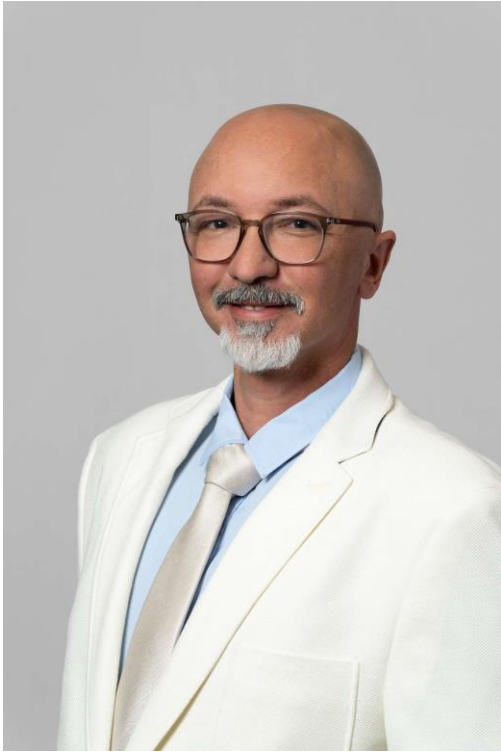


City Council Community Planning & Housing Committee

**Housing Choice Voucher Programs
October 21, 2025**

Facilitators



Joaquin Cintron Vega
Chief Executive Officer



Loretta Owens
Director, HCVP



Joshua Crawley
Chief Operating Officer

Housing Choice Voucher Programs

The Housing Choice Voucher Programs are one of HUD's most impactful tools for addressing housing instability.

Benefits:

1. Expanding access to safe, affordable housing
2. Stabilizing families & reducing homelessness
3. Supporting Local Housing Markets
4. Promoting economic opportunity & mobility
5. Leveraging federal investment for local impact

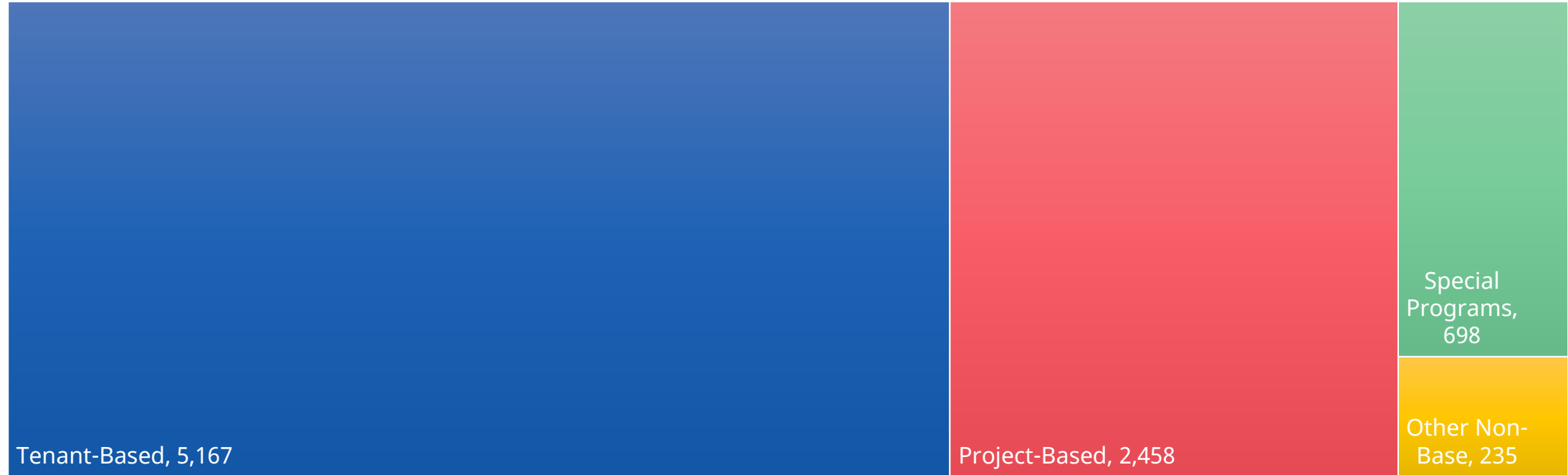
Programmatic Highlights

Programmatic Highlights:	Baseline
Number of Vouchers*	8,588 housing stability opportunities
People Served	Affordable housing via DHA (units + vouchers) supports 19,300+ very low-, low- and moderate-income individuals.
Geographic Choice	Vouchers let households choose location, often enabling moves to neighborhoods with better schools, transit, jobs.
Preventing homelessness/ Housing Instability	With rent burdens, very high in Denver, vouchers stabilize households and prevent eviction or shelter entry.
Budget/Operational Capacity	DHA's 2025 budget includes a dedicated HCV/Section 8 Department

** Include Tenant-Based, Tenant Based Special Programs & Project-Based Vouchers.*

Housing Choice Voucher Programs

Total Vouchers: 8,588*



■ Tenant-Based ■ Project-Based ■ Special Programs ■ Other Non-Base

** Including reservations made through AHAPs. See addenda.*

Payment Standards

Bedroom Size	0	1	2	3	4	5	6
FY 2026 FMR	\$1,643	\$1,754	\$2,089	\$2,734	\$3,049	\$3,354	\$3,689
FY 2025 FMR*	\$1,639	\$1,789	\$2,140	\$2,794	\$3,127	\$3,596	\$4,065
Variance	\$4	(\$35)	(\$51)	(\$60)	(\$78)	(\$242)	(\$376)

Payment standards for the Housing Choice Voucher (HCV) program are defined by the Fair Market Rents (FMRs) established by HUD. These standards are the maximum monthly assistance payments for families assisted in the voucher program, before deducting the total tenant payment by the family.

** Effective on July 1, 2025, Denver Housing Authority's payment standard are set at 100% FMR*

Income Limits

Income Limits*	1	2	3	4	5	6	7	8
30% AMI	\$29,450	\$33,650	\$37,850	\$42,050	\$45,450	\$48,800	\$52,150	\$55,550
50% AMI	\$49,050	\$56,050	\$63,050	\$70,050	\$75,700	\$81,300	\$86,900	\$92,500
80% AMI	\$72,950	\$83,400	\$93,800	\$104,200	\$112,550	\$120,900	\$129,250	\$137,500

The income limits for the Housing Choice Voucher Program (HCVP) are determined by the U.S. Department of Housing and Urban Development (HUD) and are based on the median income for each area. These limits are categorized into three main brackets: Very Low Income (VLI), Extremely Low Income (ELI), and Low Income (LI).

** Income Limits effective as of April 1, 2025*

\$19.29

2026 Minimum Wage
City & County of Denver

30%

Housing Costs

\$1,003.08*

Housing Costs

(*Including rent or mortgage payments, homeowner association fees, and utilities like gas, electricity, water, and internet.)

173.33_{HRS}
Work Hours/Month

\$2,089

2BR Denver HUD Fair Market Rent

360.94

Work Hours Needed to Afford a 2BR Unit

2.08

Full Time Jobs to Afford a 2BR Unit

\$19.29

2026 Minimum Wage
City & County of Denver

360.94

Work Hours Needed
to Afford a 2BR Unit

\$2,089

2BR Denver HUD Fair Market Rent

\$40.17

Needed Wage (Per Hour)
to Afford a 2BR Unit

2.08

Full Time Jobs to Afford a 2BR Unit

173.33

Work Hours/Month

30%

Housing Costs

Federal Comparative Funding Chart FY2026 (Nationwide)

Category	FY2025 Enacted	FY2026 Industry Recommended	FY2026 White House Proposed	FY2026 House Proposed	FY2026 Senate Proposed
HCV Renewals	\$32.145B	\$35.639B	\$36.2B for these programs and others under a State Rental Assistance Program (SRAP)	\$32.145B	\$33.97B
HCV Admin Fees	\$2.771B	\$3.445B		\$1.975B	\$2.906B
Tenant Protection	\$337M	\$500M		\$374.9M	\$429.7M
HUD-VASH	\$15M	\$50M		\$15M	\$15M
PBRA	\$16.490B	\$17.950B		\$16.727B	\$17.800B
Incremental	\$45M	\$241M	\$25M	\$30M	\$45M

DHA's Average Yearly PUC 2019-2025

Current Average Per Unit Cost

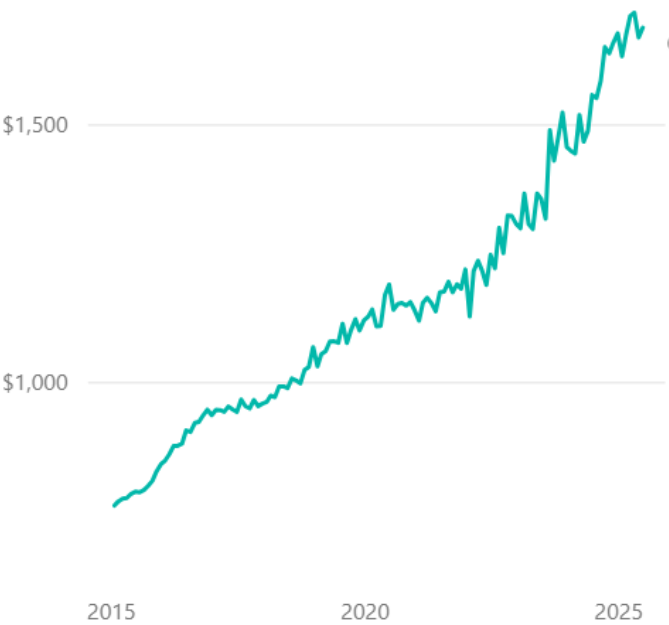
\$1,687.28

*

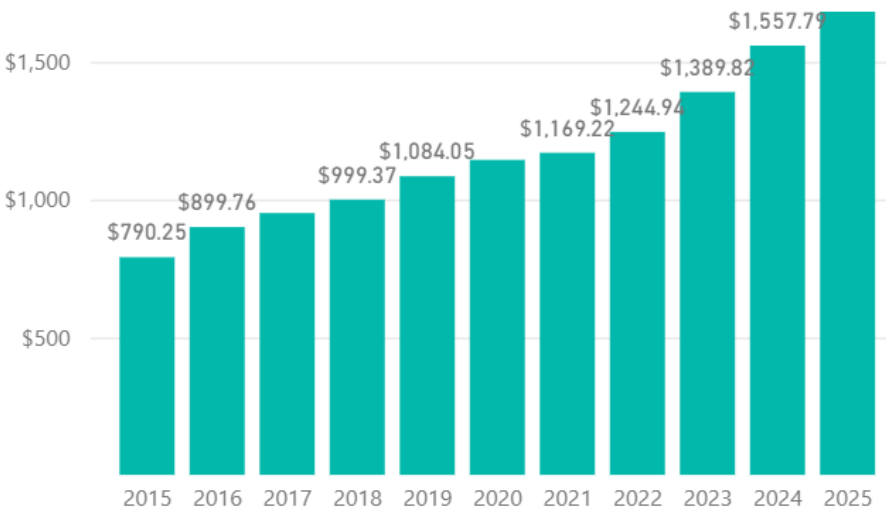
PHA Code	2019	2020	2021	2022	2023	2024	2025
CO001	\$1,084.05	\$1,143.48	\$1,169.22	\$1,244.94	\$1,389.82	\$1,557.79	\$1,687.28

Average Per Unit Cost since 2015

*



Average PUC Year over Year *



Housing Choice Voucher Programs: Looking Forward

DHA strategic approach to create a resilient framework is aimed to protect core operations, sustain housing provider networks, and advance redevelopment while maintaining housing stability for Denver families. Our strategies include:

- Maximize Voucher Utilization through Data-Driven Management
- Strengthen Administrative Efficiency & Cost Controls
- Deepen Landlord Engagement & Retention
- Integrate HCVP with Redevelopment & Pipeline Strategy
- Diversify Support Resources & Policy Advocacy

City Council Community Planning & Housing Committee

**Housing Choice Voucher Programs
October 21, 2025**

Housing Choice Voucher Programs

Tenant Based Vouchers:	Baseline
Tenant Based (Main)	4,416
Portable Vouchers	664
Tenant Protection Vouchers	87
Total Tenant Based Vouchers	5,167

** Denver Housing Authority's PBV cap is 30% of tenant-based budget authority*

Housing Choice Voucher Programs

Project Based Vouchers:	Baseline
Project Based	2,352
Project-Based Vouchers (under AHAP)*	106
Total Project Based Vouchers	2,458

** An Agreement to Enter Into a Housing Assistance Payments Contract (AHAP) is a reservation committing prospective vouchers under a Housing Assistance Payment (HAP) Contract upon satisfactory completion of requirements.*

Housing Choice Voucher Programs

Special Programs:	Baseline
Family Unification Program (FUP)	52
Foster Youth Initiative (FYI)	50
Non-Elderly Disabled	100
Homeownership	25
Veteran Affairs Supportive Housing*	373
Rental Assistance Demonstration	98
Total Special Programs	698

** Denver Housing Authority's submitted registration of interest to add 22 additional VASH vouchers in partnership with the Local Office of Veterans Affairs.*

Housing Choice Voucher Programs

Other Non-Base Vouchers:	Baseline
Emergency Voucher Program*	190
Mainstream	75
Total Other Non-Base	235

** Program to sunset on September 30, 2026. Current Budget Authority to support 142 active vouchers.*