Housing Choice Voucher
(Formerly Section 8)
How Does the Housing Choice Voucher Program Work?

Tenant-Based Voucher

The Denver Housing Authority Housing Choice Voucher (HCV) program opens up the lottery once a year, during the third week of September.

Once all lottery entries have been submitted online, DHA will begin with an automated / random lottery drawing throughout the following year. Lottery numbers do not carry over from year to year.

All interested parties who have been selected via the lottery process will work with the Admissions Department to determine if those households are eligible to receive housing benefits.
Project-Based Vouchers

Project-Based Vouchers are attached to the housing unit, not the individual, in multi-family properties. The entire property may be project-based, or there may be only specific units within the property that are project-based.

The Housing Provider has their own general criteria for approving an applicant. If they determine that an applicant to their property may qualify for a project-based voucher, they refer that applicant to DHA. If the applicant meets both the Housing Provider’s criteria and DHA’s, the applicant may be approved for a project-based unit.

If a project-based tenant completes their initial one-year lease, they may request to transfer to a tenant-based voucher.
"Eligibility for a housing voucher is determined by the PHA based on the total annual gross income and family size... In general, the family's income may not exceed 50% of the median income for the county or metropolitan area in which the family chooses to live. By law, a PHA must provide 75 percent of its voucher to applicants whose incomes do not exceed 30 percent of the area median income. Median income levels are published by HUD and vary by location."

- U. S. Department of Housing and Urban Development

### 2019 HCV Income Limits

<table>
<thead>
<tr>
<th>Family Size</th>
<th>1 Person Family</th>
<th>2 Person Family</th>
<th>3 Person Family</th>
<th>4 Person Family</th>
<th>5 Person Family</th>
<th>6 Person Family</th>
<th>7 Person Family</th>
<th>8 Person Family</th>
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<tbody>
<tr>
<td></td>
<td>$32,500 or less</td>
<td>$37,150 or less</td>
<td>$41,800 or less</td>
<td>$46,400 or less</td>
<td>$50,150 or less</td>
<td>$53,850 or less</td>
<td>$57,550 or less</td>
<td>$61,250 or less</td>
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“How Much Is My Voucher Worth?”

HUD and DHA designate a Voucher Payment Standard (VPS) based upon unit size. THE VPS IS ONLY A PART OF THE FORMULA USED TO DETERMINE AFFORDABILITY.

THE CALCULATION SHEET IS JUST AN ESTIMATE

When a Participant finds a unit they want to lease, it is evaluated based on two factors: Rent Reasonableness and Affordability.

Rent Reasonableness:

Rent Reasonableness is related to the unit itself. In order for DHA to ensure that the rents being charged by housing providers are reasonable, they must look into two main comparisons:

1) DHA will compare the rent amount for the voucher assisted unit, to the rent amounts for similar unassisted units in the marketplace.

2) DHA must compare the rent amounts to rent amounts for similar units on the premises, or nearby.

DHA looks at location, quality, size, unit type, amenities, housing services, maintenance, utilities and age of the unit when determining Rent Reasonableness.
“How Much is My Voucher Worth?”

**Affordability:**
30% of the family’s gross monthly income is used to determine the HCV Participant portion of rent.

*If the family pays for utilities, there will be a credit given toward the family’s portion of rent.*

Examples:

<table>
<thead>
<tr>
<th>Gross monthly income</th>
<th>Estimated utilities</th>
<th>Tenant Rent</th>
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<tbody>
<tr>
<td>$1000</td>
<td>$0</td>
<td>$300</td>
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If tenant receives $60 Utility Assistance Payment
Annual Recertification/ Inspection

Once a year DHA will mail you an Annual Recertification Packet that must be completed and returned by the deadline.

Failure to provide a completed Annual Packet can result in the termination of your housing assistance.

At least biennially (every 2 years) the HQS Inspection Team will send proper notification that they will be coming to inspect your unit.

Failure to allow DHA to inspect your unit can result in the termination of your housing assistance. If an inspection appointment is missed, there are opportunities to reschedule.

If you are terminated from the HCV Program you are eligible to request an Informal Hearing to dispute the termination.