be your portion of the rent. In the case of mixed citizen households, a flat fee of \$125 per ineligible family member will be added to your rent portion (see income and rent charts on back side of this page).

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.

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.

Do I need to report changes in household composition?

Yes.

Adding member: If you would like to add a household member, this member must be approved by BHP prior to moving into the unit.

Removing members: If a household member leaves the unit, this must be reported to BHP within 10 business days.

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 under special circumstances.

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

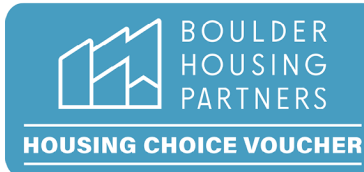
All work able households are re-certified every two years.

How often will my unit be inspected by the Housing Choice Voucher Program?

Inspections will occur during the recertification process. See previous question for timeline. If you decide to move prior to your next regularly scheduled recertification, the new unit must be inspected prior to housing assistance payments being made.



Hearing Assistance
1-800-659-3656



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INCOME TIER CHART											
Family Size										Income Tier	
1	2	3	4	5	6	7	8	9	10		
\$ -	-	-	-	-	-	-	-	-	-	-	1
4,000	4,200	4,400	4,600	4,800	5,000	5,400	6,000	6,400	6,800		2
5,500	5,700	6,700	7,300	7,900	8,400	8,900	8,900	9,500	10,100		3
7,200	8,300	9,300	10,400	11,300	12,200	13,000	13,900	14,800	15,700		4
10,900	12,400	14,000	15,500	16,800	18,000	19,200	20,500	21,800	23,200		5
14,100	16,100	18,100	20,100	21,700	23,300	24,900	26,500	28,100	29,800		6
17,300	19,700	22,200	24,700	26,700	28,600	30,600	32,600	34,600	36,700		7
20,500	23,400	26,300	29,200	31,600	33,900	36,300	38,600	41,000	43,500		8
23,700	27,100	30,500	33,800	36,600	39,200	41,900	44,700	47,400	50,300		9
26,900	30,700	34,600	38,400	41,500	44,600	47,600	50,700	53,800	57,100		10
30,285	34,605	38,925	43,245	46,710	50,175	53,640	57,105	60,531	64,163		11
33,650	38,450	43,250	48,050	51,900	55,750	59,600	63,450	67,257	71,292		12
40,380	46,140	51,900	57,660	62,280	66,900	71,520	76,140	80,708	85,551		13
47,110	53,830	60,550	67,270	72,660	78,050	83,440	88,830	94,160	99,809		14
53,840	61,520	69,200	76,880	83,040	89,200	95,360	101,520	107,611	114,068		15



MISSION & VISION

Our mission is to provide quality, affordable housing, inspire vibrant communities, and create the opportunity for change in people's lives. We envision a diverse, inclusive and sustainable Boulder as a result of our efforts.

2016 VOUCHER TIER RENT CHART							
Income Tier	Bedrooms						
	0	1	2	3	4	5	6
1	\$ 120	120	125	130	140	160	180
2	125	135	150	170	210	235	270
3	165	185	205	225	270	305	345
4	240	275	305	340	400	450	510
5	330	380	420	475	535	605	685
6	410	475	525	590	670	760	860
7	500	565	630	710	815	920	1,040
8	580	660	735	840	945	1,065	1,200
9	660	765	865	960	1,105	1,245	1,405
10	820	880	1,125	1,175	1,260	1,425	1,605
11	840	960	1,190	1,260	1,445	1,575	1,785
12	970	1,115	1,250	1,495	1,630	1,825	2,070
13	1,150	1,315	1,475	1,825	1,995	2,195	2,310
14	1,325	1,510	1,705	1,895	2,165	2,490	2,625
15	1,500	1,715	1,930	2,140	2,490	2,830	2,865