



## OUR STORY

Advantage Housing, Inc (AHI) began as an outreach housing program of a small community church in Kokomo, IN. Our goal was to provide quality, affordable housing options for our neighbors with significant barriers to finding a home. The mission grew fast and in 2012 AHI incorporated as a 501(c)(3) charitable organization. In 2015 Advantage Housing Incorporated was recognized as a Community Housing Development Organization (CHDO) by the Indiana Housing and Community Development Authority (IHCA). The services soon began to include Rapid Rehousing, Homeless Prevention, Housing Counseling and Home Buyer programs. What began in a small neighborhood now serves Howard, Tipton, Cass, Miami, and Wabash Counties in Central Indiana.



## STAFF

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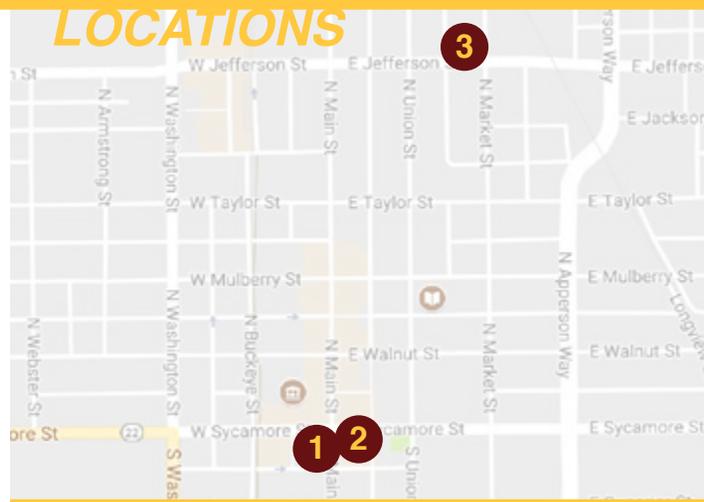
### Julie Bliss

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### Bryan Cress

*Renovation Manager*  
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## LOCATIONS



1

### Corporate Office

*(Entrance on Main Street side)*  
101 W. Sycamore Street, Suite 1A  
Kokomo, IN 46901

2

### Housing Counseling Office

*(The HUB Downtown)*  
105 E. Sycamore Street, Suite 1  
Kokomo, IN 46901

3

### Warehouse

*(Corner of Market and Jefferson)*  
605 N. Market Street  
Kokomo, IN 46901



*Restoring Your Advantage  
with a Quality, Affordable Home*

- Rapid Rehousing
- Homeless Prevention
- Financial Fitness
- Housing Counseling
- Home Buyer Readiness
- Homes to Purchase



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## MISSION

Through community leadership and individual guidance, we serve to lead people to the best opportunity to reach their housing goals and enjoy life's great **ADVANTAGE** of a place to call **HOME**.

## VISION

Abundant communities in Central Indiana where people have quality affordable housing opportunities that provide and protect life's great **ADVANTAGE** of a place to call **HOME**.



### Homeless Prevention & Rapid Rehousing

- Housing search for literally homeless or those facing homelessness
- Financial assistance for rents, deposits and/or utilities
- Housing counseling and housing plan development
- Referral network for other valuable resources

### Housing Counseling Services

#### *Pre-Purchase Counseling*

A counselor will help you determine if you are mortgage ready. This includes making a budget, setting savings goals, overcoming credit and insufficient income issues, identifying down payment and financing assistance programs. Our counselor will offer continued support until you have reached your homeownership goals.

#### *Financial Fitness Classes*

We offer a range of classes to help you develop skills and set goals to achieve good financial management practices, including:

- Creating a budget that works for you
- Developing a savings plan for future goals
- How to manage and rebuild credit
- Avoiding financial pitfalls

### *Homeownership Training*

This 8-hour course answers all your questions about home ownership. The counselor will walk you through each step to homeownership so that you will be better prepared to manage and enjoy your new home.

### *Post Purchase Counseling*

You will learn how to maintain good credit, stay on budget and even the basics of home maintenance. This financial planning will help you manage and track your mortgage success, avoid the pitfall that cause default and understand foreclosure prevention.

### Affordable Housing

#### *For Rent*

With nearly 40 houses and apartments under management, AHI can help you find a home that meets your transitional or permanent housing goals.

#### *For Purchase*

The home-buyer program is designed to provide homes that are fully renovated yet affordable and highly efficient. Buyers have options for down payment assistance, low interest rates, and sweat equity to reduce home prices.

