

Housing Assistance Guide

This is an informational guide to answer questions about Boulder Housing Partners' housing options. If you have any questions not answered by this guide please feel free to contact the office at the number above for further assistance.

What is housing assistance?

Housing assistance enables low-income residents of any community to rent affordable housing. The Department of Housing and Urban Development (HUD) provides Housing Authorities with federal funds to administer housing programs in their areas.

How do I know if I qualify for housing assistance?

To be eligible for housing assistance, an applicant must meet the following criteria:

1. The applicant can qualify as a **Family**—A family consists of two or more persons who have a family type relationship, including an expectant mother with an unborn child.
2. The applicant can qualify with a **Disability**—A disabled person is one whose disability is long term and limits one or more major life functions (as defined by Congress).
3. The applicant can qualify if **Elderly**—An elderly person is **62** years of age or older.

An applicant who is single, non-senior or non-disabled CAN apply for housing, BUT will have to wait until those individuals who do meet any of the above described criteria are housed first.

Each year the Federal government establishes income guidelines for each Housing Authority's jurisdiction. The guidelines for Boulder Housing Partners are listed below. The applicant's annual income cannot exceed these limits when the application is being processed for eligibility. The limits are used to determine eligibility for a particular program or housing site. The Section 8 Voucher program uses the Very Low Income limits (30%), the Public Housing Program uses the Low Income Limits (80%) and the Reduced Rent Program uses between 30 and 60% limits.

Very low Income (30%)	1-Person \$18,250	2-Person \$20,900	3-Person \$23,500	4-Person \$26,100	5-Person \$28,200	6-Person \$30,300	7-Person \$32,350	8-Person \$34,450
Low In- come (80%)	1-Person \$40,600	2-People \$46,400	3-People \$52,200	4-People \$58,000	5-People \$62,650	6-People \$67,300	7-People \$71,900	8-People \$76,550

How much rent would I pay?

For all HUD subsidized programs (Section 8 and Public Housing), a participant pays approximately 30– 40% of the household's gross income for rent and utilities.

How do I apply?

The subsidized wait list for BHP is open only during the month of February each year. Applications can be completed at the BHP office at the address stated above or mailed to you by request by calling 720-564-4610 during February. Hearing impaired individuals may call 1-800-659-2656 to access the Colorado Relay Service. Our office hours are Monday through Friday, 8 am to 5 pm. The application must be filled out completely, legibly and signed or the application will be returned for corrections. Any applications returned to our office outside the month of February will NOT be placed on the wait list, but returned to the applicant.

What is the wait time?

The length of the wait list fluctuates considerably. The wait time is determined by different factors, such as which lists the applicant has applied for, the size of the unit needed, availability of vacant units or Section 8 funding. Currently we estimate a waiting period of anywhere from 1 to 4 years (some can be longer due to low availability).

Update letters are sent annually to all applicants, requiring a response to remain on the wait list. If a written response is not received by specified deadline, the application will be inactivated and you will need to re-apply when the wait lists are open.

Applicants must keep BHP informed of a current mailing address at all times. All notification of changes must be made in writing; no phone calls will be accepted. We contact all applicants by mail, so it is important that your information is current.

Who gets housing first?

The wait list goes in order of date and time of application received. In addition, those applicants who live and/or work within the city limits of Boulder will be given higher priority on the wait list. Attending school or living/working in Gunbarrel is not considered as City limits – Gunbarrel is under the jurisdiction of the Boulder County Housing Authority.

When will I know that I am getting close to a housing offer?

When your application nears the top of the waiting list, you will be sent notice of a scheduled group meeting. You will need to attend the meeting to fill out the application and provide copies of personal documentation. Once you have attended the meeting and turned in all the required information, we will notify you of your eligibility and contact you with an offer.

What programs do you offer?

Section 8 Housing Choice Voucher Program:

The Section 8 Housing Choice Voucher Program is a federally-funded program designed to assist low-income families with their housing needs. Program participants pay approximately 30% of their adjusted income toward rent, while Boulder Housing Partners (BHP) pays the balance directly to the landlord. There is a shortage of good affordable housing in every community. This program allows elderly persons, disabled persons, and families to live in a variety of different neighborhoods.

Public Housing and Section 8 Project Based Programs:

These are communities that are owned and managed by BHP. All units are located in the City of Boulder. We have family, disabled only, near-elderly and elderly-only. **We do not have any assisted living.**

- Arapahoe: Located at 9th & Arapahoe Ave
1 bedroom apartments (disabled only)
- Broadway: Located at 3110 N. Broadway
2 & 3 bedroom town homes & apartments
- Canyon Pointe: Located at 700 Walnut
1 bedroom apartments (elderly only)
- Diagonal Court: Located at 3265 30th St.
2 & 3 bedroom town homes & apartments
- Glen Willow: Located at 3rd & Pearl St.
1, 2, 3 & 4 bedroom town homes & apartments
- Iris/Hawthorne: Located at 16th & Iris
3 & 4 bedroom single family homes
- Kalmia: Located at Nottingham & Arthur
1, 2 & 3 bedroom town homes & apartments
- Madison: Located at 35th St. & Colorado
1, 2 & 3 bedroom town homes & apartments
- Manhattan: Located at 660 Manhattan
1, 2 & 3 bedroom town homes & apartments
- Northport: Located at 1133 Portland Pl.
Efficiency & 1-bedroom apartments (elderly or disabled)
- Walnut Place: Located at 1940 Walnut
Efficiency & 1-bedroom apartments (near-elderly 50 years of age and over)

Most sites are along bus lines, near shopping areas and have onsite laundry rooms. There are onsite activities and functions, sponsored programs for families and their children, and we have assistance for residents through our Resident Services Department.

Reduced Rent Program:

Boulder Housing Partners also operates the Reduced Rent Program. This program consists of 1, 2 and 3-bedroom units in various Boulder neighborhoods. Applicants for this program must have an income of 2½ times the rent but cannot exceed the limits in the following table:

1-Person	2-People	3-People	4-People	5-People	6-People
\$36,540	\$41,760	\$46,980	\$52,200	\$56,400	\$60,540

To apply you may request an application for the Reduced Rent Program from the BHP office in person or call the main line to request an application to be mailed to you. Call 720-564-4610 with any questions pertaining to the Reduced Rent program. BHP accepts applications for the Reduced Rent Program all the time.

Boulder Housing Partners does not discriminate on the basis of race, color, religion, creed, sex, age, handicap, familial status, national origin, or sexual orientation in any of its programs or practices.

Under Section 504 of the Federal Rehabilitation Act of 1973, BHP may provide reasonable accommodations that are financially and administratively feasible so that people with disabilities may fully participate in our housing programs.

We recommend that you contact other Housing Authorities, Affordable Housing Agencies and Emergency Assistance Agencies to improve your chances to receive housing as soon as possible. Below is a list of Metro area Housing Authorities you may consider contacting.

Adams County Housing Authority 7190 Colorado Blvd. 6 th Floor Commerce City, CO 80022	303-227-2075	Fort Collins Housing Authority 1715 West Mountain Fort Collins, CO 80521	970-416-2910
Arvada Housing Authority 8001 Ralston Rd. Arvada, CO 80002	720-898-7494	Jefferson County Housing Authority 6025 West 38 th Avenue Wheat Ridge, CO 80033	303-422-8600
Aurora Housing Authority 10745 East Kentucky Ave. Aurora, CO 80012	720-251-2100	Lakewood Housing Authority 480 Allison Parkway Lakewood, CO 80226	303-987-7599
Boulder County Housing Authority 3482 N. Broadway Boulder, CO 80304	303-441-3929	Littleton Housing Authority 5844 South Datura St. Littleton, CO 80120	303-794-9608
Brighton Housing Authority 22 South 4 th Street Brighton, CO 80601	303-655-2160	Longmont Housing Authority 900 Coffman St, Ste C Longmont, CO 80301	303-651-8581
Commerce City Housing Authority 5291 East 60 th Ave. Commerce City, CO 80022	303-289-3698	Loveland Housing Authority 375 West 37 th Avenue, Ste #200 Loveland, CO 81003	970-667-3232
Denver Housing Authority 1100 W. Colfax Denver, CO 80204	720-932-3030	Thistle Community Housing 1845 Folsom St. Boulder, CO 80302	303-443-0007
Englewood Housing Authority 3460 South Sherman St. #101 Englewood, CO 80110	303-761-6200	City of Boulder Housing & Human Services: 303-441-3157 - First-time home buyer program (Boulder County has one too-441-3929)	

Additional Services and Agencies in Boulder County

Emergency Housing:

Atwood House (Family Shelter) 811 Atwood St., Longmont 303-651-2388
 Boulder County Safe House 835 North St., Boulder 303-449-8623 (Outreach) 303-444-2424 (Shelter)
 Boulder Emergency Shelter (singles) 4869 N. Broadway 303-442-4646
 Echo House (Family Shelter) 929 Marine St., Boulder 303-449-3092
 Mother House 959 Marine St., Boulder 303-447-9602

Other Services:

Center for People with Disabilities 1675 Range St., Boulder 303-442-8662 (Boulder) 303-772-3250 (Longmont)
 City of Boulder Senior Services 303-441-3148
 Emergency Family Assistance 900 Arapahoe, Boulder 303-442-3042 (Boulder) 303-665-8064 (Lafayette)
 Genesis Program 303-441-1248
 Habitat for Humanity 1207 Folsom St., Boulder 303-447-3787
 Our Center (EFA in Longmont) 303-772-5529
 Presbyterian Manor 303-444-0642
 Project Self-Sufficiency 303-441-3929
 Salvation Army 303-440-7126

Health:

Chinook Club House 1441 Broadway 303-440-4842
 Mental Health Center 1333 Iris Ave. 303-443-8500
 People's Clinic 3303 N. Broadway 303-449-6050