

Housing – Section 8

What is it?

The Section 8 Rental Assistance Program, now commonly called the “Housing Choice Voucher Program” is administered by the U.S. Department of Housing and Urban Development (HUD) to provide decent and safe rental housing for eligible very low-income families, the elderly, and persons with disabilities. The voucher acts as a rental subsidy to allow the tenant to pay no more than 30% of their monthly income toward their rent.

To qualify for this program, a household’s annual income may not exceed 50% of the Area Median Income of the jurisdiction to which they are applying. (For a household of four in Broomfield County, this translates to \$37,950.) Housing Authorities may establish local preferences for selecting applicants from its waitlist such as household size, person(s) with disabilities, and elderly status.

There are two types of vouchers: “project-based” and “housing choice.” Project-based vouchers are required to be used at a specific residence. The government provides the funds directly to apartment owners, who lower the rent they charge low-income tenants. Housing Choice vouchers are provided on behalf of the household, allowing them to choose their own housing in the community, provided that it meets the requirements of the program. The rental subsidy is then sent directly to the landlord to cover the portion of the rent paid for by the voucher.

Broomfield’s vouchers are currently being administered by the Jefferson County Housing Authority. Jefferson County Housing Authority currently has three types of vouchers:

- Housing Choice
- Project Based
- MainStream Housing for Persons with Disabilities

The Jefferson County Housing Authority is not taking applications at this time for Housing Choice Vouchers. However, they are taking applications for a wait list for several project based locations and for MainStream Housing for Persons with Disabilities. Applications will be taken at JCHA 7490 W 45th Avenue, Wheat Ridge, CO 80033 between the hours of 8:00 am and 3:00 pm.

The Jefferson County Housing Authority anticipates utilizing a lottery system when they begin taking applications again for Housing Choice Vouchers. An alert will be posted on the

Jefferson County Housing Authority website (www.jcha.org) and the Broomfield Housing Authority website (www.broomfieldhousing.org).

What is the procedure for getting on the list/lottery pool?

An applicant may only apply for a voucher when the list/lottery is open to receive applications.

Where are the below-market rental properties?

With a housing choice voucher, a recipient may choose their own privately owned rental housing within the community (either Broomfield or Jefferson County). Broomfield has a number of below-market rental apartments that are income- and/or age-restricts. These properties are all privately owned and managed and are not administered by the city and County of Broomfield. The Broomfield Economic Development Corporation maintains an Apartment Inventory on their website (www.broomfieldedc.com), providing property details including, location, number of bedrooms, square footage, and rent ranges. Additional information can be found on the Broomfield Housing Authority webpage <http://www.broomfield.org/housing/Rental.shtml#Find>.

How do I transfer into Broomfield if I already have a voucher from another county or state?

Transfers into Broomfield are handled by the Jefferson County Housing Authority (www.jcha.org)