



Rent Calculation for Work-Able Families

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

What is classified 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 be to use the household's gross income (without any allowance for dependents or childcare 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 is part of the calculation only if the total of the household's assets is more than \$100,000. Examples of assets include checking and savings accounts, stocks and bonds, 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 Housing Assistance Coordinator. 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.





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Income Tier Chart

Income Tier	FAMILY SIZE							
	1	2	3	4	5	6	7	8
1	\$ -	-	-	-	-	-	-	-
2	2,555	2,920	3,285	3,650	3,943	4,235	4,528	4,820
3	5,110	5,840	6,570	7,300	7,885	8,470	9,055	9,640
4	7,665	8,760	9,855	10,950	11,828	12,705	13,583	14,460
5	10,220	11,680	13,140	14,600	15,770	16,940	18,110	19,280
6	12,775	14,600	16,425	18,250	19,713	21,175	22,638	24,100
7	15,330	17,520	19,710	21,900	23,655	25,410	27,165	28,920
8	17,885	20,440	22,995	25,550	27,598	29,645	31,693	33,740
9	20,440	23,360	26,280	29,200	31,540	33,880	36,220	38,560
10	22,995	26,280	29,565	32,850	35,483	38,115	40,748	43,380
11	25,550	29,200	32,850	36,500	39,425	42,350	45,275	48,200
12	28,105	32,120	36,135	40,150	43,368	46,585	49,803	53,020
13	30,660	35,040	39,420	43,800	47,310	50,820	54,330	57,840
14	35,770	40,880	45,990	51,100	55,195	59,290	63,385	67,480
15	40,880	46,720	52,560	58,400	63,080	67,760	72,440	77,120
16	45,990	52,560	59,130	65,700	70,965	76,230	81,495	86,760
17	51,100	58,400	65,700	73,000	78,850	84,700	90,550	96,400
18	56,210	64,240	72,270	80,300	86,735	93,170	99,605	106,040
19	61,320	70,080	78,840	87,600	94,620	101,640	108,660	115,680
20	66,430	75,920	85,410	94,900	102,505	110,110	117,715	125,320
21	71,540	81,760	91,980	102,200	110,390	118,580	126,770	134,960
22	76,650	87,600	98,550	109,500	118,275	127,050	135,825	144,600
23	81,790	93,440	105,120	116,800	126,160	135,520	144,880	154,240





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Tier	Total Tenant Rent based on Number of Bedrooms						
	0	1	2	3	4	5	6
1	\$ 120	\$ 120	\$ 125	\$ 130	\$ 140	\$ 160	\$ 180
2	\$ 120	\$ 120	\$ 125	\$ 145	\$ 160	\$ 185	\$ 205
3	\$ 160	\$ 170	\$ 205	\$ 240	\$ 265	\$ 305	\$ 345
4	\$ 225	\$ 240	\$ 290	\$ 335	\$ 370	\$ 425	\$ 485
5	\$ 290	\$ 310	\$ 370	\$ 430	\$ 475	\$ 545	\$ 620
6	\$ 350	\$ 375	\$ 450	\$ 520	\$ 585	\$ 670	\$ 760
7	\$ 415	\$ 445	\$ 535	\$ 615	\$ 690	\$ 790	\$ 895
8	\$ 480	\$ 515	\$ 615	\$ 710	\$ 795	\$ 910	\$ 1,035
9	\$ 545	\$ 580	\$ 700	\$ 805	\$ 900	\$ 1,030	\$ 1,170
10	\$ 605	\$ 650	\$ 780	\$ 900	\$ 1,005	\$ 1,155	\$ 1,310
11	\$ 670	\$ 720	\$ 865	\$ 995	\$ 1,110	\$ 1,275	\$ 1,445
12	\$ 735	\$ 790	\$ 945	\$ 1,090	\$ 1,220	\$ 1,395	\$ 1,585
13	\$ 830	\$ 890	\$ 1,070	\$ 1,235	\$ 1,375	\$ 1,580	\$ 1,790
14	\$ 960	\$ 1,025	\$ 1,230	\$ 1,425	\$ 1,590	\$ 1,820	\$ 2,065
15	\$ 1,085	\$ 1,165	\$ 1,395	\$ 1,615	\$ 1,800	\$ 2,065	\$ 2,345
16	\$ 1,215	\$ 1,300	\$ 1,560	\$ 1,805	\$ 2,010	\$ 2,305	\$ 2,620
17	\$ 1,340	\$ 1,440	\$ 1,725	\$ 1,995	\$ 2,225	\$ 2,550	\$ 2,895
18	\$ 1,470	\$ 1,575	\$ 1,890	\$ 2,185	\$ 2,435	\$ 2,790	\$ 3,170
19	\$ 1,595	\$ 1,710	\$ 2,055	\$ 2,375	\$ 2,645	\$ 3,035	\$ 3,445
20	\$ 1,725	\$ 1,850	\$ 2,220	\$ 2,565	\$ 2,860	\$ 3,275	\$ 3,720
21	\$ 1,855	\$ 1,985	\$ 2,380	\$ 2,755	\$ 3,070	\$ 3,520	\$ 3,995
22	\$ 1,980	\$ 2,120	\$ 2,545	\$ 2,940	\$ 3,280	\$ 3,765	\$ 4,270
23	\$ 2,110	\$ 2,260	\$ 2,710	\$ 3,130	\$ 3,495	\$ 4,005	\$ 4,545

