



12425 W. 87th Street Parkway, Suite 200
Lenexa, KS 66215-4524

- PHONE • 913-715-6600
- TTY • 913-715-6633
- FAX • 913-715-6632
- WEB • hsa.jocogov.org





Johnson County Housing Services assists low-income residents through a unique collaboration between other county departments, nonprofit agencies, and local, state, and federal governments. Housing Services manages the resources of multiple programs to provide the following services:

- Neighborhood Stabilization Program
- Family Self-Sufficiency Program
- HOME Program
- Minor Home Rehabilitation Program
- Weatherization Program
- First-Time Homebuyers Program

Neighborhood Stabilization Program

The Neighborhood Stabilization Program is funded through the Housing and Economic Recovery Act of 2008. Johnson County Housing Services will purchase foreclosed homes, perform necessary rehabilitation to meet local building codes and Housing Quality Standards, and then sell properties at a discounted price to families whose incomes are between 50 and 120 percent of Area Median Income.

For more information on this program, please call 913-715-6601.

Family Self-Sufficiency Program

Does this sound like you?

- “I need better job 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’re 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?

All current Johnson County Section 8 program participants may apply. This does not include persons on the waiting list. Family Self-Sufficiency Program participants must be current on your lease payments and be receiving housing assistance. Participants also must 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 educational counseling.
- **Supportive services:** Assistance with affordable child care, household management, transportation, and energy and weatherization issues.

The slogan for this program, which we take seriously, is
Helping Families Move To New Heights

For more information on this program, please call 913-715-6619.



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 housing quality standards, as well as addressing health and safety issues, improving accessibility for persons with disabilities, and addressing lead-based paint. The program also sustains neighborhoods. *The HOME program is not a remodeling program and does not provide for general upgrading or luxury items.*

Is there any cost to me?

Assistance is provided as a deferred loan for 10 years at 0 percent interest and is recorded with the Johnson County Records and Tax Administration Office. The great thing about the program is that 10 percent of the loan is forgiven each year. If you live in your home for 10 years after the rehabilitation, the loan is completely forgiven and you incur no expense. If at any time the property changes ownership, the remaining unforgiven balance of the loan must be repaid.

Who is eligible?

A household must meet seven basic eligibility requirements to participate:

- Your home must be located in Johnson County, Kansas; *and*
- You must own and occupy your home; *and*
- If your home is secured by a mortgage, the payment must be current; *and*
- The repairs must cost a minimum of \$1,000 to correct; *and*
- Your total household gross income cannot exceed the 80 percent median income guidelines, as published annually by HUD (call for current income limits.); *and*
- The value of your HOME-assisted property after rehabilitation must not exceed 95 percent of the median purchase price for the area, as published by HUD; *and*
- All property taxes must be verified.

Home eligibility

Our Rehabilitation Specialist will come to your home and do a complete inspection. Site conditions will also be inspected. An environmental review and possible lead paint inspection will be performed and final determination of eligibility will be made.

For more information on this program, please call 913-715-6612.

Minor Home Rehabilitation Program

The Minor Home Rehabilitation Program assists Johnson County homeowners with minor home rehabilitation and provides accessibility modifications for persons with a disability. Limited accessibility modifications are available for renters. The program helps with repairs which, if left unattended, would have a direct effect on the health, safety, or accessibility of the homeowner or renter. The primary focus of the program is repairing or replacing the mechanical systems in the home, and installing devices or performing modifications to make the home accessible. *The program does not provide for ordinary homeowner maintenance.*

What kinds of repairs are provided?

The Minor Home Repair Program will address:

- **Accessibility:** Bathroom modifications, ramps, repair or replacement of damaged interior or exterior stairs.
- **Major systems replacement:** Window replacement, plumbing, electrical, gas line failure, guttering, HVAC (heating, cooling, and ventilation, including ducting), driveway repair or replacement, sidewalks on the property of the homeowner.
- **Minor services:** Faucet replacement, drain line cleaning and repair, water heater replacement, central air conditioning (replacement of mechanical parts), furnaces (replacement of mechanical parts), smoke detectors, carbon monoxide detectors, and communication devices for persons who are deaf or hearing-impaired.

Who is eligible?

You are eligible for the Minor Home Rehabilitation Program if:

- You live in Johnson County, Kansas; *and*
 - Your annual gross income does not exceed the 80 percent median income guidelines, as published annually by HUD; *and*
 - You own and occupy your home; *and*
 - You are current on your property taxes; *and*
 - Your home is not for sale;
- or*
- You have a disability and rent your dwelling, in which case you will be required to obtain written permission from the landlord or owner.

For more information on this program, please call 913-715-6616.

Weatherization Program

Are you interested in lowering your fuel 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 more comfortable, safe, and energy-efficient.

Who is eligible?

You are eligible for the Weatherization Program if:

- You are a low-income resident of Johnson County, Kansas; *and*
 - You own or rent a residence; *and*
 - You pay at least a portion of your utility bills; *and*
 - Your total household annual gross income does not exceed the low-income guidelines, as published by the state.
- or*
- You or a household member have received SSI or AFDC within 12 months of applying.

What kinds of services are provided?

The Weatherization Program provides these services to eligible participants:

- **Whole-house energy audit.**
- **Furnace inspections:** Perform efficiency tests, check and correct safety problems, clean furnace and replace filter, seal duct work, repair or replace unsafe equipment. *Major benefit:* Safe, efficient furnace operation.
- **Air leakage sealing:** Locate air leaks in your house with test equipment, seal the most serious leaks, and ensure a safe level of air movement. *Major benefit:* Reduce utility bills.
- **Attic and wall insulation:** Determine insulation levels in your home, add attic insulation up to R-30, and install insulation in walls. *Major benefit:* Reduce heat loss through ceilings and walls.

For more information on this program, please call 913-715-6618.

First-Time Homebuyers Program

The First-Time Homebuyers Program assists qualified applicants with down payment and closing cost assistance. 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 percent of the purchase price of the home, whichever is greater. Assistance is provided as a deferred loan for five years at 0 percent interest, and is recorded with the Johnson County Records and Tax Administration Office. If you live in the purchased home for five years without selling it, the loan is completely forgiven and you incur no expense. However, if at any time the property changes ownership, the remaining unforgiven balance of the loan must be repaid. (For each year you live in the home, 20 percent of the loan is forgiven).

Who qualifies as a first-time homebuyer?

To be eligible for this program, you:

- May never have owned a home, or have not owned a home in the past three years; *or*
- Are a single parent who is unmarried or legally separated from a spouse and have one or more minor children for whom you have custody or joint custody, or you are pregnant; *or*
- Are a displaced homemaker adult who has not worked full-time for a full year in the labor force in recent years, but has worked primarily without remuneration to care for the home and family *and* are unemployed or underemployed *and* are experiencing difficulty in obtaining or upgrading employment; *or*
- Have an income less than 80 percent of the median income guidelines, as published annually by HUD.

All eligibility requirements must be verified.

Other guidelines

- Eligible property purchases are single-family homes, condominiums, and townhouses.
- The First-Time Homebuyers Program will cover processing and settlement costs, private lender origination fees, credit reports, title fees, recording fees, appraisal fees, and attorney fees.

For more information on this program, please call 913-715-6616.



JOHNSON COUNTY
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Applying for Housing Services Programs

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

- Visit Johnson County Housing Services at
12425 W. 87th Street Parkway, Suite 200
Lenexa, KS 66215-4524.
- Housing Services Main Number 913-715-6600 / VOICE
913-715-6633 / TTY
- Neighborhood Stabilization Program 913-715-6601
- Family Self-Sufficiency Program 913-715-6619
- HOME Program 913-715-6616
- Minor Home Rehabilitation Program 913-715-6616
- Weatherization Program 913-715-6618
- First-Time Homebuyers Program 913-715-6616
- Download an application online at
<http://hsa.jocogov.org> under “Housing Services.”



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, 913-894-8811 / VOICE or 913-894-8822 / TTY.

Johnson County is a Fair Housing Lender.
Equal Housing Opportunity

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