Applying for Housing Service Programs

There are several ways to apply for the many programs of Johnson County Housing Services.

Visit Johnson County Housing Services at:
12425 West 87th Street Parkway - Suite 200
Lenexa KS 66215

Contact us at:
- Main Number: (913) 715 6600
- Housing Choice Voucher Program: (913) 715 6600
- Family Self-Sufficiency Program: (913) 715 6619
- Homebuyer Assistance Program: (913) 715 6616
- HOME Program: (913) 715 6612
- Minor Rehabilitation Program: (913) 715 6616
- Weatherization Program: (913) 715 6618

Access the appropriate application online at:
www.jocogov.org/dept/human-services/home

Johnson County Government does not discriminate on the basis of race, color, national origin, sex, religion, age, familial status, or disability in employment or the provision of services.

If you feel that you have been discriminated against, you have the right to file a complaint with Human Services VOICE (913) 894 8811 or TTY (913) 894 8822.
Family Self-Sufficiency Program

Does this sound like you?
- “I need better jobs skills!”
- “I need more education!”
- “I want to be more independent!”
- “I wish I could afford a savings account!”
- “I would like to own my own home!”

If you are a Housing Choice Voucher Program (Section 8) participant and you share one or more of these goals, the Johnson County Housing Authority Family Self-Sufficiency Program may be just what you are looking for.

The Family Self-Sufficiency Program assists families in striving for the advancement of economic independence and social well-being. The program achieves this by providing support through community services and direct case-management services - free of charge. Participants have the opportunity to save money in an escrow account by achieving their individual goals.

Who may apply?
Any current Johnson County Section 8 program participant may apply. (This does not include persons on the waiting list.) Applicants must be current on lease payments and be receiving housing assistance. Participants must also have a strong desire and willingness to achieve individual goals of self-sufficiency.

What are the benefits?
- **Case management services:** employment services, personal counseling, career counseling, money management, housing counseling, and education counseling.
- **Supportive services:** assistance with affordable child care, household management, transportation, and energy and weatherization issues.

Housing Choice Voucher
“Section 8” Program

The Johnson County Housing Authority administers a Housing Choice Voucher (HCV) Program (commonly referred to as Section 8). This program helps low-income households pay their rent. The Johnson County Housing Authority does not operate a conventional public housing program (housing owned and rented out by the Housing Authority). Instead, HCV provides qualified households with a voucher that allows them to choose their housing.

**Voucher waiting list:**
Once a household has applied for HVC assistance, their name is placed on the waiting list. Once their name comes to the top of the waiting list and a voucher is available, the household’s income, citizenship status and criminal history are reviewed to determine their eligibility. If eligible, they are issued a voucher and given directions on how to use it. Vouchers become available when a household holding a voucher leaves the program.

**How are rent costs shared between the household and HCV?**
Households are required to contribute 30% of their household income for housing (rent and utilities). The HCV program will pay for the rest of the rent (up to Fair Market Rent limitations set by the Federal Government). Rent amounts for HCV units cannot exceed the amount paid for comparable units on the open rental market.

HCV households are required to meet the requirements of their leases in order to maintain their assistance. Households are reviewed annually to determine their continued eligibility for assistance.

**What is the application process?**
Due to the great demand for rental assistance, the Johnson County Housing Authority limits the number of applications that it accepts. It also accepts applications only at certain times during the year. The Housing Authority is required to give public notice of **when, where, and how** it will be accepting applications.
**HOME Program**

The **Home Rehabilitation (HOME) Program** is designed to help eligible Johnson County homeowners with rehabilitation of their homes, bringing them into compliance with local housing codes and HUD Housing Quality Standards. The HOME Program also addresses health and safety issues, accessibility for persons with disabilities and lead-based paint hazards. The HOME Program is not a remodeling program, nor does it provide for general upgrades or luxury items.

**Is there any cost to me?**

Assistance is provided as a deferred payment loan having a 10-year term at zero % interest. A mortgage lien is recorded with Johnson County Records and Tax Administration, for the amount of assistance received. This mortgage is forgiven at the rate of 10% of the original principal, per year, over a 10-year period. If you live in your home for 10 years after HOME Program projection completion, the mortgage lien is completely forgiven and there is no further obligation. However, if you cease to occupy the property as your primary residence or there is a transfer of ownership, the unforgiven balance of the mortgage lien must be repaid.

**Who is eligible?**

You must meet nine (9) requirements to receive HOME Program assistance:

- home located within the jurisdiction of JoCo Housing Services
- you must own and occupy your home as your primary residence
- there can be no more than one (1) mortgage lien against your home
- mortgage payments must be current
- necessary repairs must cost at least $1,000
- total household income does not exceed 80% of Area Median Income
- property tax payments are current
- home is not located in a Special Flood Hazard Area
- post-rehab appraised value must not exceed established HUD limits

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**Homebuyer Assistance Program**

Johnson County Human Services **Homebuyer Assistance Program** is designed to assist eligible persons with down payment and/or closing costs assistance towards the purchase of a home. The program is funded by the U.S. Department of Housing and Urban Development (HUD).

**Is there any cost to me?**

You must contribute a minimum of $500, or 1% of the purchase price, whichever is greater. Homebuyer Assistance is provided as a deferred payment loan for five years at zero percent interest. The lien is recorded with the Johnson County Records and Tax Administration Office. This home must be used as your primary residence and may not be rented out during the five year period. For each year you live in the home, twenty percent (20%) of the initial loan amount is forgiven. If you live in the purchased home for the required five years without selling it, the loan is completely forgiven. However, if the property changes ownership, the remaining unforgiven balance of the loan must be repaid.

To qualify for this assistance, you must meet the following:

- be a Johnson County KS resident (no length of time required) or be employed in Johnson County for at least two (2) consecutive years
- total household income does not exceed 80% of Area Median Income

**What types of properties can be purchased?**

- site built homes
- modular homes
- single-family homes
- condominium units
- townhouse units

**What can be paid with program funds (deferred payment loan)?**

- title fees and recording fees
- appraisal fees
- credit reports
- processing and settlement costs
- private lender origination fees
- reduction of principal balance of mortgage loan
Weatherization Program

Are you interested in lowering your utility bills and increasing the comfort of your home?

Our Weatherization Program may be the answer! Through this program, we are able to help low-income residents of Johnson County make their homes safer, more comfortable, and more energy-efficient.

You are eligible for the Weatherization Program if:

- you are a low-income resident of Johnson County, KS: and
- you own or rent a residence; and
- you pay at least a portion of your utility bills; and
- household gross income does not exceed KS low-income guidelines, or a household member has received SSI or AFDC within the last 12 months

The following services may be provided to eligible participants:

- Whole-house energy audit
- Furnace inspection:
  - efficiency tests
  - checking and correcting safety problems
  - cleaning the furnace and replacing filters
  - sealing duct work
  - repairing or replacing unsafe equipment
- Sealing structure air leaks:
  - locating air leaks in your house
  - sealing the most serious leaks
  - ensuring a safe level of air movement
- Attic and wall insulation:
  - evaluating insulation levels in your home
  - adding attic insulation up to R-30
  - installing wall insulation

Benefits of weatherization include efficient and safe furnace operation, reduction in heat loss through ceilings/walls, and lower utility costs.

Minor Home Rehabilitation Program

The Minor Home Rehabilitation (MHR) Program assists Johnson County homeowners with minor home rehabilitation and repair needs, code citation issues, and accessibility modifications for persons with disabilities. The MHR Program helps with repairs which, if not addressed, would have a negative effect on the health, safety, or accessibility needs of the homeowner. The primary focus of the MHR Program is repairing or replacing the mechanical systems in the home as well as performing necessary modifications to make the home more accessible. The MHR Program is not intended to provide what is normally considered routine homeowner maintenance.

The MHR Program will address:

- major system repair or replacement: windows, doors, plumbing and electrical service upgrades, HVAC, hot water heaters, gas lines, sewer lines, guttering, and concrete flatwork
- minor services and repairs: faucet replacement, drain line cleaning and repair, electrical outlet grounding and repair, smoke and carbon monoxide detectors, and other minor issues determined eligible
- code citations: exterior property condition code violations to include wood rot and deterioration
- accessibility: bathroom modifications, ramps, grab bars, specialty fixtures, adaptive signaling devices

You are eligible for MHR Program assistance if:

- your home is located within jurisdiction of JoCo Housing Services
- you own and occupy your home as your primary residence
- total household income does not exceed 80% of Area Median Income
- property tax payments are current
- home is not located in Special Flood Hazard areas
- home is not presently for sale, and will not be sold within 12 months