

What is Section 8?

The Rice County Housing and Redevelopment Authority is a public housing authority that administers the federally funded Housing Choice Voucher Program through a cooperative agreement with the U.S. Department of Housing and Urban Development. The program is designed to provide affordable, safe, decent and sanitary rental housing for low and moderate income families. As vouchers become available, eligible families are called from the waiting list which opens periodically. The Housing Choice Voucher Program enables families to locate housing in the private rental market where landlords are willing to participate and where the rents are comparable to similar unassisted units and falls within the program's guidelines. When families begin renting assisted units, they must pay a minimum of 30%, not to exceed 40%, of their monthly adjusted income towards rent and utilities. This calculation of assistance is done by the housing authority.

How to Apply for Section 8

Process

Applications will be made available at the Housing Authority main office. Applicants may complete one application per household, which will be date and time stamped upon receipt by the Housing Authority. This is a preliminary application to be placed on the wait list.

Issuing a Voucher

Once a family reaches the top of the waiting list, all information has been verified, their eligibility determined, their subsidy calculated, and they have attended the family briefing, the Housing Authority of Rice County will issue the housing choice voucher. At this point the family begins their search for a unit.

Finding a Place to Live

Voucher holders may search the private rental market for a housing unit that is decent, safe and sanitary according to federal Housing Quality Standards (HQS established by the U.S. Department of Housing and Urban Development). A copy of the HUD booklet, "A Good Place to Live!" is a good resource and is provided at the briefing meeting. The Housing Authority also has a list of landlords available at the HRA office. When a unit is found and the owner agrees to lease it under the Housing Choice Voucher Program, the Housing Authority will inspect the property. After the unit passes HQS inspections and rent has been approved, the landlord and tenant enter a lease for an initial term of one year. The landlord and HRA enter into an agreement called a Housing Assistance Payments Contract, through which the rent is assisted on the tenant's behalf. The tenant is responsible for the monthly payment of the difference between the total rent and the Housing Assistance Payment.