

Crown Colony Housing

Rental and Apartment Details for 2026

Apartment Information – Congregate (Main) Building

The congregate building is all one level and looks like the letter X in the **Aerial Floor Plan** document on this page of our website. In this building are apartments with three different **Apartment Floor Plans** as shown in the document on this page of our website:

- 8 alcove/efficiency apartments – 443 s.f.
- 28 1-bedroom apartments – 577 s.f.
- 4 1-bedroom apartments that are handicapped/wheelchair accessible – 576 s.f.
- All apartments have two entrances – one interior from the hallway and one exterior from a patio

Apartment Information – Outer (Quad) Buildings

Six outer “quad” buildings, also one level, have four apartments per building – 24 in total:

- 19 1-bedroom apartments – 614 s.f.
- 1 1-bedroom apartment that is handicapped/wheelchair accessible – 576 s.f.
- 4 2-bedroom apartments – 731 s.f.
- Every apartment has 1 entrance – exterior from a patio

2026 Rent, Security, and Pet Deposits

These amounts are required to be paid in full prior to occupancy:

- Alcove/efficiency deposit \$495
- 1-bedroom congregate building apartment deposit \$645
- 1-bedroom quad building apartment deposit \$668
- 2-bedroom quad building apartment deposit \$802
- Pet deposit required is equivalent to the rents noted above (pet deposit is not based on income)

If your pet(s) qualifies under the Crown Colony Pet Policy, the pet deposit is equal to the security deposit listed above (deposits are not income-based).

Individuals/couples that are below the low income limits for Decatur County Iowa could qualify for rental assistance.

For those who are considered moderate income, rent for 2026 would be:

- Alcove/Efficiency \$627
- 1- bedroom apartment – Congregate (Main) building \$777
- 1-bedroom apartment Outer (Quad) building \$800
- 2-bedroom apartment Outer (Quad) building \$934

Please contact our Director for more information.

Rental Information

1. You will complete the **Application for Tenancy**, available on this page of our website, and fax, mail, deliver, or email/scan it to Melissa Leonard, Director of Crown Colony – 200 Crown Colony Office – Lamoni, IA 50140; Fax 641-784-7423; email colony@grm.net.
2. Application is reviewed to make sure it is complete per Rural Development guidelines. Credit and

criminal background checks are performed; landlords/references contacted; information reviewed using tenant selection criteria to assure residency acceptability.

3. You will be given a tour and interview.
4. If accepted for residency, you will be required to produce the following documentation:
 - a. **Income** – Copy of Social Security Award Letter and copy of last three months' pay stubs (if employed)
 - b. **Assets** – Three months' bank statements from all financial institutions; proof of value of all real estate owned
 - c. **Medical expenses** – Proof of Medicare premiums; proof of supplements/Rx plans premiums; proof of Rx paid out-of-pocket for the previous 12 months; proof of any medical/dental/hearing/vision payments; per Rural Development guidelines, back statements are NOT allowed as proof; life insurance and nursing home plans are not counted
5. Once all information is submitted, rent will be determined.

Updated 12/9/25