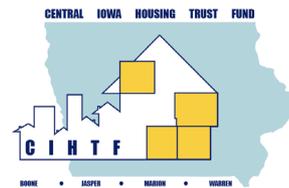


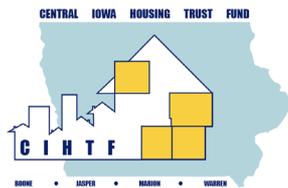
## Central Iowa Housing Trust Fund APPLICATION FOR FUNDING – 2021



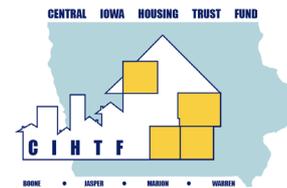
If you or your organization have a proposed affordable housing project in the Central Iowa Housing Trust Fund Region (Boone, Jasper, Marion and Warren Counties) and are interested in receiving a grant or loan from the CIHTF Program, please provide as much of the following information as is currently available.

<b>1. Project Title:</b> HEAL House of Iowa - A Roof Over Their Heads	
<b>2. Project Address:</b> 906 South Jefferson Way, Indianola, Iowa 50125	
<b>3. Name of Applicant Organization:</b>	HEAL House of Iowa
<b>Contact Person:</b>	Jill Houle
<b>Mailing Address:</b>	906 South Jefferson Way, Indianola, Iowa 50125
<b>Phone:</b> 515-401-7351	<b>Fax:</b>
<b>E-mail:</b> healhouseofiowa@gmail.com	<b>Website:</b>
<b>4. Organizational structure:</b>	
<input checked="" type="checkbox"/> Non-profit entity <input type="checkbox"/> For-profit entity <input type="checkbox"/> Non-profit/For-profit joint venture	
<b>5. Amount requested:</b> <u>\$25,000</u> <b>Type:</b> <input checked="" type="checkbox"/> Grant <input type="checkbox"/> Loan <input type="checkbox"/> Forgivable Loan	
<b>6. Activity Type:</b>	<b>Who will occupy the units?</b>
<input type="checkbox"/> Predevelopment	<input type="checkbox"/> Homeowners
<input type="checkbox"/> Acquisition	<input type="checkbox"/> First-time Homeowners
<input type="checkbox"/> New Construction	<input type="checkbox"/> Renters
<input type="checkbox"/> Mixed Use	<input checked="" type="checkbox"/> Protected Group (elderly, disabled, etc.)
<input type="checkbox"/> Conversion of Commercial to Residential	<b>Will property be exempt from Property taxes upon project completion?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Other Repair/Renovation	
<b>7. Current property status:</b>	
<input type="checkbox"/> Private Owner <input type="checkbox"/> Public Owner <input checked="" type="checkbox"/> Non-Profit Owner <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Renter-Occupied <input type="checkbox"/> Vacant Structure <input type="checkbox"/> Vacant Lot	

**Questions?** Contact Andrew Collings at Des Moines Area MPO  
[acollings@dmampo.org](mailto:acollings@dmampo.org) or 515-334-0075



## Central Iowa Housing Trust Fund APPLICATION FOR FUNDING – 2021



**Total Cost:** \$36,175

**Number of bedrooms and bathrooms:** 12 households at any point in time

**Characteristics of clientele/beneficiaries served (elderly, large families, develop mentally disabled, etc.):** HEAL House of Iowa provides services to Warren County residents identified as homeless to include aging adults, families with minor children, medically frail, domestic violence victims, unaccompanied minors, and individuals with disabilities.

**Any other relevant data; including any requirement and proposal for inclusionary housing:** All individuals served are required to demonstrate Warren County residency status prior to becoming homeless. Additionally, all Guests must not be actively using illegal substances or using alcohol, as evidenced by a negative urine drug screen.

**If the proposed program/project involves the acquisition of real properties (i.e. a site for a housing construction project) provide documentation of site control" such as grant, deed or option agreement. If the proposed program/project includes temporary or permanent relocation, provide your Relocation Plan, project residential and or business tenant survey and copies of the General Information Notices sent to each effected household. Include the cost of relocation in your pro forma/ budget. Attachments can be emailed to Andrew Collings at Des Moines Area MPO [acollings@dmampo.org](mailto:acollings@dmampo.org): N/A**

**Describe your organization's structure and previous experience in implementing projects similar to the activity proposed. Provide resumes and references for each member of the proposed development team (i.e. developer, architect, consultants, project contractor, etc.). Attachments can be emailed to Andrew Collings at [acollings@dmampo.org](mailto:acollings@dmampo.org):**

Cory Manser is the partner owner of Construction Done Right, LLC (aka CDR). Cory has worked in the field of construction for 25 years. His partner, Justin Geisler, has approximately 35 years of commercial construction experience. CDR's crew has a combined experience of 40 years in specialized roofing. CDR recently completed a comprehensive construction project for Struthers Family Dentistry in Indianola, Iowa to include replacement of HVAC, flooring, and roof. CDR builds custom homes, specialize in metal roofs, shingle roofs, and rubber roofs, and addressed the construction needs of other local non-profit organizations including Helping Hand of Warren County located in Indianola. CDR participated in the major renovation of HEAL House of Iowa property during the summer of 2020. The owners of CDR have a longstanding professional relationship with Keith Welling, President and CEO of TruBank with whom HEAL House of Iowa has a financial relationship.

HEAL House of Iowa is comprised of seven Members of the Board, hundreds of community volunteers, supporters, and cheerleaders layered with a growing number of heart-tugging stories of willfulness, determination, and transformation.

Laurie Abernathy, President

- School Board Member, Indianola Public Schools
- Licensed daycare provider

Laurie brings strong relationships with key members of the community to the Board. She is well-known in this community for education advocacy and has decades of experience in ensuring the community's youth have access to resources that promote success.

Angie Elliott, Vice-President

- Daycare provider
- Mission work that promotes success through volunteering experiences with the target population being our community's youth.

Angie brings strong relationships with our community's religious organizations to the Board. She is integral in networking with the various churches with the purpose of securing their participation in the HEAL House of Iowa's mission. Angie has a long history of participating in various activities that address our community's vulnerable youth through giving campaigns and missions to ensure economically challenged families' needs are met.

Julie Peck - Secretary

- Licensed Real Estate Agent

- Direct experience in working with challenging populations through professional experience as a Broadlawns Medical Center employee in a behavioral health environment.

Julie brings real estate expertise to the Board which proved valuable as the Board moved toward the purchase of the property where services are being delivered. She directed the securing of a property that meets city zoning requirements in order to ensure HEAL House of Iowa's ability to implement its mission to provide housing and resource services to Warren County's homeless population.

Jill Houle - Treasurer

- Professional project and program management experience

- Mental health professional

- Manager - Broadlawns Medical Center's Behavioral Health Clinic

- Previous special education teacher

Jill brings direct professional experience in delivering services to challenging populations. Jill has worked in Des Moines as a Care Coordinator for a Crisis Center and served as a Case Manager for Warren County Case Management Services. She brings experience in working with individuals facing homelessness and in working with individuals with a wide variety of disabilities to the Board.

Dorothy and Joe Gezel - Advocates

Dorothy has decades of experience in working with children and is especially known for her ability to provide care for children with disabilities and other challenges. Joe is highly connected to the community through his recent position as a City Council Member. The Gezels are experienced landlords and own several rental properties. Both have strong experience in networking in order to meet the needs of vulnerable members of our community. The Gezels have been integral in educating our community about Warren County's homeless population and securing interest of the religious community, existing service providers, community leaders, and philanthropic organizations in partnering with HEAL House of Iowa's mission. Joe serves on the Iowa Governor's Advisory Council on Homelessness.

Doug Shull - Financial Steward

Doug has decades of philanthropic, leadership, and financial experience. He is highly connected to the community and our community's leaders. Doug provides financial and regulatory oversight of the HEAL House of Iowa to ensure the organization remains exemplary stewards of every grant dollar and contribution.

Nicole Tenges - Financial Services Volunteer

Nicole joins the board in a volunteer role. Nicole has professional experience and training in financial management. She oversees the HEAL House of Iowa budget, account management, and ensures that the organization meets regulatory requirements.

### **Briefly describe the goals and objectives to be achieved by the proposed project.**

The current proposed project includes a roof replacement on building #1 (main HEAL House of Iowa structure). The purpose of the project is to address an end-of-life issue associated with the current failing roof system. The roof is no longer protecting the structure's interior. Several new leaks have been identified in spite of previous attempts to temporarily patch vulnerable areas. HEAL House of Iowa intends to replace the roof as a preventative

against further damage to the interior and to protect the integrity of the building. In order to continue HEAL House of Iowa's mission to provide safe shelter services for Warren County's homeless population, it is imperative to address the roof system as soon as possible.

**What is the estimated date of construction or program start? Identify and describe your plans to overcome any barriers to the project/program start date (e.g., zoning, environmental issues, and relocation). Attach a list of major benchmarks in the development and implementation of the project, including receipt of funding commitments. Be sure to include completion dates. Attachments can be emailed to Andrew Collings at [acollings@dmampo.org](mailto:acollings@dmampo.org):**

HEAL House of Iowa identified an ideal roof replacement completion deadline of April 1, 2021. The start date is weather dependent. CDR has agreed to be available and has prioritized this project due to the associated risks of not addressing the roof system. No further barriers to the project completion date have been identified.

- Project requires two consecutive, dry days above 30 degrees in temperature.
- Project is expected to be completed within 7 to 14 days after the start date.
- HEAL House of Iowa has retained the funds necessary to cover the deficit between the \$25,000 CIHTF Grant and the roof replacement estimate. Funds are immediately available.

**For proposed rental projects, identify the number of existing units, and rents by apartment size, including inclusionary housing. Include the number of households targeted at Extremely-Low (30% AMI) area median income, Very-Low (50% AMI) area median income, or Low (80% AMI) area median income. Specify what other funds are proposed for the project and the status of each application/commitment of funds. Attach a detailed project pro-forma that includes the development budget with sources and uses of funds, the operating budget and a minimum 15-year cash flow projection. Attachments can be emailed to Andrew Collings at [acollings@dmampo.org](mailto:acollings@dmampo.org):**

N/A

# CDR LLC

Construction Done Right LLC

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11/30/2020  
Bid # 200252

Laurie Abernathy  
Heal House of Iowa  
906 S Jefferson Way  
Indianola, IA 50125

Dear President Laurie Abernathy and Heal House of Iowa

CDR LLC is pleased to offer our pricing to remove old and install a new rubber membrane roof on the upper and lower tier of the main building and install metal roof to the front of the building where the shingles are steep and falling off. To properly install lower tier siding will need to be removed so we can flash the roof. Replacing the siding with new siding and vapor barrier is included. Total price is \$36,175 and has a twenty year warranty.

## Scope of Work Proposed

- 1) Remove and dispose of existing EPDM roof membrane and 1/2" cover board.
- 2) Remove gutters to be reinstalled after the roof is finished.
- 3) Install a 1/2" High Density polyiso insulation board, mechanically attached.
- 4) Install a 60 mil fully adhered EPDM roof membrane, pipe, curb, and wall flashings.
- 5) Install new 24 ga. pre-finished coping cap at upper roof parapets walls.
- 6) Install new drip edge at lower sloped roof edges.
- 7) Install Black pro rib style panels to the front west facing roof where it is steep.
- 8) Removed siding about the lower tier roof (second story east facing)
- 9) Install new vapor barrier and new siding.

Approved by:

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Purchase Order #)