

Headed2Home

Pilot Program



(DECEMBER 2024 rental)



Facilitated and operated by
Home Allies, Inc.*

A tenant-determined, peer-to-peer supported improvement program for unhoused, homeless, "couch-surfing" and housing insecure individuals and families who have had difficulty getting or keeping rental housing in Story County but want to develop skills and strategies to become a successful tenant in stable, sustainable housing.

ADD HOUSING STABILITY TO YOUR FUTURE

Headed2Home is for people who can't get approved for rental housing due to

- Using a rental assistance (Section 8) voucher
- Rent would be more than 30% of income
- Flight from domestic abuse or violence
- No verifiable source(s) of income
- Frequent job or address changes
- A past eviction or foreclosure
- No or negative rental history
- No or negative credit history
- A criminal record
- Other (you tell us)



Move-in 12/14/24

710 Kellogg Avenue in Ames

\$847 1-bedroom, Apt. 5

**Holds 1 adult, 2 adults,
2 adults & one child OR 1 adult & 2 kids**



On **Filled** 100% rent subsidized.

For most others, tenants' monthly rent payments are 30% of household income

if residents are related by birth, marriage, Iowa definition of common-law marriage or legal decree.

! NEW ! A private donor has awarded a rent subsidy of up to \$350 per month for tenants who do not qualify for government or agency provided rent subsidies. This includes some unrelated roommates **! New !**

Grants available for security deposit(s), while grant funds last. (Subject to income, eligibility, & needs.)

Rent includes utilities **Off-street** parking **Computer**/printer usage **Coin**-operated washer & dryer

No smoking, vaping e-cigarette or drug usage on property **Pets** allowed on a case-by-case basis

Furnished, includes linens, cookware and tableware **Video** security cameras **Month-to-**

Month-to-month leases – a **maximum of 12 months** in Headed2Home program

CyRide Routes #1, #2, #5, and #8 two blocks away **Three** blocks walk to Main Street

!!! Multi-level building with stairs. **No elevators, lifts or ramps** and narrow interior doorways. **!!!**

Month-to-Month leases for time in Headed2Home program – a maximum of **12 months**

MORE ON PAGE 2



Tear off the contact info; leave the flyer for others!

HomeAllies.org
or
515-766-0538
for an application

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Open to see 11 am to 2 pm, Dec. 8 (Sunday).

No application fee until tenancy offer, then \$35. Security deposit is two (2) month's rent). Non-refundable animal fee of \$150. Previous applicants must complete and submit a new application.

Some grant money available to help pay the deposit and fees, depending on successful applicant's resources, needs and any other rent assistance from a sponsoring agency or third party.

E-mail info@homeallies.org or call 515-766-0538 to get an application and schedule an interview.

Building is locked 24/7. Current tenants will not allow applicants entrance or to remain on the premises unless they have an appointment with the manager. Her office hours are by appointment only.

**Applications may be turned in and interviews held
10 am to 5 pm Dec. 9 (Monday)
2 to 5 pm Dec. 10 (Tuesday)
10 am to 5 pm Dec. 11 (Wednesday)**

No applications accepted or interviews at other times.

Applicants ranked based on priority points/interviews on Dec.11

- o An offer to rent will occur by Noon Dec. 12.
- o Deposit, fees & 1st month's rent due with lease signing unless a 3rd party like a local social service agency guarantees payment in writing.
- o Lease effective Dec. 14 2024. Move-in after 10 am, Dec. 14

*Living at 710 Kellogg Avenue. requires the head of household, and possibly others living in the unit, to participate in the Headed2Home rental program, which is organized, facilitated and monitored by board members and volunteers of Home Allies, Inc. Home Allies only offers targeted conversation and information with the tenant to help him/her identify past counter-productive financial and housing-related beliefs and actions, and develop skills and strategies expected to produce more positive results for the tenant in the future. Home Allies does not offer physical, medical, psychological or behavioral therapy. Home Allies does not offer assistance obtaining 'tools' that the tenant might need to enact skills or exercise strategies such as acquiring a photo ID, but will provide the tenant with referrals to such agencies and groups that do.

****Rent subsidies from Home Allies are funded by American Rescue Plan's grant to Story County, Story County Housing Trust, and private donations. Agencies providing emergency housing, rapid-rehousing, permanent supportive housing or other rent support to Headed2Home tenants are expected to allocate the same amount in deposits, fees and rent subsidies to Home Allies, Inc. as they would to a private or for-profit landlord agreeing to rent to the tenant.**

ELIGIBILITY REQUIREMENTS

- Head of Household or Co-Head of Household:
 - o 6 months living in Story County OR 1 year working in Story County while living in a contiguous county
 - o Membership in one of these priority population groups:
 - + Parent(s) of minor children
 - + Substance abusers sober 30 days or more
 - + Displaced worker(s) enrolled in a post-secondary trade program
 - + US Military and Iowa National Guard veteran
 - + Young adults transitioning out of foster care
 - + Survivors of domestic abuse or violence
 - + Offender(s) with non-violent criminal record(s)
 - + Person with non-debilitating disability
- All 18 and older in household :
 - o Must become employed or volunteer, and remain so, 12 hours/ week.
 - o Household income must ≤ 30% of Ames Area Median Income (AMI).
 - o Students attending a post-secondary academic program must be a member of two priority groups.
 - o Household income may be ≤ 50% AMI if Head of Household is a member of two or more priority groups.

Maximum Household Income Limits to meet (30%) and priority (50%) eligibility requirements		30%	50%
1 person		\$24,600 year / \$2,050 month	\$40,950 year / \$3,412 month
2 people		\$28,100 year / \$2,341.66 month	\$46,800 year / \$3,900 month
3 people		\$31,600 year / \$2,633 month	\$52,650 year / \$4,387.50 month

I, (print name) _____ have received a copy of this form. I understand that I must actively participate in a positive manner in the Headed2Home program and adhere to the terms of the lease to live in a rental unit at 710 Kellogg Ave. in Ames, Iowa. (Signature) _____ Date _____