

Decorah Low-Rent Housing Agency

Section 8 Rental Assistance

What is the Section 8 Program?

It is HUD's federally funded program to provide rental assistance to low-income families to secure decent, safe, sanitary, and affordable housing in a non-discriminatory manner from the private rental market.

Program eligibility is determined by a family's household income. If you have not committed any serious criminal offense, do not owe another housing agency money and are a US citizen or documented permanent resident, you may be eligible for assistance.

Is There a Waiting List?

There is a list of eligible applicants. Your placement on the waiting list will be determined by the date and time we receive your pre-application in the office and your family's situation.

Where Can I Live?

You will find your own home. It may be an apartment or a house. It could possibly be where you live now if you wish and it passes the required inspection. It must be within the city limits of Decorah and determined rent reasonable.

What is the Purpose of the Inspection?

The unit must pass the Housing Quality Standards (HQS) inspection. The inspector looks for safety items such as:

- tripping hazards
- leaks
- wiring
- broken windows
- smoke detectors

No assistance will be provided until all repairs are completed and reinspected. If a child under age 6 is in your household, peeling and chipping paint will be monitored to keep children safe from lead poisoning.

How Much Will My Rent Be?

There are many factors that determine how much you will pay for rent and utilities; however, you will usually pay 30% to 40% of your adjusted income. You will not be able to rent a unit where you pay more than 40% of your income for rent and utilities.

Is There a Lease or Contract?

The landlord you rent from may have a lease for you to sign. You will need to follow the landlord's lease requirements. Our Agency also has an addendum to the lease that states your requirements to remain on the program and you will have a contract (a Housing Choice Voucher) between you and the Decorah Housing Agency.

The landlord must sign a contract with the Decorah Housing Agency that states each parties' obligations to provide you a decent and affordable place to live.

All documents must comply with State, Federal and local laws.

Tenant Advantages for participating:

- A portion of your rent is paid
- You will live in decent, safe and sanitary housing
- You may choose where you want to live within Decorah

Owner Advantages for participating:

- You have a written lease
- You will have a Housing Assistance Payments Contract with the Decorah Housing Agency for a portion of the family rent
- You have complete freedom to rent to the eligible family of your choice, providing you do not discriminate against any person or group of persons

Contact information:

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Office Hours:

10 am - 1 pm weekdays

This agency is housed with NEICAC under a contract between the Decorah Low-Rent Housing Agency Board and NEICAC