

Housing Choice Voucher Size, Extensions and Terms

Voucher Size

A voucher size is used for each family to determine the appropriate number of bedrooms needed. You may choose to rent a unit with more or fewer bedrooms than BHP recommends. Your family will decide the sleeping arrangements in your unit. BHP does not determine who will share a bedroom/sleeping room.

Generally, we use the following chart to determine voucher size:

Voucher Size	Persons in Household (Minimum – Maximum)
0 Bedroom (efficiency)	1 - 1
1 Bedroom	1 - 2
2 Bedrooms	2 - 4
3 Bedrooms	3 - 6
4 Bedrooms	4 - 8
5 Bedrooms	6 - 10

BHP will assign one bedroom for each two persons in the household, with these exceptions:

- Persons of different generations will not be required to share a bedroom.
- Persons of the opposite sex will not be required to share a bedroom (except for spouses, and children under the age of 5)
- A single pregnant woman will be treated as a two-person family.
- Foster children will be included in determining unit size.

Other considerations to determine voucher size include:

- A single person household will be given a one-bedroom voucher, unless a live-in aide has been approved to reside in the unit. A live-in aide will be given their own bedroom.
- Voucher size will be reduced if the Head of Household loses custody of the minor child/children for more than six consecutive months.
- If a family member not residing in the same unit has legal custody of the child/children, the individual caring for the child/children for a majority of the time can include the child/children in their household, contributing towards the family's subsidy size.

Frequently Asked Questions

May I rent a unit that is smaller than the size indicated on my voucher?

Yes, if the unit complies with the minimum housing quality standards. The voucher payment standard and utility allowance will also be reduced to the smaller size.

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

Yes, if the unit complies with the minimum housing standards AND the family is willing to pay more in rent. The difference between the voucher allowance and the total rent will be added to your portion of the rent. If your portion of the rent is more than 40% of your monthly income, you will be required to sign a form agreeing to this amount and acknowledge that if you get evicted for not being able to pay your rent, you will lose your voucher assistance.

Are there exceptions to the voucher size determination?

Yes, exceptions must be requested in writing and explain the reason and include documentation. Your request will be considered, and a response will be provided within 10 business days. Other exceptions can be made through reasonable accommodation, such as an extra bedroom for a live-in aide, etc.

How long will I have to find a unit that accepts vouchers?

The voucher will expire 120 days from the date it is issued.

Can I request an extension if I need more time?

Yes, however extensions will only be granted for extenuating circumstances and only for 30 additional days. Extenuating circumstances include serious illness or death in the family, other family emergency, obstacles due to employment, special considerations that make it difficult to find a suitable unit, or reasonable accommodation.

What if something goes wrong?

After you submit a request for rental assistance, BHP will need time to process it. It is required that we 'stop the clock' during the time that we are processing your request so that you do not lose time on your voucher. If your request for rental assistance is denied, the voucher term will be extended by the number of days it took to process the request. *For example, if you submit the request for rental assistance but find out the unit failed inspection and is denied 10 days later, your voucher term will be extended by 10 days.*

Housing Choice Required Policies

Boulder Housing Partners is required to set policies for the size of the voucher, number of bedrooms on the voucher, expiration date of the voucher and extensions request process. If you have any questions about these policies, please communicate with your Housing Assistance Coordinator.