

All-Utilities-Paid Places

If you have zero income, you are required to find housing with all utilities included. Even if you have income, it is to your advantage to have utilities included! Below is a list of landlords that will include all utilities in the rent. This list was compiled from different sources and should not be considered recommendations or endorsements. You are responsible for finding housing that is a good fit for you!

Name	Address	Contact Info
Abbott Properties	Various locations in KC and Independence	Barbara Abbott 816-483-5408 or 5848
Allen & Associates Real Estate, LLC	Various locations	Curtis or Michelle 816-405-6724 or 5293
Anderson Properties	Various Locations	816-510-4588
Applefree Apartments	3545 NE 72 nd St Gladstone MO 64118	816-452-2801
Ashley Janitorial Services	Various locations (houses)	Kenneth Ashley 816-842-7991
Bellerive	214 E. Armour KC, MO 64111	Armour Blvd, LLC Jason 816-531-5005
BNM Enterprises	3306 Gillham Road (office), various locations	Heather Villers 816-756-0016 office
Bobbi Baker & Friends Real Estate	Various Locations	816-215-6813
Brencrest Apartments	2 bedroom units 4516 & 4518 Brencrest Drive Riverside	David Paine 305-600-6990
Brittany Place Apartments	8620 E. Utopia Parkway Raytown, MO 64138	Angela Taylor or April Merry 816-358-6882
Chris or Jay Johnson	2 bdrm apartments - 95th & Holmes	Chris 816-373-0793 Jay 913-685-2757
DIYA LLC	Various houses in Missouri	Sunit Jani 913-526-1904
Fox Hollow Investments LLC	Various houses in Missouri	Jason Lassiter 816-582-4970
Carl Gennusa	Various Locations	816-213-8714
Hart Investments	Various Locations	913-754-1005
Hawley & Company	Harrison St. Apartments and Various locations	Chris Hawley 816-517-3745
Hearthstone Dev. Group	301-307 N. Gladstone Blvd KC, MO 64123	Mike 913-208-6918
Houston Enterprises	Various Locations	Houston Enterprises 816-861-5115
James Wynester	Various houses in KC	214-558-0020
JAS Apartments	301 W. Armour Blvd KC, MO 64111	Manager 816-753-8558
Jeffries Development	Various Locations	816-781-0208
Joe Farb	1 bdrm Apartments - 3734 Warwick	Joe Farb 913-221-6044
KJO Properties	Various houses and apartments in MO	Kory Oline 816-200-1367

Lexington Avenue Apartments (all 1 bedroom)	1915-1921 Lexington Avenue KC, MO 64124	Larry 816-204-8987.
Mid City Towers	3136 Flora Ave KC, MO 64109	Regina Boles 816-861-1811
Northland Village Apts LLC	2625 NE 42nd St KCMO 64117	816-454-5830
Northpointe Apartments	900 NW 79 th Terr KCMO 64118	816-436-0101
Rickey or Maria Leathers	Various Locations (houses)	816-726-1598
Rodney Hamilton	Various houses in KC, MO	Rodney Hamilton 888-218-1148
Ryan Holdings	Various houses in the midtown area	Jim Ryan 913-706-6807
Splni Investments	Various Locations	816-231-3131
St. Regis	1400 E. Linwood KC, MO 64109	Knudson Management Co. 816-921-8100
Sfauffer Properties	Various houses and townhomes in Missouri	Tim Stauffer 816-799-6435
Stephenson Properties	Various Locations - MO & KS	Jill Kirkman 913-226-3702
Sterling Court Apartments	4018 Harvard Lane KC, MO 64133	Teresa Swank 816-358-0865
Sunshine Management	Various Locations	816-582-7408
Torries Chase Apartments	16615 W. 139th Street Olathe, KS 66062	Shannon Hall 913-782-6149
Various	3300-3302 Virginia KC, MO 64109	Michael Smith 816-797-5264
Victoria Arms Apartments	6311 Woodland KC, MO 64131	816-333-5920
YC Realty	103 Bridgeport Drive Smithville MO	Yano or Cassie Gipson 816-401-1501

DISABLED HOUSING LIST

Jackson County

<p>CENTER FOR DEVELOPMENTALLY DISABLED, INC Phone: (816) 531-0045 need_email@hud.gov</p>	<p>KINBROOK APTS 6110 HIGHGROVE RD GRANDVIEW, MO 64030- 2660 Phone: (816) 761-6776</p>	<p>Disabled x x</p>
<p>FPD Management Inc. Phone: (816) 216-6644 fpatrickd@fpdmanagement.com</p>	<p>GATEWAY CHAPTER OF PVA 17812 E. 23rd St. INDEPENDENCE, MO 64057- 1583 Phone: 913.758.0909</p>	<p>Disabled x x</p>
<p>Comprehensive Mental Health Services, Inc. Phone: 816-254-3652 sbren@thecmhs.com</p>	<p>INDEPENDENT RESIDENTIAL SERVICES 1720 SWOPE DR INDEPENDENCE, MO 64057- 2163 Phone: 816-257-1435</p>	<p>Disabled</p>
<p>Special Neighbors Phone: 816-836-3462 Tina@specialneighbors.org</p>	<p>SPECIAL NEIGHBORS 1215 W. TRUMAN RD. INDEPENDENCE, MO 64050- 3459 Phone: 816-252-3194</p>	<p>Disabled</p>
<p>FPD Management Inc. Phone: (816) 216-6644 fpatrickd@fpdmanagement.com</p>	<p>SUNRISE HOUSE APTS 17824 East 23rd Street INDEPENDENCE, MO 64057- 1840 Phone: 913.758.0909</p>	<p>Disabled x</p>
<p>CENTER FOR DEVELOPMENTALLY DISABLED, INC Phone: (816) 531-0045 need_email@hud.gov</p>	<p>BIRCH HOUSE 1603 SPRUCE AVE KANSAS CITY, MO 64127- 2750 Phone: 816-231-7227</p>	<p>Disabled x</p>
<p>FKGibbs Company, LLC</p>	<p>GOOD SHEPHERD MANOR 10725 GREENWOOD RD KANSAS CITY, MO 64134- 3048 Phone: 816.767.8090</p>	<p>Disabled x</p>
<p>FPD Management Inc. Phone: (816) 216-6644 fpatrickd@fpdmanagement.com</p>	<p>HOLIDAY DRIVE PLACE 6807 East 117th Street KANSAS CITY, MO 64134- 3701 Phone: 913.758.0909</p>	<p>Disabled x</p>
<p>Concerned Care, Inc. Phone: 816-587-2302 scott@concernedcarekc.org</p>	<p>L&C BROWN OPPORTUNITY APTS 5884 NE Russell Rd Kansas City, MO 64117-1500</p>	<p>Disabled x</p>

Majestic Management Phone: 314-535-2220 yvonne_cox01@hotmail.com	Phone: 816-587-2302 NEW HORIZONS 1715 E Linwood Blvd Kansas City, MO 64109-2048	Disabled x
FPD Management Inc. Phone: (816) 531-0045	PENN PLACE 3915 PENNSYLVANIA KANSAS CITY, MO 64111-3071 Phone: 816-531-6975	Disabled x
TOWNE SQUARE PROPERTY MANAGEMENT, INC Phone: 816-461-1303	PRAIRIE MANOR 8710 Sni A Bar RD KANSAS CITY, MO 64129-2259 Phone: 816-461-0257	Disabled x
Swope Health Services Phone: 816-599-5680 GAdams@swopehealth.org	RAINBOW RESIDENTIAL CARE 3859 E 59TH TER KANSAS CITY, MO 64130-4410 Phone: 816-361-5347	Disabled
FPD Management Inc.	ROSEWOOD APARTMENTS 3251 Forest Ave Kansas City, MO 64109-1819 Phone: 816.931.4777	Disabled x
SAVE, Inc. Phone: 8165318340 bproctor@saveinckc.org	SAVE DEVELOPMENT 3249 Holmes St Kansas City, MO 64109-1768 Phone: 816.960.4556	Disabled x x x
SAVE, Inc. Phone: 8165318340 bproctor@saveinckc.org	SAVE HOUSING 3050 HARRISON ST KANSAS CITY, MO 64109-1440 Phone: 816.960.4556	Disabled x
SAVE, Inc. Phone: 8165318340 bproctor@saveinckc.org	SAVE RESIDENTIAL 703 E. 30th St. KANSAS CITY, MO 64109-1411 Phone: 816.960.4556	Disabled x x
FPD Management Inc.	SPRUCE LANDING 5701 NE Parvin Road Kansas City, MO 64119 Phone: 816.453.6144	Disabled x
CENTER FOR DEVELOPMENTALLY DISABLED, INC	SUMMIT APARTMENTS 855 Brooklyn Ave Kansas City, MO 64124-2321 Phone: (816) 842-1918	Disabled x
FPD Management Inc. Phone: (816) 216-6644 fpatricketd@fpdmanagement.com	SWOPE GARDENS 3830 E 60th St Kansas City, MO 64130-4418 Phone: 816-278-3040	
CENTER FOR DEVELOPMENTALLY	SYCAMORE/ELMS GROUP	Disabled

DISABLED, INC
Phone: (816) 531-0045
need_email@hud.gov

HOMES
2312 E 6TH ST
KANSAS CITY, MO 64124-
2336
Phone: 816-231-0468

CENTER FOR DEVELOPMENTALLY
DISABLED, INC
Phone: (816) 531-0045
need_email@hud.gov

THE CEDARS
2220 E 8TH ST
KANSAS CITY, MO 64124-
2316
Phone: 816-221-9351

Disabled x

CENTER FOR DEVELOPMENTALLY
DISABLED, INC
Phone: (816) 531-0045
need_email@hud.gov

THE VILLAS
1300 E ARMOUR BLVD
KANSAS CITY, MO 64109-
2413
Phone: (816) 531-0045