



Housing Highlights

Annual Inspections



Due to concerns associated with COVID-19 and in accordance with the United States Centers for Disease Control and prevention (CDC) and the Department of Housing and Urban Development (HUD), all annual inspections will be postponed at this time. This step

is being taken to minimize the health risk to our clients, landlord partners, and staff. While face-to-face interactions are being minimized until further notice, move-in inspections of unoccupied units will continue to be conducted. For program information and updates, please visit our website at <https://www.jocogov.org/dept/human-services/housing/housing-authority>



2019 Property Taxes

The Johnson County Housing Authority (JCHA) is required to check the tax status of property owners who participate or wish to participate in the Housing Choice Voucher Program. In accordance with the Code of Federal Regulations [24 CFR 982.306 (c)] if a property owner is found to be delinquent in paying their taxes to Johnson County, the unit and the owner will not be approved and any properties under existing Housing Assistance Payments (HAP) Contracts with the JCHA will be terminated. The second half of 2019 Property Taxes were due on May 11, 2020. Check the following website for more information, including how to pay:

<https://www.jocogov.org/dept/treasury-and-financial-management/home>



Initial Inspections

All units on the Housing Choice Voucher (HCV) Program must pass an initial inspection before a Housing Assistance Payments (HAP) Contract can start and the Housing Authority can start assisting with rent. While the tenant may already reside in the unit, the Housing Authority is not responsible for any rent until an initial inspection is passed (No initial inspections of occupied units will take place at this time). The make ready of the unit should include:



- Fresh Paint
- Clean Carpets/Floors
- Unit Cleaned to Move In Condition
- All utilities (gas, electric, and water) must be turned on for the unit. It is not the prospective tenant's obligation to turn on utilities but they may transfer the utilities to their name.
- The hot water tank must be lit, working properly, and not in vacation mode.
- The furnace must be in safe and proper working order. If a furnace appears to be in questionable working condition or is over 10 years old, a furnace statement from a certified HVAC person will be required.

Inspectors must be given proper notice to accommodate an initial inspection in their schedule. You will be notified if a unit fails an inspection. A list of deficiency items will be mailed to the address we have on file. When a unit passes an initial inspection, an Occupancy Specialist will notify you of the lease start date.

MOVE IN DATES

The Johnson County Housing Authority will permit voucher holders to move into new units on any date that falls from the 1st of the month through the 15th of the month, provided that the unit has passed our inspection. If the tenant is unable to move in by the 15th of the month, they will have to wait and move in on the 1st of the month that follows, provided that the unit has passed inspection. This practice allows the staff to concentrate on other monthly duties that they need to perform, such as annual inspections, annual recertifications, interim recertifications, end participations, etc. in order to prepare for the upcoming check run. A new unit must pass inspection on or before the 15th of the month in order to have an immediate move in. Rarely do we allow move ins to take place on the same day the unit passes inspection as it takes at least one day to process the situation.





Our Mission is.....

“ Providing essential human services as a safety net, targeting older adults, people with a disability, and low-income families, in order to support independence, dignity, and self sufficiency. “

CONTACT INFORMATION

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Save the Date
Educational Workshop for
Tenants and Landlords
October 14, 2020
Time and Location to be Announced



Johnson County Housing Services

“Let’s work together in partnership”

Free Rental Listings, Pool of Renters and Timely Payments



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