

Headed2Home

Rental Housing And Tenant Education Pilot Program

**Two apartments available
AUGUST 2025**

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.

PLEASE READ FLYER CAREFULLY AS SOME PROGRAM SPECIFICATIONS HAVE CHANGED

Facilitated and operated by Home Allies, Inc.

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)*



710 Kellogg Avenue in Ames

All utilities included

\$775 Studio, Apt. 2 – 197 sq. ft

Holds 2 people, Move-in Aug. 3

(square footage is code-compliant for older units)

\$875 1-bedroom, Apt. 5 – 367 sq. ft.

Holds 2 adults & one child

OR 1 adult & 2 children

Move-in Aug. 1

Square footage shown does not include kitchen and bathroom.

Month-to-month leases – a maximum of 12 months in Headed2Home program. **No application fee.**

Household's monthly rent payments are 30% of household income. We define a **household** as individuals related by birth, marriage, Iowa definition of common-law marriage or legal decree. Otherwise, each tenant's rent is determined separately.

Security deposit is two (2) month's rent, due at lease signing. Half of security deposit must be paid by tenants, service agency, or private third party. The other half may be payable for qualified applicants from the limited Home Allies/SCHT revolving security deposit fund. **Applicants for security deposit assistance must complete a one-page supplemental application.**

First month's rent also due at signing. Rent subsidies provided by Home Allies' grants and donors are applicable in months two through twelve, if the lease is continued from month to month.

Previous applicants must complete and submit a new application.

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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Furnished, includes linens, cookware and tableware
Rent includes utilities **Off-street** parking **Computer**/printer usage
No smoking, vaping e-cigarette or drug usage on property
Animals allowed on a case-by-case basis.
Non-refundable animal fee of \$150.
Coin-operated washer & dryer **Video** security cameras
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; building is not wheelchair accessible.

Download application at homeallies.org or pick up a paper copy from the front porch at 710 Kellogg Ave. Return completed applications **by 4 PM on July 24** into box at 710 Kellogg or send by email to info@homeallies.org. **Hour-long interviews will be scheduled 10 AM to 5 PM July 25 and 26 via Zoom or in person at 710 Kellogg.** Applicants will be ranked according to need, potential for progress in the program, and past challenges. Successful applicants will be notified on or before noon on July 29. For more information, call 515-766-0538.

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.

*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:
 - 6 months living in Story County OR 1 year working in Story County while living in a contiguous county
 - 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
 - + Survivors of domestic abuse or violence
 - + Offender(s) with non-violent criminal record(s)
 - + Person with non-debilitating disability
 - + Young adults transitioning out of foster care
- All 18 and older in household :
 - Must become employed or volunteer, and remain so, at least 15 hours/ week.
 - Household income must \leq 30% of Ames Area Median Income (AMI).
 - Students attending a post-secondary academic program must be a member of two priority groups.
 - Household income may be \leq 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	\$26,050 year/ \$2,171 month	\$43,400 year / \$3,617 month
	2 people	\$29,750 year / \$2,479 month	\$49,600 year / \$4,133 month
	3 people	\$33,450 year / \$2,787 month	\$55,800 year / \$4,650 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 _____