Section 8 Housing Choice Voucher Rental Assistance Program

Upper Explorerland Regional Housing Authority (UERHA) facilitates the rental assistance program assisting lower-income families to live in decent, safe, and sanitary housing. Existing rental properties are utilized with a private-market approach allowing tenants and landlords to reach an agreement on tenancy. UERHA approves units and provides a rental assistance subsidy on behalf of the tenant.

HOW RENTAL UNITS ARE SELECTED

Families who have been issued a voucher and determined eligible for the program are encouraged to locate a house, apartment, or mobile home that best suits their needs. The unit must also meet rental inspection housing quality standards. In addition, the unit may not exceed the payment standards. Payment standards are established by unit size for each county served. When a family is determined eligible for the program, they are notified of their voucher unit size on the basis of their family size and composition. The voucher size is applicable to the current payment standard.

Payment Standards Effective 1/1/26 for Allamakee, Clayton, Fayette, and Howard Counties range:

$682 - 0 Bedroom Unit

$700 to 838- 1 Bedroom Unit

$919 - 2 Bedroom Unit

$1,127 to $1,278 - 3 Bedroom Unit

$1,304 to $1,476 - 4 Bedroom Unit

Winneshiek County:

$682 - 0 Bedroom Unit

$700 - 1 Bedroom Unit

$919 - 2 Bedroom Unit

$1,212 - 3 Bedroom Unit

$1,217 - 4 Bedroom Unit

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

THE TENANT'S ROLE

- Pay the tenant share of rent
- Allow the landlord and UERHA to inspect the unit at reasonable times and after reasonable notice
- Notify the landlord and UERHA in writing before moving from the unit in accordance with the lease
- Maintain the unit in a sanitary condition
- Supply to UERHA any information that UERHA determines to be necessary
- Pay 30% of your gross monthly adjusted income towards rent and utilities
- Report all income changes within ten days

THE LANDLORD'S ROLE

- Lease decent, safe, and sanitary housing to tenants at a reasonable rent
- Maintain the dwelling unit to pass the programs rental inspection housing quality standards and be maintained up to those standards as long as the owner receives housing assistance payments
- Provide services agreed to as part of the lease with the tenant
- Notify UERHA of any significant matters with the tenant or the unit that impact tenancy
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ADVANTAGES TO TENANT

- Housing stability
- Reside in decent, safe, and sanitary housing
- Choose your own unit
- A portion of your rent is paid

ADVANTAGES TO LANDLORD

- Reliable income
- Regular inspections of rental unit
- Written lease security
- Rent portion from UERHA paid directly to the landlord

GROSS ANNUAL INCOME LIMITS

Effective 5/1/2026

Family Size	Allamakee, Clayton, Fayette, Howard Co.	Winneshiek Co.
1	$37,150	$32,950
2	$42,450	$37,650
3	$47,750	$42,350
4	$53,050	$47,050
5	$57,300	$50,850
6	$61,550	$54,600
7	$65,800	$58,350
8	$70,050	$62,150

For further information regarding the rental assistance program, contact:

Karine Guese, Lead Housing Coordinator

kguese@uerpc.org

563-419-6337

Crystal Wagner, Housing Coordinator

cwagner@uerpc.org

563-419-6102

Connie Looney, Housing Coordinator

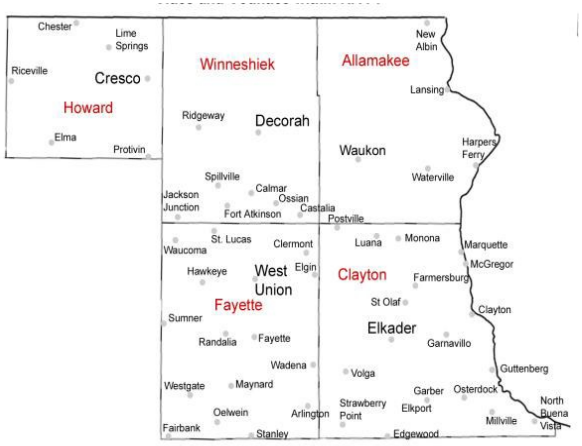
clooney@uerpc.org

563-419-6306

Online applications are located at uerpc.org under Section 8 Application. If you need assistance completing an application, please call 563-864-7551 for an appointment .

Rental units must be located in the following counties. Participants must live in this jurisdiction for one year to be eligible to move elsewhere.

Allamakee, Clayton, Fayette, Howard, and Winneshiek



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Office Hours:

Monday, Tuesday, Thursday

8-12/12:30-4:30; Wednesday 8-12;

Friday 8-12/12:30-3:30

Updated 5/1/26

EQUAL HOUSING OPPORTUNITY

SECTION 8 HOUSING CHOICE VOUCHER RENTAL ASSISTANCE PROGRAM

UPPER EXPLORERLAND REGIONAL HOUSING AUTHORITY

325 Washington Street

Decorah, IA 52101

Telephone: 563-382-6171

563-864-7551

Relay Iowa