

L.E.A.P. ORG.
Housing Programs

Emergency Housing Program

Eligibility:

Single parents, low income provided to be less than \$750 monthly

Requirements:

- Gainfully employed or enrolled in Work Force Essentials Job Training Program. Must meet 30 hours per week of school hours, gainful employment, or volunteer hours for the L.E.A.P. organization (volunteers hours must be approved).
- Must subscribe to background check and be willing to take submit to random drug screen
- Upon completion of background check, applicant will go before housing committee to be interviewed and a determination made for acceptance in the program.

Program Outline:

- Month to month lease
- First two month rent will be free
- 3rd and 4th month will be half of market value
- 5th month and the following months after that will be discounted from market value by a price to be determined later.
- Tenant will have the option in the 5th month to
 - a) pay full market value for the unit and sign a one year lease,
 - b) pay discounted market value and possibly receive additional discounts based on volunteer hours in the L.E.A.P. organization or
 - c) seek other housing options if tenant is unable to comply with either option.

Termination of Tenancy:

: ANY illegal activity that threatens the health, safety, or affects the ability for those to enjoy their property as well as the damage to other people's property will result in immediate termination of the housing program and will be ineligible to reapply for a one year period.

: DRUG RELATED ACTIVITY OF ANY KIND IS STRICTLY PROHIBITED. If such activity is found to be happening on the premises at any given time, the tenant will be evicted from the residence and will be ineligible to reapply for a one year period.

: Other activity that will lead to termination but not limited to includes:

- a) Destruction of property
- b) Disturbance of the neighbors
- c) Others lives being put at risk
- d) Failure to pay rent on a consistent basis
- e) Owner of the building sells the property away and/or renovations of the building takes place

Supportive Housing Program Outline

Eligibility:

Must qualify and be enrolled in the section 8/HUD program

Requirements:

- Gainfully employed or enrolled in Work Force Essentials Job Training Program. Must meet 30 hours per week of either school hours, gainful employment, or volunteer hours for the L.E.A.P. organization (volunteers hours must be approved).
- Must subscribe to background check and be willing to take submit to random drug screen
- Upon completion of background check, applicant will go before housing committee to be interviewed and a determination made for acceptance in the program.

Program Outline:

- 1 year lease
- Security deposit may be made in full or in 4 month installments added to the tenants portion of required rent
- Members of the household must be approved by the Housing Authority. Additional persons may not be added without prior approval of LEAP and Housing Authority
- The tenant may not sublease the unit or transfer it to another person.
- Tenant may be eligible to receive discounts off tenant owed rent based on volunteer hours (approved hours) with the L.E.A.P. organization.

Tenant will have the option in the 5th month to participate in the home owners program in which case they set up monthly allotments to have funds set aside for a period of 5 years. Once funds have matured the tenant should have the ability to pay a down payment on a home.

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