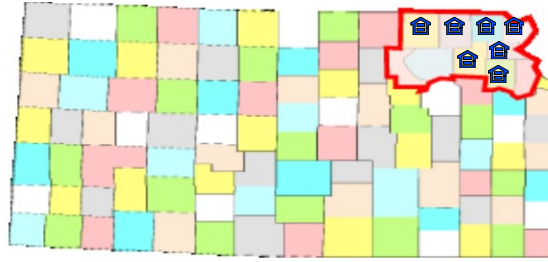



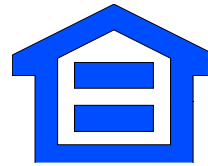
STAMP

NEK-CAP, Inc. NEK-CAP, Inc.
community Housing Choice Voucher Program
Action PO Box 380
PARTNERSHIP Hiawatha, KS 66434-0380
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.



NEK-CAP, Inc.'s Vision

One by one all individuals, families and communities become self-reliant.

NEK-CAP, Inc.

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



Housing Choice Voucher Program

A Guide for Prospective Landlords







NEK-CAP, Inc. Administrative Office
Northeast Kansas Community Action Program
Brown County Housing Authority
PO Box 380 ~ 1260 220th Street
Hiawatha, KS 66434
Phone: 785-742-2222 ~ Fax: 785-742-2164
nekcaph@nekcaph.org ~ www.nekcaph.org

What is the Housing Choice Voucher Program?

It is funded by the U.S. Department of Housing and Urban Development (HUD). It provides rental 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 with a return on your investment.
-  You will receive prompt payment each month from the Public Housing Authority (PHA), in addition to the portion which your tenant pays.
-  Your current tenant can receive rental assistance if income limits are met.



NEK-CAP, Inc. is an equal opportunity provider and employer.

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(s) 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(s) 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 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: _____