



SUBSIDIZED HOUSING

The Housing Choice Voucher (HCV) program, formerly called “Section 8,” and Project-Based Housing, formerly called “Public Housing” are managed by local housing agencies. Tenants qualify based on their household income, and pay about 30-40% of their income toward rent. HUD (U.S. Dept. of Housing and Urban Development) pays the remainder of the rent directly to the landlord.

Housing Choice Voucher (HCV) – The HCV tenant receives a voucher, finds a unit that they would like to rent, and leases from a private landlord who is willing to accept the voucher. The voucher is “tenant-based,” which means it stays with the tenant. So, if the tenant decides to move at the end of their lease, the housing assistance can be transferred with the tenant to another housing agency offering the HCV program. HCV applications might only be accepted once a year or less, and for as little as a day or two.

Site-Based Housing – Programs such as Project-Based, or Public Housing might consist of single-family homes, or duplexes located throughout the community; or a large apartment building. This type of housing assistance is “site-based,” which means it is tied to a specific unit, rather than to the tenant. So, if the tenant moves out of the unit, the rental subsidy stays with the unit, and is made available for the next tenant. Some site-based housing programs accept applications on an ongoing basis.

How To Apply

- You must be 18 years of age or older, and a U.S. citizen or eligible immigrant, and have the legal capacity to enter into a lease.
- Each housing agency has its own application process, and might have separate processes for different programs in the same agency. Applications might be available only online, or at the housing office, or by calling to request one by mail.
- Exact dates of openings are typically announced a few weeks or a month in advance. Details are often posted on the housing agency’s website, or on a lottery hotline; and are usually posted in the public notice section of local newspapers.
- Contact each Housing Authority or other housing agency in area(s) where you are interested in living, for details on their application processes.
- Contact housing agencies, or monitor their websites regularly to check for openings.
- ***Apply for BOTH Housing Choice Vouchers and Project-Based Housing to increase your chances of obtaining housing.***
- ***Housing applications are always free. NEVER pay money to anyone who claims they can apply for you, and get you to the top of a waiting list. IT IS A SCAM.***

Lottery vs Waiting List

Many Housing Authorities operate on a lottery system. Random drawings are held when openings become available. Applicants whose numbers are selected are notified about how to proceed to the next step in the application process. Lottery numbers are valid until the next application period opens. At that time, all applications from the previous lottery are purged. So, if your number was not selected, you will need to reapply the next time applications are being accepted. Some Housing Authorities still have waiting lists, which can be several months, or even several years long. As discouraging as this sounds, it is very important to apply everywhere you can to increase your chances of being selected for a housing opening.

Tax Credit Properties

Tax Credit Properties are required to offer rent amounts below market rates. In return, the property owner receives a tax break. Tenants must meet income limits, and there are usually waiting lists. However, the rent is a set amount, and is not based on a percentage of the tenant's income. So it might be more than what you would pay for HCV or Site-Based housing. Apply directly to the property management.

Keep Your Applications Up To Date

After you have submitted a housing application, it is your responsibility to report any changes that occur, including your contact information. So, it is very important to keep a record of all agencies you have applied to. All changes must be reported in writing. It is also very important to respond promptly to any contacts you receive regarding your application. If your lottery number is selected, or your name comes to the top of a waiting list, the housing agency must have a way to contact you. If your contact information is outdated and they are unable to reach you, or you do not respond by the deadline they give you, your application will be eliminated.

Where To Look For Openings

Tax Credit Properties – interactive map

<http://chfa.maps.arcgis.com/apps/Viewer/index.html?appid=b67418b9f62e4ee68e160250cc82ac2f>

Affordable Housing Online <https://affordablehousingonline.com/>

- Free online search for housing units, and waiting list / lottery application openings.

Colorado Housing Search (search for housing units) <http://www.coloradohousingsearch.com/index.html>

Colorado Public Housing Authorities (PHA's)

- Complete list https://www.hud.gov/sites/dfiles/PIH/documents/PHA_Contact_Report_CO.pdf
- Links to websites (not all websites are included, and some PHA's do not have websites) <https://www.hud.gov/states/colorado/renting/hawebsites>

2-1-1 <https://www.211colorado.org/>

- Call 2-1-1 or check the website for housing agencies and many other resources.
- Search for specific services / programs (interactive map), or search by category (database).

Updated February 2022

HOUSING AUTHORITIES – METRO DENVER & COLORADO FRONT RANGE

Adams County

Maiker Housing Partners
(Housing Authority for Adams County)
303-227-2075
3033 W 71st Ave, #1000
Westminster 80030
<https://maikerhp.org/housing/#housing-subsidies>

Brighton Housing Authority
303-655-2160
22 S 4th Ave #202
Brighton 80601
<http://www.brightonhousingauthority.org/section-8>

Commerce City Housing Authority
303-289-3698
7887 E. 60th Ave.
Commerce City 80022
<http://www.c3gov.com/living-in/housing-authority>

- Affordable housing (no Section 8 or Public Housing)

Arapahoe County

Aurora Housing Authority
720-251-2100
2280 S. Xanadu Way
Aurora 80014
<https://www.aurorahousing.org/housing/program-status/>

Innovative Housing Concepts
(H.A. for Englewood and Sheridan)
303-761-6200
3460 S Sherman St. #101
Englewood 80113
<http://www.innovativehousingconcepts.org/>

South Metro Housing Options
(Housing Authority for Littleton)
303-794-9608
5808 S Rapp St. Suite 100
Littleton 80120

<https://smho.co/our-communities/>

- For openings, see page for each property under Housing Options tab/ Our Communities

<https://smho.co/housing-choice-vouchers/>

Denver County

Denver Housing Authority
720-932-3000
1035 Osage St.
Denver 80204
<https://www.denverhousing.org/dha-availability/>

Jefferson County

Arvada Housing Authority
720-898-7494
8001 Ralston Rd.
Arvada 80002
<https://arvada.org/residents/city-neighborhoods/housing-programs/section-8-housing-choice-voucher-program>

Foothills Regional Housing
(Housing Authority for Jefferson County)
303-422-8600
11941 W. 48th Ave.
Wheat Ridge 80033
<https://www.foothillsrh.org/>

Metro West Housing Solutions
(Housing Authority for Lakewood)
303-987-7580
575 Union Blvd. #100
Lakewood 80228
<https://www.mwhsolutions.org/apartment-communities.html>

- For openings, see listing for each property.

<https://www.mwhsolutions.org/housing-choice-vouchers.html>

Broomfield County

Broomfield Housing Authority
720-887-2257
1 DesCombes Dr.
Broomfield 80020
<https://www.broomfield.org/2967/Rental-Assistance>

Boulder County

Boulder County Housing Authority
303-441-3929
Two locations:

- 3460 N Broadway, Boulder 80304
- 515 Coffman, Longmont 80504

<https://www.bouldercounty.org/families/housing/subsidized-housing/>

Boulder Housing Partners
(H.A. for the City of Boulder)
720-564-4610
4800 Broadway, Boulder 80304
<https://www.boulderhousing.org/housing-program-options>

Longmont Housing Authority
303-651-8581
350 Kimbark St.
Longmont 80501
<https://www.longmonthousing.org/programs>

Other Front Range Housing Authorities

Housing Catalyst
(Housing Authority for Fort Collins)
970-416-2910
1715 W Mountain Ave,
Fort Collins 80521
<https://housingcatalyst.com/programs/housing-assistance/>

<https://housingcatalyst.com/property-portfolio/discover-the-villages/>

- Affordable rentals.

Loveland Housing Authority
970-667-3232
375 W. 37th St, Loveland 80538
<https://lovelandhousing.org/communities/>

- For openings, see listing for each property.

<https://lovelandhousing.org/housing/>

- Section 8 (scroll down)

Greeley-Weld Housing Authority
(H.A. for City of Greeley & Weld County)
970-353-7437
903 6th St., Greeley 80632
<http://www.greeley-weldha.org/Programs/Section8/tabid/2855/Default.aspx>

<http://www.greeley-weldha.org/Programs/PublicHousing/tabid/2854/Default.aspx>

Colorado Springs Housing Authority
719-387-6700
831 S Nevada Ave
Colorado Springs 80903
<https://csha.us/how-to-apply>

Pueblo Housing Authority
719-542-6741
201 S Victoria Ave, Pueblo 81003
<https://hapueblo.org/index.php/housing-programs>

Non-Profit Agencies Offering Affordable Permanent Housing

- Some agencies have several properties, and each property has its own wait list. This requires a separate application for each property (call, or see website for information on how to apply).
- Some agencies offer resident services, which might include health and wellness programs; workshops on financial stability, career and homeownership; family and youth activities, after school programs, homework help, and more.
- Some offer housing only to specific populations (e.g. seniors/disabled individuals without children; or families with dependent children)
- Some also offer transitional housing, or home ownership programs

Colorado Coalition for the Homeless Families:
<https://www.coloradocoalition.org/housing/families>

Single Adults and Couples:
<https://www.coloradocoalition.org/housing/adults>

Single Adults with a Mental Illness:
<https://www.coloradocoalition.org/housing/mentalillness>

Archdiocesan Housing (an affiliate of Catholic Charities)
303-830-0215
6240 Smith Rd, Denver 80216
<http://www.archhousing.com/contact>

Archway Communities
720-689-1010
8585 W 14th Ave Suite A, Lakewood 80215
<https://www.archwaycommunities.org/>

Brothers Redevelopment
303-202-6340 (Main number)
2250 Eaton St, Suite B, Denver 80214
<https://brothersredevelopment.org/affordable-housing-available/>

Hope Communities
303-860-7747 (Main office)
<https://hopecommunities.org/affordable-housing/>

Douglas County Housing Partnership
<http://douglascountyhousingpartnership.org/properties/>

Mercy Housing – Mountain Plains Offices
303-830-3300
1600 Broadway, Suite 2000, Denver 80202
<https://www.mercyhousing.org/find-housing/>

Northeast Denver Housing Center – Rental Properties
303-377-3334
1735 Gaylord St, Denver 80206
<https://www.nedenverhousing.org/programs-services/property-management-training/>

Rocky Mountain Communities
<https://rockymountaincommunities.org/housing-communities/>

- Contact each property for information.

Senior Housing Options
303-595-4464
1510 17th St #1202, Denver 80202
<https://seniorhousingoptions.org/become-a-resident/communities/>

How to Find Housing

Colorado

Colorado Housing Search

<http://www.coloradohousingsearch.com/index.html>

- Free online search for housing units throughout Colorado

Colorado Housing Connects

1-844-926-6632

<http://coloradohousingconnects.org/renters/>

- Free online affordable housing search
- Information on tenant – landlord issues, housing discrimination, eviction, etc.

Nationwide

Affordable Housing.com (formerly GoSec8.com)

<https://www.affordablehousing.com/>

- Free online search for affordable housing properties and programs.

Affordable Housing Online

<https://affordablehousingonline.com/>

- Free online search for housing units and waiting list openings.

RentCafe

<https://www.rentcafe.com/>

- Free online search for rental units.

Colorado Division of Housing

303-864-7852

1313 Sherman St, Denver 80203

<https://cdola.colorado.gov/housing>

- Contracts with Public Housing Authorities and non-profit organizations to run the Housing Choice Voucher (Section 8) program.
- Vouchers are given by the contract agencies, not by the Division of Housing

Updated June 2022