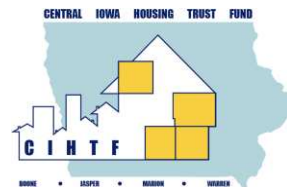


Central Iowa Housing Trust Fund

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.

1. Project Title: 2021 Critical Home Repair Projects in Marion County	
2. Project Address: multiple projects across Marion County for Low and Very Low Income Families	
3. Name of Applicant Organization: Contact Person: Robin Pfalzgraf Mailing Address: 114 W Robinson St. Knoxville, IA 50138 Phone: 641-828-8844 E-mail: director@marionhfh.org Fax: 641-205-8239 Website: hfhmci.org	
4. Organizational structure: <input type="checkbox"/> Non-profit entity <input type="checkbox"/> For-profit entity <input type="checkbox"/> Non-profit/For-profit joint venture	
5. Amount requested: <u>\$104,843</u> Type: <input checked="" type="checkbox"/> Grant <input type="checkbox"/> Loan <input type="checkbox"/> Forgivable Loan	
6. Activity Type: <input type="checkbox"/> Predevelopment <input type="checkbox"/> Acquisition <input type="checkbox"/> New Construction <input type="checkbox"/> Mixed Use <input type="checkbox"/> Conversion of Commercial to Residential <input checked="" type="checkbox"/> Other Repair/Renovation	Who will occupy the units? <input checked="" type="checkbox"/> Homeowners <input type="checkbox"/> First-time Homeowners <input type="checkbox"/> Renters <input type="checkbox"/> Protected Group (elderly, disabled, etc.) Will property be exempt from Property taxes upon project completion? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
7. Current property status: <input type="checkbox"/> Private Owner <input type="checkbox"/> Public Owner <input type="checkbox"/> Non-Profit Owner <input checked="" 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 or 515-334-0075

Please respond to questions 8-13 on a separate page(s)

8. Project Overview - Briefly describe your program or project proposal and how the Central Iowa Housing Trust Fund Program funds will be utilized. Include details such as:

- total cost
- number of housing units to be produced (total square feet to be constructed or converted, if available)
- households to be served
- number of bedrooms and bathrooms
- Characteristics of clientele/beneficiaries served (elderly, large families, developmentally disabled, etc.)
- any other relevant data; including any requirement and proposal for inclusionary housing.
- If the proposed program/project involves the acquisition of real properties (i.e. a site for a housing construction project) attach documentation of "site control" such as grant, deed or option agreement. If the proposed program/project includes temporary or permanent relocation, attach 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.

9. Experience - Describe your organization's structure and previous experience in implementing projects similar to the activity proposed. Attach resumes and references for each member of the proposed development team (i.e. developer, architect, consultants, project contractor, etc.).

10. Objectives - Briefly describe the goals and objectives to be achieved by the proposed project.

11. Timeline - 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.

12. 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.

13. For proposed homeownership projects, describe the proposed sale price by size of unit, market value, down payment assistance, estimated range of family incomes expected to be served, and all other relevant underwriting assumptions, including any inclusionary housing. 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 sources and uses of funds for the project.

14. Proposed Financing: Please describe in detail the proposed financing plan and attach evidence of any financing commitments, including equity. List existing and proposed loans in order of priority. Attach additional pages as necessary, to describe non-conventional loan terms or other unusual arrangements for financing the project.

Provide information on current indebtedness if related to request for funds

1st Loan:

Source: _____

Amount: _____

Interest Rate: _____

Term: _____

Annual Debt Service: _____

2nd Loan:

Source: _____

Amount: _____

Interest Rate: _____

Term: _____

Annual Debt Service: _____

Amount of Private Equity: _____ (Name of investor group)

Low-Income Tax Credits: _____ (Name of equity source)

Others: _____ (Name of equity source)

Total Equity Financing: _____

\$140,490.00

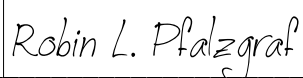
TOTAL PROJECT FINANCING: _____

CERTIFICATION: I certify that the information included within this application is true and complete to the best of my knowledge.

Applicant Name: _____

Applicant Organization: Habitat for Humanity of Marion County, Inc.

EIN number/SS number: 42-1865527

APPLICANT SIGNATURE: 
Verified by PDFFiller
05/27/2021

Maximum income limits as of June 5, 2020

Subject to change without notice, contact CIHTF staff to verify.

Owner Occupied Project Income Limits

30% (extremely-low), 50% (very-low), and 80% (low) of Area Median Household Income (AMI)

80% AMI	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
Boone	\$63,760	\$63,760	\$73,324	\$73,324	\$73,324	\$73,324	\$77,100	\$82,050
Jasper	\$63,760	\$63,760	\$73,324	\$73,324	\$73,324	\$73,324	\$73,324	\$76,900
Marion	\$63,760	\$63,760	\$73,324	\$73,324	\$73,324	\$73,324	\$75,800	\$80,700
Warren	\$71,360	\$71,360	\$82,064	\$82,064	\$82,064	\$82,800	\$88,500	\$94,200
50% AMI	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
Boone	\$39,850	\$39,850	\$45,827	\$45,827	\$45,827	\$45,827	\$48,187	\$51,281
Jasper	\$39,850	\$39,850	\$45,827	\$45,827	\$45,827	\$45,827	\$45,827	\$48,062
Marion	\$39,850	\$39,850	\$45,827	\$45,827	\$45,827	\$45,827	\$47,375	\$50,473
Warren	\$44,600	\$44,600	\$51,290	\$51,290	\$51,290	\$51,750	\$55,312	\$58,875
30% AMI	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
Boone	\$23,910	\$23,910	\$27,496	\$27,496	\$27,496	\$27,496	\$28,912	\$30,768
Jasper	\$23,910	\$23,910	\$27,496	\$27,496	\$27,496	\$27,496	\$27,496	\$28,837
Marion	\$23,910	\$23,910	\$27,496	\$27,496	\$27,496	\$27,496	\$28,425	\$30,282
Warren	\$26,760	\$26,760	\$30,774	\$30,774	\$30,774	\$31,050	\$33,187	\$35,325

Source: Fiscal Year (FY) 2019 Income Limits for the State Housing Trust Fund

Rental Project Income Limits

30% (extremely-low), 50% (very-low), and 80% (low) of Area Median Household Income

80% AMI	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
Boone	\$43,550	\$49,750	\$55,950	\$62,150	\$67,150	\$72,100	\$77,100	\$82,050
Jasper	\$40,800	\$46,600	\$52,450	\$58,250	\$62,950	\$67,600	\$72,250	\$76,900
Marion	\$42,800	\$48,900	\$55,000	\$61,100	\$66,000	\$70,900	\$75,800	\$80,700
Warren	\$49,950	\$57,100	\$64,250	\$71,350	\$77,100	\$82,800	\$88,500	\$94,200
50% AMI	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
Boone	\$27,200	\$31,100	\$35,000	\$38,850	\$42,000	\$45,100	\$48,200	\$51,300
Jasper	\$25,500	\$29,150	\$32,800	\$36,400	\$39,350	\$42,250	\$45,150	\$48,050
Marion	\$26,750	\$30,600	\$34,400	\$38,200	\$41,300	\$44,350	\$47,400	\$50,450
Warren	\$31,250	\$35,700	\$40,150	\$44,600	\$48,200	\$51,750	\$55,350	\$58,900
30% AMI	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
Boone	\$16,350	\$18,650	\$21,720	\$26,200	\$30,680	\$35,160	\$39,640	\$44,120
Jasper	\$15,300	\$17,500	\$21,720	\$26,200	\$30,680	\$35,160	\$39,640	\$44,120
Marion	\$16,050	\$18,350	\$21,720	\$26,200	\$30,680	\$35,160	\$39,640	\$44,120
Warren	\$18,750	\$21,400	\$24,100	\$26,750	\$30,680	\$35,160	\$39,640	\$44,120

Source: HUD County Income Limits

Questions? Contact Andrew Collings at Des Moines Area MPO

acollings@dmampo.org or 515-334-0075

Please respond to questions 8-13 on a separate page(s)

8. Project Overview - Briefly describe your program or project proposal and how the Central Iowa Housing Trust Fund Program funds will be utilized. Include details such as:

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- If the proposed program/project involves the acquisition of real properties (i.e. a site for a housing construction project) attach documentation of "site control" such as grant, deed or option agreement. If the proposed program/project includes temporary or permanent relocation, attach 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.

Habitat for Humanity of Marion County has run a Critical Home Repair Program since 2014. The program has run through USDA funding which has not been available this year as it has been available in the past. HFHMCI has offered a program that takes care of critical home repair projects such as roof replacement, window replacement, heating and cooling issues including new furnaces and central air, electrical issues and plumbing issues among others.

Habitat does no "cosmetic" fixes unless it is related to a critical home repair. For example, if a bathroom floor is compromised HFHMCI would fix the floor and then replace the flooring with new floor.

Habitat does a max financial output at less than \$10,000 per family but rarely are the projects at that high a dollar amount. For example, a woman called and said she had not been able to flush her toilet for many months, she had been using buckets and dumping them outside her house. Habitat anticipated a major septic system repair. When we had a professional septic person at the home it was only a small filter on the tank that needed replacement. The cost was less than \$200. With that, there are also seemingly small projects that when the problem is exposed is it greater than anticipated. The goal is to always help as many homeowners as possible.

The clientele is at the 80% or less of the median income in Marion County. Habitat asks, that should it be a special circumstance we would be able to consider helping. An example was a family in Knoxville who had a daughter who was very sick and in a wheelchair. Her illness did not allow her to climb in and out of their tub and they requested that we come in and put in an open shower. She was a teenager and had a hard time with the privacy issue of a parent helping her in and out of the tub. They were over the income guideline but did not have the financial resources to put in the shower. This was the only time that HFHMCI assisted a family that was over the usual maximum income allowance.

9. Experience - Describe your organization's structure and previous experience in implementing projects similar to the activity proposed. Attach resumes and references for each member of the proposed development team (i.e. developer, architect, consultants, project contractor, etc.).

Habitat for Humanity of Marion County, Inc. has done a critical home repair program since 2014. Habitat has assisted numerous families to stay in their homes. The resume of the Executive Director is attached. This program is possible with the help of local area contractors, volunteers, and the staff of HFHMCI.

10. Objectives - Briefly describe the goals and objectives to be achieved by the proposed project.

The goal of this program is two-fold. First, and most important, families of low and extremely low income are able to stay in their homes. An abandoned home does nothing to help Marion County. The objective is to allow people to stay in their homes longer than otherwise would be possible.

The second advantage of the Critical Home Repair program is that homes do not have a need for repair and look like "blight" in the community. This is also a program that helps cities and neighborhoods.

Cities across Marion County benefit from this program. City employees often reach out and ask if HFHMCI could help someone, often shut-ins. There are currently applicants waiting for funding so that they can have window replacement, a laundry moved to a main level for an elderly woman, a bathroom floor that is rotted and in danger of the tub and toilet falling through to the basement. These are just some that are waiting. There has been no solicitation of applications. The above homeowners have contacted HFHMCI due to other non-profit agencies suggesting they contact Habitat for Humanity of Marion County.

11. Timeline - 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.

HFHMCI would start the projects that are waiting for funding as soon as we could get contractors to the homes to do the projects. Habitat's goal would be to have a minimum of 14 houses and hopefully many more by the end of calendar year 2021.

12. 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.

Not Applicable

13. For proposed homeownership projects, describe the proposed sale price by size of unit, market value, down payment assistance, estimated range of family incomes expected to be served, and all other relevant underwriting assumptions, including any inclusionary housing. 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 sources and uses of funds.

Habitat for Humanity of Marion County will be the match funding. HFHMCI has the ability to match with our donations from the last calendar year. HFHMCI has not been asking the homeowners to pay a match as they are low or very-low income individuals or families.