

A. Organization Profile

Completed by austin@showmehabitat.com on 5/10/2023 2:21 PM

Case Id: 12410

Name: Show-Me Central Habitat for Humanity 1 -

Address: 1305 Business Loop 70 E

A. Organization Profile

Please provide the following information.

ORGANIZATION

A.1. Organization Name

Show-Me Central Habitat for Humanity

A.2. Doing Business As (DBA)

A.3. Federal EIN

43-1463222

A.4. SAM.gov Identifier

965019292

A.5. Organization Type

Tax-Exempt/not for profit

A.6. Address

1305 Business Loop 70 E Columbia, MO 65201

CONTACT INFORMATION

A.7. Head of Organization

Austin View

A.8. Head of Organization Title

Executive Director

A.9. Phone

(574) 499-1202

A.10. Email

austin@showmehabitat.com

A.11. Website

www.showmehabitat.org

B. Mission/Goals

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Name: Show-Me Central Habitat for Humanity 1 -

Address: 1305 Business Loop 70 E

B. Mission/Goals

Please provide the following information.

B.1. Organizational Mission Statement

Seeking to put God's love into action, Habitat for Humanity brings people together to build homes, communities and hope.

B.2. Description of Organizational Goals

We work with low income families to help them achieve home ownership. We do this by providing a 30-year no interest loan and selling them the home at cost. Our goal is to build and finance 10 homes every year.

B.3. Describe the geographic service area.

3. We only build homes in Columbia, MO, but anyone in Boone County or the surrounding area is eligible to apply for a house.

B.4. Describe the populations served by your organization.

4. Our target demographic makes between 30 and 60 percent of Boone County Median income.

B.5. What percent of participants served in your previous fiscal year are identified as local Minority populations, persons with disabilities or non-English speaking persons as identified in 24 CFR 91.105(a)2(i)?

75.00 %

B.6. How does your organization operationalize the values of diversity, inclusion and social equity?

We attend events to reach marginalized groups like Pride and Heritage Day. We also give extra consideration to families who are first generation home buyers. This has helped us put more African American families into homes and hopefully help close the home ownership gap.

B.7. Does the organization promote and provide board representation from local minority populations, persons with disabilities or non-English speaking persons as identified in 24 CFR 91.105(a)2(i)?

No

B.8. Does the organization's top 5 paid employees employed include local minority populations, persons with disabilities or non-English speaking persons as identified in 24 CFR 91.105(a)2(i)?

No

B.9. Is your organization a Section 3 employer, or does the proposed project include the Utilization of Section 3 employers in accordance with the Housing and Urban development Act of 1968?

No

Documentation

Articles of Incorporation

Articles of Incorporation.pdf

By-laws

Bylaws Amended 2023.doc

Strategic Plan

Budget Message 2022 - 23.docx

Organizational chart

Attachment 1.pdf

IRS Tax Exempt Status Determination Letter

501c3 Letter 2018.pdf

Financial Statement

Show-Me Central Habitat final audit report 6-30-22.pdf

IRS 990 or 990EZ

Electric File Authorization.pdf

Financial policies and procedures

Financial Policy.pdf

 **MO Secretary of State Registration**

2022 Sec State Registration.pdf

C. Governance Board

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C. Governance Board

Please provide the following information.

C.1. Board Members

Name	Board Position	Address	Term Begin Date	Term End Date
John Muellette	President	1103 East Timmons Rd, Centralia, MO	7/1/2023	6/20/2025
Chris Widmer	Treasurer	720 E Broadway, Columbia, MO	7/1/2020	6/30/2023
Stacey Newbold	Secretary	16898 Farris Circle, Boonville, MO	7/1/2020	6/30/23
Phebe Lamar	Member	4300 E BN Femme Church Rd, Columbia, MO	7/1/21	6/30/24
Phil Lessley	Member	4716 Roeber Rd, Columbia, MO	7/1/21	6/30/24
Mike Ruesler	Member	4627 Brandon Woods St, Columbia, MO	7/1/21	6/30/24
Greg Lockard	Member	18161 S Old Route A Hartsburg, MO	7/1/22	6/30/25
Velma Dykstra	Member	2804 E Henley Dr	7/1/2022	6/30/2025
Freddy Spencer	Member	2635 S Providence Columbia, MO	7/1/2020	6/30/2023
Ray Anderson	Member	1349 County Road 1011	7/1/22	6/30/25
Desmond Peters	Member	2401 Bluff Blvd, Columbia, MO	7/1/20220	6/30/2023
Tom Leuther	Member	104 Dene Dr, Columbia, MO	7/1/2012	6/30/2024

D. Proposal Summary

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D. Proposal Summary

Please provide the following information.

D.1. Provide a summary describing the proposed project.

Show-Me Central Habitat for Humanity is developing a 50-acre subdivision for low income housing. The subdivision is called Boone Prairie and is located off Brown Station Road. We currently have the first phase complete and are working on those 30 lots.

For these lots, Habitat for Humanity will work with partner families, community members, and contractors to build single family homes. We currently have enough revenue and expected cash flow to build 5 homes annually.

Partner families are required to put sweat equity into their home and pay back an affordable mortgage. Home purchases are typically split into two mortgages, both provided by Show-Me Central Habitat for Humanity. The first mortgage is in the form of a 30-year 0% interest loan and the second is forgiven over the same period. Partner families save over \$200k when compared to a traditional bank backed purchase. This unique design and our ability to bring in community support keeps housing cost low. We are a smart community investment.

We are requesting \$35,000 in HOME funding to support the development of one of these houses. Our resources are finite. Volunteerism is low and building expenses continue to outpace inflation. This money will primarily be used to pay for materials.

D.2. Select the production goal(s) within the 2020-2024 Consolidated Plan that this project will fulfill:

- Rehab and Repair of Homes
- Technical Assistance to Businesses
- Direct Homebuyer Assistance
- Sidewalk Construction
- Direct Housing Counseling and Education
- Storm Water Improvements
- New Home Construction
- Acquisition and Demolition of Dilapidated Structures
- Production of Rental Units

- Code Enforcement
- Tenant Based Rental Assistance
- Public Facilities and Improvements
- Vocational Training
- Homeless Facility Improvements

D.3. Project service area: Will this project service individuals and households within the City of Columbia?

YES

D.4. Number Served: How many individuals or households will this project benefit? What is the target population?

Please provide data to support.

One household will be served directly. Since families pay back a portion of their home, this project will go on to fund approximately 2 more houses after inflation lost. The target populations are families making 30-60% of AMI.

In addition, an estimated 40% of our partner families were on some type of housing assistance before becoming homeowners. Providing a permanent housing solutions frees up thousands of dollars in assistance for low-income families.

D.5. Outcomes: Identify the specific, measurable and desired outcomes for this project.

A new single family home with a certificate of occupancy.

D.6. Outcome Data: What data will be collected to evaluate the outcomes for this project?

Affordability of the home and successfully having a family move in.

D.7. How does the proposed project address and promote systemic changes towards social and racial equality?

Most of our new homeowners come from minority or disadvantaged groups. We believe the strength and stability achieved through home ownership will act as a foundation for future generations.

D.8. Does the organization have control of the site(s) for the project?

Yes

D.9. Is the proposed project compliant with existing zoning and land use ordinances?

Yes

D.10. Describe actions to rezone the property to allow for desired use

n/a

D.11. Neighborhood Consultation: Describe how the neighborhood has been consulted regarding this project.

During the zoning and plat process the public was given an opportunity to voice their concerns. We did not face opposition.

D.12. Who is the proposed program administrator to ensure compliance with HUD and City regulations and source of funding for this position.

Austin View

D.13. What is the prior experience of the organization's personnel with this type of project? Include the following: 1) Credentials, including resumes and licenses necessary to accomplish the job. 2) Number of years of experience with this type of project; 3) List of representative projects completed in the past.

Austin View - Resume Attached

D.14. Does the proposed project include the utilization of qualified MBE/WBE contractors or subcontractors, which may include construction, services or operational supplies?

No

D.15. For construction projects, who is the designated person or firm designing and inspecting construction projects.

Rick Wiesner and Midwest Energy

D.16. Provide a brief summary on previous City funding received, any funding remaining, and the measurable results from previous City funding.

We received \$30,000 in HOME funds for 3801 Ramble Dr. The site is complete with a certificate of Occupany. We have a home owner lined up and will close mid June 2023.

D.17. Please provide what year of funding you wish to use for this proposed project and the date that the funds will likely be fully expended.

FY2024 funds. We would expect to expend the funds within 12 months of signing the agreement.

Documentation

Project timeline

Project Timeline.docx

Site map/diagram

143 Preliminary Plat.pdf

Site pictures

***No files uploaded*

Letters of commitment

***No files uploaded*

Project personnel resumes

Austin View Resume.pdf

E. Budget

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E. Budget

Please provide the following information.

* - denotes ineligible CDBG funding activity

** - denotes ineligible HOME funding activity

E.1.

Activities	CDBG	HOME	Cash Applicant Providing	In Kind Services	Other
Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Architectural	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Relocation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Inspection	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
New Housing Construction*	\$0.00	\$35,000.00	\$115,000.00	\$0.00	\$0.00
Demolition and Site Improvements**	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Public Improvements Construction**	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Housing Rehabilitation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Minor Home Repair**	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Professional	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Housing Infrastructure**	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Homeownership Assistance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Tenant Based Rental Assistance*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Office and Utilities (Costs only CDBG eligible for public services activities)**	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supplies (Equipment is ineligible)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Contractual Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Developer Fee for Housing Development (limited to 10% of total development cost)*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Project Personnel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Program Administration**	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TBRA Administration*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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	\$0.00	\$35,000.00	\$115,000.00	\$0.00	\$0.00

F. Required Documents

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Required Documents

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Certification

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Certification

Please provide the following information.

LEAD AGENCY

I certify that I have been authorized by the applicant's governing body to submit this application and that the information contained herein is true and correct to the best of my knowledge.

Authorized Name and Title

Austin View Executive Director

Telephone

(573) 499-1202

Authorized Signature

Austin View

Electronically signed by austin@showmehabitat.com on 5/10/2023 3:50 PM