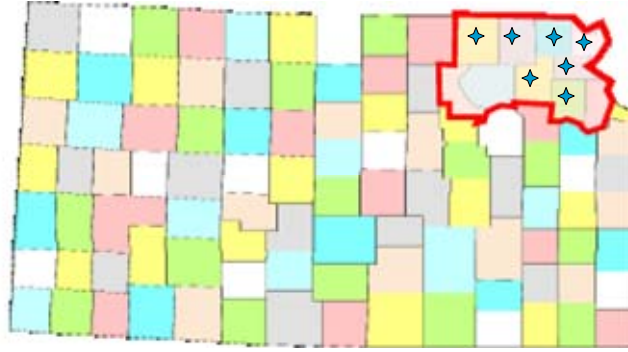


STAMP

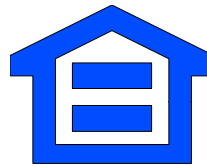
NEK-CAP, Inc. NEK-CAP, Inc.
 Section 8 Existing Housing Voucher Program
 PO Box 380
 Hiawatha, KS 66434-0380

NEK-CAP, Inc.
community
Action
 PARTNERSHIP
 Helping People. Changing Lives.

NEK-CAP, Inc. PHA Service Area



Rural areas and towns in the following counties are included in the Housing Choice Voucher Program: Atchison (except the City of Atchison), Brown, Doniphan, Jackson, Jefferson, Marshall and Nemaha.



Equal Housing Opportunity

NEK-CAP, Inc. Public Housing Authority does not discriminate against race, color, national origin, sex, religion, age or handicapped states in employment or provisions of programs or services.



Updated 10/21/2015

NEK-CAP, Inc.

We provide comprehensive education and social services to low-income community members through collaborative partnerships focused on promoting family development, empowerment, and economic security.



Housing Choice Voucher Program

A Guide for
 Prospective Landlords



NEK-CAP, Inc.
 Northeast Kansas Community Action Program
 Brown County Housing Authority
 1260 220th Street ~ PO Box 380
 Hiawatha, KS 66434
 Phone: 785-742-2222 or 888-904-8159
 TTD/TTY: 785-742-3087
 Fax: 785-742-2381
 nekcaph@nekcaph.org — www.nekcaph.org

What is Section 8 Housing?

"Section 8" is the name of a National Housing Program funded by the U.S. Department of Housing and Urban Development (HUD). "Existing Housing" means tenants rent an existing house, duplex, apartment or mobile home from a private owner. The dwelling was not built specifically for housing assistance, but it is an existing structure, previously rented to tenants paying full rent.

How does it work?

It provides rent subsidies to low-income families and individuals. Family income and composition primarily determines eligibility.

As a landlord, why should I participate?

- ◆ You will stabilize vacancies, as a family receiving a subsidy will be less likely to vacate.
- ◆ You will receive a reasonable rent that will cover your operating expenses and provide you a return on your investment.
- ◆ You will receive a prompt payment each month from the PHA, in addition to the portion which your tenant pays.
- ◆ Your current tenant can receive Section 8 assistance if income limits are met.

What type of housing is eligible?

All types can be considered...single family, duplex, apartment and mobile home.

- Units must be suitable size for tenant as determined by Housing Authority Guidelines.
 - Unit must be decent, safe and sanitary.
 - Unit will be inspected and must meet Housing Quality Standards of the Housing Authority.
 - Unit must not exceed reasonable rent; rent must be affordable for tenant in accordance with HUD Regulations.
 - Unit must be located in Atchison (except City of Atchison), Brown, Doniphan, Jackson, Jefferson, Marshall or Nemaha Counties.
- You are the landlord; you choose your tenants. You maintain the property yourself and may evict for good cause.

What about contracts and leases?

You complete a lease agreement with the tenant. You also arrange a security deposit with tenant up to the maximum permitted by law. You sign a "Housing Voucher Contract" with NEK-CAP, Inc. PHA. The Housing Voucher Contract outlines the Authority's "guarantees" and your "responsibilities" to which both agree, for as long as tenant is assisted with rent. If a problem arises that a tenant and owner cannot resolve after earnest effort, the Housing Authority will attempt to mediate a satisfactory solution.



As a landlord, I am interested in participating in NEK-CAP, Inc PHA Section 8 Existing Housing Assistance Program. I have the following properties in Atchison (outside the City of Atchison), Brown, Doniphan, Jackson, Jefferson, Marshall, and/or Nemaha Counties. *(Return this portion to NEK-CAP, Inc.)*

Landlord Name: _____

Address & Phone: _____

Address of properties

1. _____

(Street, City, County)

_____ of bedrooms; \$ _____ monthly rent

Utilities furnished: _____

2. _____

(Street, City, County)

_____ of bedrooms; \$ _____ monthly rent

Utilities furnished: _____

3. _____

(Street, City, County)

_____ of bedrooms; \$ _____ monthly rent

Utilities furnished: _____

4. _____

(Street, City, County)

_____ of bedrooms; \$ _____ monthly rent

Utilities furnished: _____