



Housing Highlights

Understanding our Roles

The Tenant, The Landlord, and The Johnson County Housing Authority

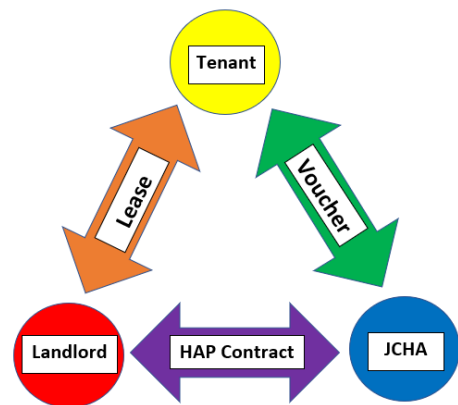
Once the Johnson County Housing Authority (JCHA) approves and passes an inspection for an eligible family's housing unit, the family and the landlord sign a lease. At that same time, the landlord and JCHA sign a Housing Assistance Payments (HAP) Contract. This means that everyone—tenant, landlord, and JCHA—has obligations and responsibilities under the Housing Choice Voucher (HCV) Program.

Tenant Obligations: The tenant must sign a lease with the landlord for one year. The tenant is expected to comply with the terms of the lease and the program requirements which are outlined on the tenant's Housing Choice Voucher. Tenants are expected to pay their portion of the rent on time to the landlord, maintain the unit in good condition, and notify the JCHA of any changes in income or family composition.

Landlord's Obligations: The role of the landlord in the HCV Program is to provide decent, safe, and sanitary housing to a tenant at a reasonable rent. The unit must pass the program's Housing Quality Standards inspection and be maintained up to those standards as long as the owner receives Housing Assistance Payments. In addition, the landlord is expected to provide the services agreed to as part of the lease signed with the tenant and the HAP Contract signed with the JCHA.

Johnson County Housing Authority Obligations: The JCHA administers the HCV Program in Johnson County, except the City of Olathe. The JCHA provides tenants with housing assistance in the form of a Housing Choice Voucher, enabling tenants to seek out affordable, decent, safe and sanitary housing. The JCHA then enters into a HAP Contract with the landlord allowing the JCHA to make Housing Assistance Payments on behalf of the tenant. The JCHA is charged with upholding the terms of the HAP Contract sometimes resulting in abating or terminating Housing Assistance Payments. The JCHA must reexamine the household's income and composition at least annually, and inspect each unit at least annually to ensure that it meets minimum Housing Quality Standards.

The Johnson County Housing Authority wants landlords to know we are here to work in partnership with you! As a participating landlord, you have access to Occupancy Specialists, Inspectors, and a Recruiter to answer any questions regarding tenants and housing. Please feel free to contact the Occupancy Specialist assigned to your renter, or you can contact Pam Harris, Housing Recruiter, at 913-715-6618 or e-mail, Pam.Harris@JoCoGov.org. JCHA is currently seeking new landlord partnerships; please share our information with a colleague.



DIRECT DEPOSIT DATES

| | | |
|---------------|-------------------|------------------|
| March 2, 2020 | July 3, 2020 | November 2, 2020 |
| April 3, 2020 | August 3, 2020 | December 2, 2020 |
| May 4, 2020 | September 2, 2020 | January 6, 2021 |
| June 1, 2020 | October 2, 2020 | |

For a complete list of dates for direct deposit, e-mail notification, and check run/mail, visit our website at: <https://www.jocogov.org/dept/human-services/housing/housing-authority>

UPDATE!!!!

The next landlord meeting will
be taking place

FALL 2020



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

Director:

David Ward (913) 715-6601 David.Ward@JoCoGov.org

Deputy Director:

Jesse Mofle (913) 715-6602 Jesse.Mofle@JoCoGov.org

Program Supervisor:

Jerome Franks (913) 715-6603 Jerome.Franks@JoCoGov.org

Receptionist:

Jerlinda Harris (913) 715-6600 Jerlinda.Harris@JoCoGov.org

Housing Resource Recruiter:

Pam Harris (913) 715-6618 Pam.Harris@JoCoGov.org

Occupancy Specialists:

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|------------------|---------------|------------------------------|
| Shannon Ausmer | (913)715-6619 | Shannon.Ausmer@JoCoGov.org |
| Courtney Collins | (913)715-6610 | Courtney.Collins@JoCoGov.org |
| Molly Guinto | (913)715-6609 | Molly.Guinto@JoCoGov.org |
| Gwen Green | (913)715-6657 | Gwen.Green@JoCoGov.org |
| Lesia Lewis | (913)715-6608 | Lesia.Lewis@JoCoGov.org |
| Adrienne Silvers | (913)715-6611 | Adrienne.Silvers@JoCoGov.org |

Inspectors:

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|---------------|---------------|---------------------------|
| Annette Wells | (913)715-6607 | Annette.Wells@JoCoGov.org |
| Greg Kessell | (913)715-6606 | Greg.Kessell@JoCoGov.org |

Intake Specialists:

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|-------------------|---------------|-------------------------------|
| Kimberly Nuessen | (913)715-6604 | Kimberly.Nuessen@JoCoGov.org |
| Shakeena Richards | (913)715-6605 | Shakeena.Richards@JoCoGov.org |

Policy Update

The Johnson County Housing Authority has established a policy that does not permit the use of unreported income in the calculation of the affordability of units under the Housing Choice Voucher Program. Tenants are not permitted to submit income received from relatives, friends, or other sources in order to have enough income to afford a unit that was previously determined to be unaffordable based on the verified income of the household.

This policy does not prohibit the use of recently obtained, verifiable employment income, unemployment income, Social Security Income, TANF income, pensions, retirement income, and other similar sources of verifiable income.

