

The Section 8 Housing Program in Upper Explorerland

The Section 8 program is the major effort in assisting lower-income families to live in decent, safe, sanitary housing. The Section 8 programs use already existing rental property. This is the private-market approach of allowing a tenant and a landlord to reach an agreement. Then the Upper Explorerland Regional Housing Authority (UERHA) may provide necessary financial and other assistance.

HOW RENTAL UNITS ARE SELECTED

The Section 8 Housing Program places the choice of housing in the hands of the consumer.

Families that have been certified as eligible are encouraged to find a house, apartment, or mobile home that best suits their needs, which meets the rental housing quality standards of the program, and where the cost of the unit does not exceed the PAYMENT STANDARD.

PAYMENT STANDARDS are established by unit size for each county served. When a family is certified eligible for the program, it is advised of the appropriate unit size on the basis of its family size and composition, and the applicable Payment Standard.

The Payment Standards for Allamakee, Clayton, Fayette, and Howard Counties are:

	\$393 - 0 Bedroom Unit
	\$433 - 1 Bedroom Unit
	\$555 - 2 Bedroom Unit
	\$650 - 3 Bedroom Unit
	\$765 - 4 Bedroom Unit
Winneshiek County:	
	\$393 - 0 Bedroom Unit
	\$433 - 1 Bedroom Unit
	\$555 - 2 Bedroom Unit
	\$650 - 3 Bedroom Unit
	\$880 - 4 Bedroom Unit

It is important to remember that these figures include the cost of utilities. Rents may vary according to unit design and rent reasonableness.

THE TENANT'S ROLE -

If you are an eligible family and you are currently living in a rental unit, we may provide assistance if the unit meets the Minimum Property Standards. You can locate a dwelling unit anywhere you choose, as long as it is within UERHA's jurisdiction. You will be responsible to pay at least 30% of your gross monthly adjusted income towards rent and utilities if you rent a unit under the payment standard.

Security deposit assistance, when available, is provided by IDED.

THE LANDLORD'S ROLE -

The role of the landlord in the Section 8 Housing Program is to provide decent, safe and sanitary housing to tenants at a reasonable rent. The programs' requirements which the landlord must meet are those which a landlord must customarily provide. The dwelling unit must pass the programs' housing quality standards and be maintained up to those standards as long as the owner receives assistance payments. In addition the landlord is expected to provide the services agreed to as part of the lease with the tenant.

ADVANTAGES -

To TENANT:

1. A portion of your rent is paid.
2. You may live in decent, safe, and sanitary housing.
3. You may choose where you want to live.
4. Security deposit when available.

To LANDLORD:

1. You have a written lease.
2. You have complete freedom to rent to the eligible family of your choice provided you do not discriminate against any person or group of persons.

INCOME LIMITS

Gross Annual Income Under:

<u>Family Size</u>	<u>Winneshiek Co.</u>	<u>Allamakee</u> <u>Clayton</u> <u>Fayette</u> <u>Howard</u>
1	\$21,700	\$20,500
2	\$24,800	\$23,400
3	\$27,900	\$26,350
4	\$31,000	\$29,250
5	\$33,500	\$31,600
6	\$36,000	\$33,950
7	\$38,450	\$36,300
8	\$40,952	\$38,650

To be eligible for the Section 8 Rental Assistance Program, the units to be leased must be located in the following counties and you have to live in our jurisdiction for one year to be eligible to move elsewhere.

Allamakee Clayton Fayette Howard
Winneshiek Counties:
(We do not cover Decorah)

<i>Lansing</i>	<i>Arlington</i>
<i>New Albin</i>	<i>Fayette</i>
<i>Postville</i>	<i>Oelwein</i>
<i>Waukon</i>	<i>Waucoma</i>
<i>Clayton</i>	<i>West Union</i>
<i>Elkader</i>	<i>Chester</i>
<i>Farmersburg</i>	<i>Cresco</i>
<i>Garnavillo</i>	<i>Elma</i>
<i>Guttenberg</i>	<i>Lime Springs</i>
<i>Marquette</i>	<i>Riceville</i>
<i>McGregor</i>	<i>Calmar</i>
<i>Monona</i>	<i>Ossian</i>
<i>Strawberry Point</i>	

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SECTION 8 HOUSING VOUCHER

RENTAL ASSISTANCE PROGRAM



For further information concerning the Rental Assistance Program, contact:

Bev Krambeer, Housing Supervisor
Becky Zieman, Housing Coordinator
Karine Schager, Housing Coordinator

Upper Explorerland
Regional Housing Authority
134 West Greene Street
P.O. Box 219
Postville, IA 52162-0219
563/864-7551
Relay Iowa

Applications are taken in house at 134 W. Greene Street in Postville on Mondays from 8 am – 3:30 pm. Please bring all Birth Certificates, Social Security cards for all family members and a current ID.

**UPPER EXPLORERLAND
REGIONAL HOUSING AUTHORITY**

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