

## TODAY'S AGENDA

8:00 - 11:30 am Greater Des Moines Botanical Garden  
April 20, 2023 Des Moines, Iowa

### 8:00 Doors Open

Enjoy a continental breakfast and networking.

### 8:15 Welcome and Introductions

Welcome by **Luis Montoya**, PCHTF Board Chair and **Eric Burmeister**, Executive Director.

### Keynote Address:

**Tony Perez**, Senior Associate, Opticos Design

Missing Middle Housing is a range of house-scale choices like duplexes, fourplexes, cottage courts and courtyard buildings, all fitting within detached house neighborhoods. These housing types were once routinely part of neighborhoods but are often left out or not allowed today. National Missing Middle Housing and form-based zoning expert Tony Perez will (re)introduce us to this type of housing and explain how cities are making practical changes to zoning and land use policy to unlock this option today.

To ask a question after Tony's presentation, write it on one of the cards on your table and a Trust Fund team member will come to collect it.

### Affordable Housing Week Retrospective

**Eric Burmeister** looks back on the Trust Fund's effort to provide education about the need for affordable housing.

### Designing Spaces of Care in Greater Des Moines

**Dr. Jane Rongerude**, Associate Professor at Iowa State University, highlights a student project to envision non-congregate shelter for unhoused people.

### 9:45 Break (15 minutes)

### Walking in Place Documentary Preview

**Amal Barre**, PCHTF Housing Justice Fellow, screens an excerpt of her documentary project.

### Panel Discussion: Housing Supply

Following Tony's presentation, a panel of local experts will offer additional insights and ideas about focusing local policy and collaboration on creating the housing supply our region needs.

- **Charlie Cowell**, Partner, RDG Planning & Design
- **Hon. Renee Hardman**, West Des Moines City Council
- **Luke Mohlenhoff**, VP/Construction Banking, West Bank
- **Anne Russett**, Senior Planner, City of Iowa City
- **Kris Sadoris**, VP of Development, Hubbell Realty Co.

To ask a question of today's panelists, write it on one of the cards on your table and a Trust Fund team member will come to collect it.

Everyone has equal opportunity for safe, stable, affordable homes within the communities where they choose to live, work, play and learn.

VISION STATEMENT, POLK COUNTY HOUSING TRUST FUND

## OUR SPONSORS

Thank you to these organizations who have made today's presentation possible:



American Planning Association  
Iowa Chapter

## APRIL IS FAIR HOUSING MONTH

Housing advocates across the country refer to April as Fair Housing Month each year to recall the passage of the landmark **Fair Housing Act** which Congress passed just days after the assassination of the Rev. Dr. Martin Luther King, Jr. 55 years ago in 1968.

This year, PCHTF is honored that numerous local governments have chosen to honor the 55th Anniversary of this important Act by issuing proclamations honoring April as **Fair Housing Month** in **Polk County, Des Moines, Ankeny, West Des Moines, and Urbandale**.



PCHTF.ORG

AFFORDABLE  
HOUSING WEEK  
SYMPOSIUM

GREATER DES MOINES  
BOTANICAL GARDEN

DES MOINES, IOWA

APRIL 20, 2023

## ABOUT THE POLK COUNTY HOUSING TRUST FUND

The **Polk County Housing Trust Fund** (PCHTF) is the comprehensive planning, advocacy and funding organization for affordable housing in Polk County, Iowa.

Focused around these three core activities, PCHTF is responsible for crafting the community strategic plan for affordable housing and leading its implementation. It is also tasked with helping the community understand the need for and benefits of adequate affordable housing.

Finally, the organization is responsible for allocating community funds aimed at increasing and preserving the inventory of affordable homes in the County and improving the lives of the people who live in them.



### Development

In FY-2022, PCHTF allocated \$1.9 million toward a combined \$21.2 million investment to produce and preserve housing.

Adding to the region's supply of affordable homes is one of our most important responsibilities. PCHTF distributes development funds provided by Polk County and the State Housing Trust Fund and achieved these results last year:

13	103	
New owner-occupied homes	New rental homes	Plus repair and improvement to hundreds more local homes

### Programs & Supportive Services

In FY-2022, we granted \$597,448 to community organizations that helped 2,099 households in need of a safe, stable home.

We fund programs that get people housed and keep them housed, including some of our community's most at-risk populations. In addition to housing support, our program partners reported these outcomes:

399	258
Households increased their net worth	People found new jobs
510	24
Households received financial education	Households received homeownership education

## PROGRAM NOTES

### Today's Keynote Speaker



**Tony Perez** leads the code reform team at Opticos working with public sector planners and nationwide to customize and apply form-based zoning to allow Missing Middle Housing. Since 2000, he has authored, co-authored or peer-reviewed dozens of codes for neighborhoods, downtowns, suburban shopping center transformations, and citywide. Prior to 2000, Tony was a public sector planner in Southern California for 13 years.

### Housing Justice Fellowship Presentation

**Walking in Place - Memorializing Everyday Places Through Extraordinary Historical Perspectives** is a documentary project by **Amal Barre**, a PhD candidate at the University of Amsterdam and is currently Graduate Fellow in Housing Justice at PCHTF. It is part of a larger body of work that applies collaborative storytelling and archival research to investigate the role of urban renewal policy in the displacement trajectories of families across past and present cycles of place erasure. The documentary positions everyday stories and experiences as historical moments while reflecting on how people need stable places to preserve and protect their existence. It seeks to engage a broad audience to deepen and normalize conversations about displacement, place and people erasure. **Walking in Place** honors oral histories by walking in place with people to expose how displacement is embedded within the built environment. It is a dance in our memories of the past, our understanding of the present, and our imagination of the future.

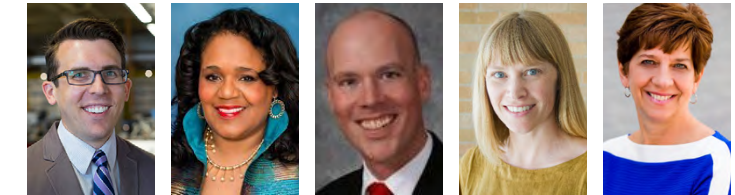
**Walking in Place on Walker Street** features **Don Brown**, a Des Moines based Jazz musician who tells the story of his family home located at 1434 Walker Street. The home was one of several lost to the construction of I-235 in the 1960s. The lot that housed the family is now part road and part parking lot. The film was done in partnership with **Tyler Gates** of ArtForce Iowa.

## PROGRAM NOTES, CONTINUED

### More than Poor and un/Housed: Designing Spaces of Care

Posters on display at today's event show work by students from the Iowa State University College of Design presenting ideas for non-congregate emergency shelter for unhoused people. Each of five teams selected an available property in the Des Moines area and designed a shelter solution for a specific group: women, families, veterans, young adults, and children. The pandemic demonstrated the need for shelter that provides people seeking assistance with not just a bed, but also private space and security. Examples include hotels, dormitories, or tiny homes. Currently, Des Moines does not have non-congregate options in its emergency shelter system. The students' work challenges us to think how shelter can also become care. (Instructors: Jane Rongerude and Julie Stevens)

### Today's panelists



Cowell Hardman Mohlenhoff Russett Saddoris

**Charlie Cowell**, AICP, is an urban planner for RDG Planning & Design. Charlie works in community and regional planning across the Midwest, specializing in housing market studies, development regulations, and comprehensive planning. He currently serves as a board member for the Iowa Chapter of the American Planning Association and is certified with the American Institute of Certified Planners.

**Hon. Renee Hardman** has served on the West Des Moines City Council for over 6 years, including as the city has undertaken several important housing initiatives including efforts to fund affordable housing development. She is a recognized regional equity champion and serves as Chief Diversity & Inclusion Officer & Vice President of Human Resources at Broadlawn's Medical Center as well as on the PCHTF Board of Directors.

**Luke Mohlenhoff** is a Vice President/Construction Banking at West Bank. Luke has over 16 years in construction and development banking experience including financing and construction of housing and land development. Luke is active with the Home Builders Association of Greater Des Moines as a board member and chair of the government affairs committee. He also serves on the board of Commercial Real Estate (CREW) Iowa.

**Anne Russett**, AICP, is a Senior Planner for the City of Iowa City. Her 15-year career in the public sector has focused on addressing barriers to housing and promoting sustainability principles. Prior to joining the City of Iowa City in 2018 she worked for the City of Cedar Rapids and on the west coast. Over the course of her career, she has worked on a variety of land use, housing, and mobility related planning initiatives.

**Kris Saddoris** is Vice President of Development at Hubbell Realty Co. Celebrating her retirement this week, Kris has nearly 38 years' experience developing real estate in Greater Des Moines, including on over 100 multifamily projects, with Hubbell Realty and previously Conlin Properties, Inc. Kris serves as board president of HOME Inc, one of Des Moines' longest-serving housing nonprofit organizations.

### SUPPORT OUR MISSION

#### BY INVESTING IN STABLE, STEADY, STRONG

When you invest in the Polk County Housing Trust Fund's **Stable, Steady, Strong** initiative, you are

- Investing in the stability of families,
- Investing in a steady workforce, and
- Investing in strong and neighborhoods and communities.

All funds raised by the initiative are granted to some of Greater Des Moines' most trusted housing organizations through our **Programs & Supportive Services** grant making. You can give securely online at [www.pchtf.org/donate](http://www.pchtf.org/donate) or by **scanning the code below**.





**STABLE  
STEADY  
STRONG**



INVESTING IN A STRONGER COMMUNITY FOR ALL.