



Rental Housing Resources

34%

of Kansans are renters

Fair market rent for a two-bedroom apartment in Kansas is

\$874 / month

To keep housing costs below the recommended 30% of monthly expenses, a Kansas resident will need to make

\$16.81 / hour

to afford a standard two-bedroom apartment

Data for 2021, taken from the National Low-Income Housing Coalition's Out of Reach 2021 report.



Find housing. Start your search here:

- [Find An Apartment](#)
- [KHRC Affordable Housing List](#)
- [HUD Resource Locator](#)

Financial Assistance

[Tenant-Based Rental Assistance \(TBRA\)](#) helps income-eligible households with rent payments, security deposits, and/or utility deposits. Contact your county's grantee to learn about eligibility and application guidelines.

Emergency Housing

Kansas Housing works with local agencies to assist individuals facing eviction or homelessness. Find your [local provider](#).

Tenant Concerns

Contact us at 1-800-752-4422. Kansas Housing can assist in dispute resolution for tenants who receive Project-Based Section 8 assistance and/or live in tax credit developments. The Fair Housing Act prohibits housing discrimination on the basis of race, color, national origin, religion, sex, familial status, or disability. If you feel you have been discriminated against, [file a complaint](#).

FREQUENTLY ASKED RENTAL QUESTIONS

Q. How do I find an affordable property in my area?

A. The [Department of Housing and Urban Development \(HUD\) Resource Locator](#) enables users to search for rental assistance, emergency shelter, and resources by geographic area. [Kansas Housing's complete affordable property portfolio](#) is available online.

Q. Do I qualify for affordable housing?

A. For information on eligibility guidelines and application procedures, contact your affordable housing property, local housing authority office, or TBRA service provider.

Q. What is the difference in the application process to live in a HUD property vs. a tax credit property?

A. Each property owner sets its own application process. Tax credit properties can charge an application fee, whereas HUD properties cannot.

Q. When can I use a housing voucher and how do I apply?

A. As long as the property owner accepts the housing voucher, keeps the unit in a decent, safe, and sanitary condition, and agrees to have the unit inspected, you can use your voucher. Apply through your local housing authority. For [TBRA assistance](#), contact your local service provider.

Q. How do I know which properties in my area are designated as affordable?

A. The [HUD Resource Locator](#) details affordable properties and resources by geographic area. Kansas Housing's complete [affordable property portfolio](#) is available online.

Q. Why did rent at my affordable property increase?

A. The rent could increase because of a reported income change, or in the case of a tax credit property, because the owner is implementing a rent increase.

Q. What is a tax credit property?

A. Low-Income Housing Tax Credit (LIHTC) properties have specific income and rent maximums based on their location. LIHTC property owners receive tax credits for developing properties that comply with income and annual rent guidelines. To qualify, tenants must meet income requirements and certain student rules. The rent charged at LIHTC properties is not calculated based on the household's income.

Q. How do I find my local Public Housing Authority?

A. Use the [search tool](#) found on the HUD web page.

Q. What is a HUD property?

A. HUD administers federal aid to local housing authorities as well as private owners to provide decent, safe, and sanitary housing for low-income residents. The tenant portion of rent is based on 30 percent of the household's adjusted income.

Q. What is the difference between a tax credit and HUD property?

A. Tax credit properties charge a rental amount determined by the property owner, but within HUD guidelines by county. Tenants must meet income eligibility requirements, but rent is not calculated based on the household's income and does not change if the resident's income changes. Section 8 housing choice voucher holders may use their voucher for a tax credit or market-rate apartment.

HUD property rents are based on income. Residents pay 30 percent of their monthly adjusted income for rent. The remaining portion is subsidized by HUD. If a resident's income changes, they are required to inform the owner so the tenant portion of the rent can be adjusted.