



**SECTION 8
HOUSING CHOICE
VOUCHER PROGRAM**

Housing Choice Vouchers (HCV) provides the opportunity for lower-income families to receive rental assistance in homes which they currently live if the home meets program requirements.

Rent paid by the family is based on income and eligible deductions. Rent is reviewed and recalculated at least annually. Adjustments to the amount of rent paid by the family are made if family circumstances change before the annual review.

Generally, after the initial one year lease requirement is met, the lease is then month-to-month thereafter.

Homes on the program are inspected at least annually to ensure it meets the minimum housing quality standards as established by HUD.

Families must meet income and other requirements to be eligible for the program.



Bancroft ★	WINNEBAGO Forest City★	Northwood ★ WORTH Manly★	MITCHELL ★Osage
	★Algona KOSSUTH	★Britt HANCOCK	★Clear Lake FLOYD ★Rockford
		★Sheffield	
		★Hampton FRANKLIN	

The NIRHA jurisdiction includes Cerro Gordo County (excluding the incorporated city limits of Mason City), Floyd County (excluding the incorporated city limits of Charles City), Franklin County, Hancock County, Kossuth County, Mitchell County (excluding the incorporated city limits of Riceville), Winnebago County and Worth County.



North Iowa Regional Housing Authority
202 1st Street SE Suite 203
Mason City, IA 50401
Phone: 641-423-0897
Toll Free: 888-817-1841
Fax: 641-423-1624
Email: info@nirha.com
www.nirha.com



***NORTH IOWA
REGIONAL
HOUSING
AUTHORITY***

**SECTION 8 HOUSING CHOICE
VOUCHER PROGRAM**

*An affordable rental option located in
eight counties of northern Iowa*



The mission of the North Iowa Regional Housing Authority (NIRHA) is to assist low-income families with decent, safe and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives. NIRHA is committed to operating in an efficient, ethical, and professional manner. NIRHA will create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission.



Section 8 Housing Choice Voucher Program (HCV)

The HCV program places the choice of housing in the hands of the individual family.

The housing unit selected by the family must meet an acceptable level of health and safety before the housing agency can approve the unit. When the HCV holder finds a unit that it wishes to occupy and reaches an agreement with the landlord over the lease terms, the housing agency must inspect the dwelling and determine that the rent requested is reasonable.

The family's share of the rent is calculated by the housing agency. Total household income, allowable deductions, contract rent and utilities are considered when completing the calculation. Generally, families will pay approximately 30% of the family's monthly adjusted income.

A family's housing needs change over time with changes in family size, job locations, and for other reasons. The HCV is designed to allow families to move without the loss of housing assistance. Moves are permissible as long as the family notifies the housing agency ahead of time, terminates its existing lease within the lease provisions, and finds acceptable alternate housing.

Under the HCV, new voucher-holders may choose a unit anywhere in the United States if the family lived in the jurisdiction of the housing agency issuing the voucher when the family applied for assistance. Those new voucher-holders

not living in the jurisdiction of the PHA at the time the family applied for housing assistance must initially lease a unit within that jurisdiction for the first twelve months of assistance. A family that wishes to move to another housing agency's jurisdiction must consult with the housing agency that currently administers its housing assistance to verify the procedures for moving.

Tenant, Landlord, & Housing Agency Rolls

Tenant's Obligations: When the family is settled in a new home, the family is expected to comply with the lease and the program requirements, pay its share of rent on time, maintain the unit in good condition and notify the PHA of any changes in income or family composition.

Landlord's Obligations: The role of the landlord in the HCV is to provide decent, safe, and sanitary housing to a tenant at a reasonable rent. The dwelling unit must pass the program's housing quality standards inspection requirements and be maintained up to those standards as long as the owner receives housing assistance payments.

Housing Authority's Obligations: The housing agency administers the HCV. The housing agency provides a family with the housing assistance that enables the family to seek out suitable housing and the enters into a contract with the landlord to provide housing assistance payments on behalf of the family. If the landlord fails to meet the owner's obligations under the lease, the housing agency has the right to terminate assistance payments.

The housing agency must reexamine the family's income and composition at least annually and must inspect each unit at least annually to ensure that it meets minimum housing quality standards.

Eligibility Requirements

Eligibility for the HCV is determined by the housing agency based on the total annual gross income and family size and is limited to US citizens and specified categories of non-citizens who have eligible immigration status.

During the application process, the housing agency will collect information on family income, assets, and family composition. The housing agency will verify this information with other local agencies, employers and banks, and will use the information to determine program eligibility and the amount of the housing assistance payment.

If the housing agency determines that your family is eligible, your name will be placed on a waiting list, unless you are able to be assisted immediately. Once your name is reached on the waiting list, the housing agency will contact you and issue to you a housing voucher.

Additional Information go to:

http://www.hud.gov/offices/pih/programs/hcv/about/fact_sheet.cfm