

BELMONT TOWERS
HIGH RISE SITES



1900 Belmont

91 Unit Apartment

Complex

(42) – Efficiency units

400 sq. ft. each

(38)- 1 Bedroom units

693 sq. ft. each

**(7)- 1 Bedroom Conversion
units**

800sq. ft. per conversion

(4)- 2 Bedroom Conversion units

825 sq. ft. per conversion unit



STEPPING STONE GARDENS

15 Duplex units-30 Homes

(3) - 4 Bedroom units

1,543 sq. ft. each

(22) - 3 Bedroom units

1,140 sq. ft. each

(5) - 2 Bedroom units

883 sq. ft. each



Scattered Site Units located on

**S. 26th, Briggs, Thornton, Grand,
and Partridge Streets.**

**PARSONS
HOUSING
AUTHORITY**

**AFFORDABLE
RENTAL
OPTION**



**EQUAL HOUSING
OPPORTUNITY**

Parsons Housing Authority

1900 Belmont Avenue

Parsons, Kansas 67357

**Telephone (620) 421-7040 / Fax (620) 421
-7042**

**1-800-766-3777 TTD Kansas Relay
Center**

HOW DO I APPLY?

Applications are available from the
Parsons Housing Authority or on the
City of Parsons website located at:
www.parsonskansas.com under the
government tab .

HOW MUCH IS THE RENT?

Rent is determined by your income. You will pay 30% of your adjusted gross annual income (gross minus allowable deductions/allowances) or a "flat rent" amount. You have the choice to pay based on income or the flat rent amount. Paying by income is *usually* lower than the flat rent amount.

IS A SECURITY DEPOSIT REQUIRED?

Yes, the deposit amount is determined by unit size and site location. It may be broken into 3 separate payments with the first due at lease up and the remaining amount due monthly.

CAN I HAVE A PET?

Yes, dependent upon size, weight, and type of pet. A pet security deposit is required for the pet of \$150.00, dog or cat, and \$50.00 for caged small animal or fish tank and approval from the PHA before you sign the lease. A limit of one pet per household is strictly enforced. Accommodations can be made for disabled/handicapped families with a service/comfort animal. Pet deposit can be paid in three equal installment payments along with your monthly rent.

DO I HAVE TO BE EMPLOYED TO

QUALIFY FOR HOUSING?

No. We can assist you in completing a zero income certification. If you claim zero income you will be required to report every 90 days to management to complete a new certification. *A financial hardship can be approved in certain circumstances.*

FEATURES INCLUDE:

- Affordable income based rents
- Appliances provided:

Electric range / Refrigerator

Washer/Dryer hookups at Stepping Stone Gardens. Access to coin operated machines at Belmont Towers High Rise

- Spacious units
- Monthly pest control
- Maintenance free
- Planned Activities
- Safety & Security
- Friendly Staff

I NEED IMMEDIATE HOUSING CAN WE HELP?

Parsons Housing Authority does not provide immediate or emergency housing. However, there are other community resources that may be able to provide assistance.

HOW LONG BEFORE I AM APPROVED?

It depends on how many people are ahead of you on the waitlist, if there is an available unit to offer, and how fast referencing material is returned to our office.

HOW IS ELEGIBILITY DETERMINED?

- You must be 18 years of age or legally emancipated
- You must meet citizenship requirements
- You must undergo a criminal background screening
- No outstanding debts to another PHA or private landlord (Applicants may provide evidence if there is a dispute, which will be reviewed prior to eligibility.)
- You must also meet the income guidelines established by HUD

Applicants must provide proper documentation to verify eligibility. These documents will include but are not limited to:

- Birth certificates/Social Security cards
- Verification for all income/assets
- Have an acceptable rental history for past 3 years; verified by landlord or professional/personal reference. 3 personal references not related (Please provide CORRECT mailing address)

WHAT IF ANYTHING CHANGES WHILE I'M ON THE WAIT LIST?

- Notify the office per phone or writing immediately

All contact will be sent through mailing address, PLEASE make sure this is kept up to date