

Applying for Housing Services Programs:

- Visit Johnson County Housing Services at 12425 West 87th Street Parkway, Suite 200 Lenexa, KS 66215-4524
- Housing Services Main Number
913-715-6600/voice
913-715-6633/TTY
- HOME & Minor Home Rehabilitations Programs
913-715-6612
Sue.Carter@jocogov.org
- <http://www.jocogov.org/dept/human-services/home>
(Left column housing option tab)

FY 2017 Income Limits,
Johnson County, Kansas
Effective 4/14/17

The following income limits are based on HUD published median income guidelines for the Kansas City Metropolitan Area (MSA: Kansas City, MO-KS)

HOUSEHOLD SIZE	LOW INCOME	80% of Medium Income
1	\$41,900	
2	\$47,900	
3	\$53,900	
4	\$59,850	
5	\$64,650	
6	\$69,450	
7	\$74,250	
8	\$79,050	



A DIVISION OF HUMAN
SERVICES

The HOME and Minor Home Rehabilitation Programs



Johnson County Housing
Services
12425 West 87th Street Parkway
Lenexa, KS 66215
(913) 715-6612
(913) 715-6632/Fax

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; *and*
- You own and occupy your home; *and*

- If your home is secured by a mortgage, there can only be one mortgage and it 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; *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*
- You are current on your property taxes.

Minor Home Rehabilitation (MHR) Program

The MHR program assists Johnson County homeowners with minor home rehabilitation and provides accessibility modifications for persons with a disability. The program helps with repairs which, if left unattended, would have a direct effect on the health, safety or accessibility of the homeowner. 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 repairs are provided?

- 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), driveway repair or replacement and sidewalks on the property of the homeowner.
- Minor Services: Faucet replacement, drain line cleaning and repair, water heater replacement, central air conditioning and furnace repair, smoke detectors, carbon monoxide detectors and communication devices for persons who are hearing impaired.

Who is eligible?

- You live in Johnson County; *and*
- Your total household gross income cannot 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.