

WE MAKE HOUSING AFFORDABLE.



THE opportunity

A Publication from Polk County Housing Trust Fund

ISSUE 1 SPRING 2008

A look at those who are helping to build the future.

PRINCIPAL FINANCIAL GROUP

At the Principal Financial Group, giving back goes beyond just being involved in a community, it is part of their corporate culture as a direct extension of their core value of integrity. For years they have committed to being a good corporate citizen in those communities where there is a significant employee or business. The grant program focuses on locations where The Principal has a significant employee presence, including: Des Moines, Cedar Falls, Mason City, Ottumwa and Pella, Iowa; Appleton, Wisconsin; Grand Island, Nebraska; Spokane, Washington; and Wilmington, Delaware.

The Principal Group Foundation, Inc., was created in 1987 to support non-profit organizations that address the following community needs: health and human services, education, arts and culture and recreation and tourism.

In 2006, the Principal Financial Group Foundation, Inc., contributed more than \$12.2 million to more than 800 community agencies through the grant programs.

The Foundation has been partnering with the Polk County Housing Trust Fund since 1997 and has awarded \$856,700 in charitable contributions as well as providing in-kind donations to the organization.

CURRENT NEWS

The Polk County Housing Trust Fund is part of a statewide network of local housing trust funds and project-based programs that has been working to secure a dedicated source of funds for the State Housing Trust Fund (SHTF). The number of trust funds has grown from 4 to 18 in the past four years. Since their inception in 2003 the SHTF did not have an identified source of ongoing funds; nor would the Iowa Legislature appropriate monies for certified local housing trust funds. The network, along with other supporters have worked diligently with Iowa Legislators every year to help secure these needed funds. Finally, as of May 9, 2008 Governor Culver signed into law Senate File 2432; which allocates permanent funding to the SHTF of \$3M from RIFF, for FY 2009. The law also allocates an annual \$3M appropriation from RIFF in 2010 plus a growing share of the Real Estate Transfer Tax.

MESSAGE FROM THE DIRECTOR

PCHTF has been concentrating on identifying emerging issues and we are anticipating a busy year for 2008. In January, we co-sponsored the housing conference, "Housing Our Community". This conference brought together the grassroots of the affordable housing community, bankers, elected officials, and local business professionals to begin a dialog to determine and develop a plan to support the housing needs of local communities. "Employer Assisted Housing" was the focus for the day. A volunteer committee, from conference attendees, will be continuing with dialog and create an action plan to move forward.

PCHTF has recently received monies from Making Connections to create a Down Payment/Closing Costs grant program for up to \$1,500. These grants will be for families and children and in conjunction with our current 10-year Forgivable Loans. The homes are located in the Making Connections neighborhoods.

Home Foreclosures continue to be the concern nationally and throughout our community. PCHTF is currently compiling comprehensive information on home foreclosures in the City of Des Moines and Polk County, with assistance from the City of Des Moines, United Way and the Polk County Sheriff's Office.

PCHTF has just wrapped up the most recent funding rounds. Contracts were awarded for Multi-Family Rental, Single Family New Construction/Acquisition Rehabilitation, and Owner-Occupied Repairs and Rehabilitation. These two-year awards totaled \$1,192,500 and will rehabilitate 331 owner-occupied homes and add 75 additional affordable housing units in Polk County.

Anawim Housing

Featured Non-Profit Partner



Jessie DeGregory and son moved into new renovated Pioneer Woods duplex.

Calendar of Events

Lobby Day – February 19



Rep. Libby Jacobs and Sister Stella Neill at Lobby Day, Capitol Building Rotunda.



Brian Clark

Anawim Housing’s mission is to provide safe, affordable housing which assists in the stabilization of low-income families and the revitalization of the Des Moines Metropolitan Neighborhoods. We are proud to count Anawim Housing as one of our partners. Anawim Housing opened its doors in 1988 to its first two low-income families. In 2006, Anawim Housing purchased 33 duplexes and one single family home from the City of Des Moines and much of 2007 was focused on these Pioneers Woods project homes, remodeling them inside and out, upgrading the landscaping and generally making them livable for the 66 families who eventually will occupy them. These 66 units (one to four bedrooms) are now in the lease-up phase. If you are interested or would like to drive by these units please call 244-5771 for addresses and more information.



In addition to the Pioneer Woods project, Anawim owns 145 units that house nearly 650 children and adults. The Shelter Plus Care division serves 300 more people and administers rental assistance and coordinates supportive services to homeless households with disabilities of mental illness, chronic substance abuse, HIV/AIDs or any combination of the three.

Get To Know Our Board:

BRIAN CLARK

After more than two 3 year terms on the PCHTF Board of Directors, and as Chair of the Marketing Committee, Brian’s tenure on the board has expired. Brian is a landscape architect and urban planner and the owner of Brian Clark and Associates, with offices in

Des Moines, Kansas City, Missouri, and Sioux Falls, South Dakota.

Brian’s expertise in several areas has brought so much to the Board. As Marketing Chair he spearheaded a marketing plan that included a variety of activities for the Trust Fund. He will be missed.



FOR MORE INFORMATION CONTACT:
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