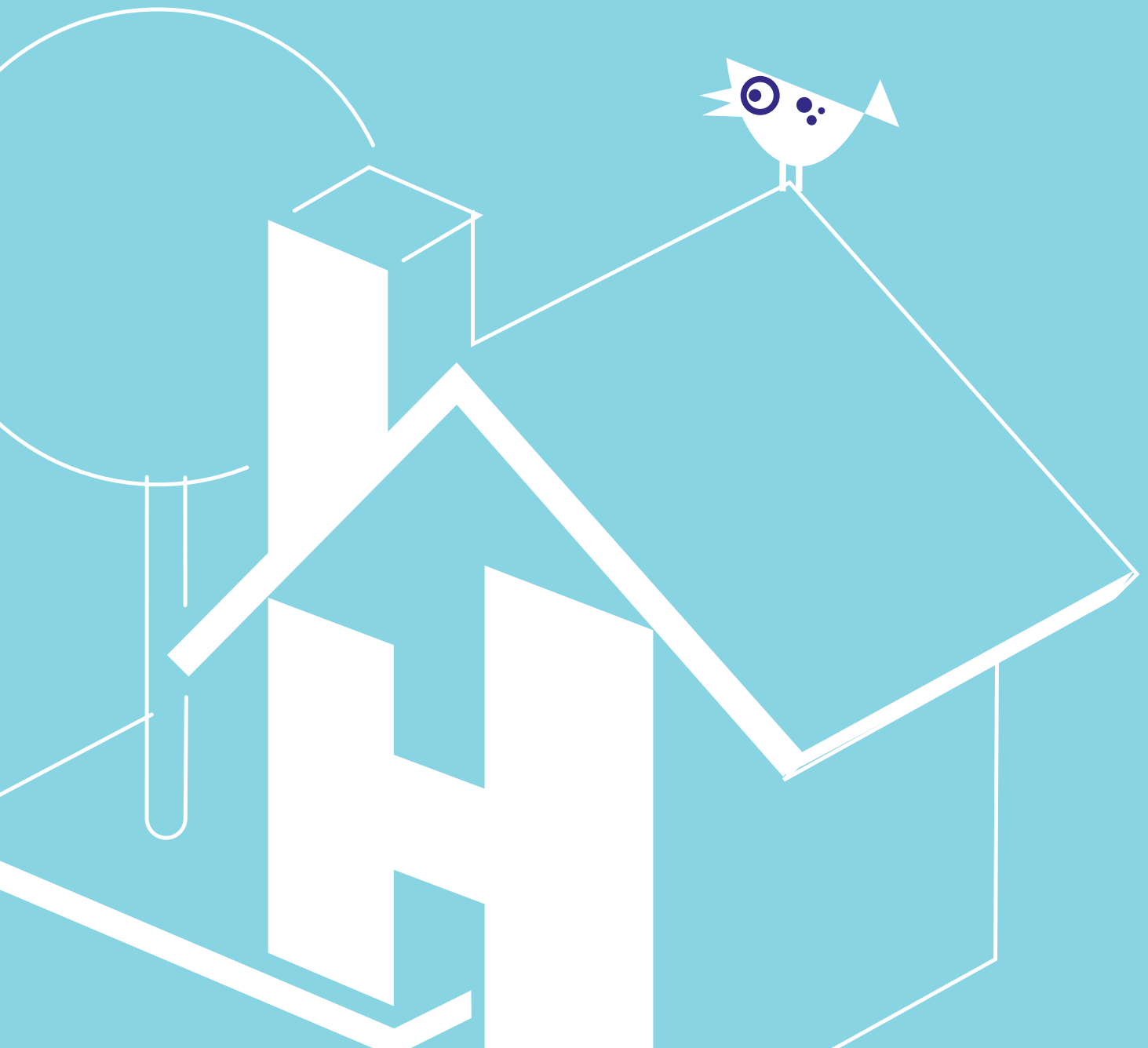




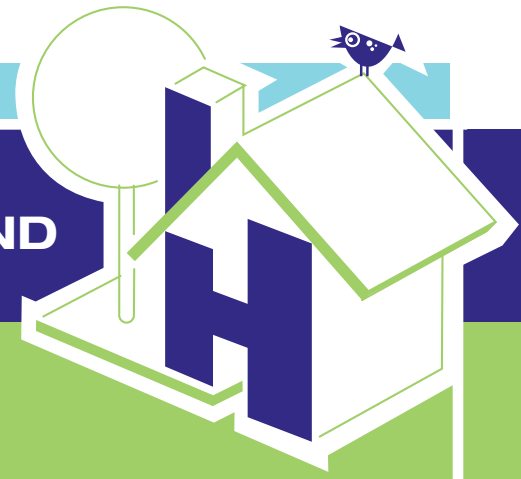
MEETING THE CHALLENGE

The Annual Report for 2008–2009 of the
POLK COUNTY HOUSING TRUST FUND
We Make Housing Affordable





POLK COUNTY HOUSING TRUST FUND



OUR MISSION

Create and support opportunities
to collaboratively develop resources
and facilitate effective solutions
TO MAKE HOUSING AFFORDABLE.



E.J. Giovannetti
Chairperson,
Board of Directors

FOUNDATION of Support

It would not be possible to reflect on the past year at **Polk County Housing Trust Fund** without considering the economy. The economic slide has affected virtually every American in some way, and we are not immune from its effects.

The number of unemployed lowans has risen to its highest level in nearly a quarter of a century. Many of those who were able to hold on to jobs saw their salaries cut. Hourly employees often found their work schedules reduced. Some were furloughed—they were sent home without pay.

The loss of jobs or the decrease in salaries contributed to a record number of homeowners losing their houses as they were unable to keep up with their monthly payments. Foreclosures affected not only the sub-prime market but also the prime market.

What followed was an increase in the number of people looking for affordable housing. MANY LITERALLY BECAME HOMELESS.

Our idea of “the poor” traditionally conjures up the image of unemployed people in tattered clothes, standing on a street corner begging for money, just a cut above being homeless. There is yet another group, those we call the working poor, who are fully employed but whose salaries are below sustenance. Many of them are working for some of the area’s most notable firms, just a floor or two below the chief executive officer whose salary is well into six figures.

This group comprise a new demographic that broadens the historic idea of who is poor. Many of them are seeking help today from the five agencies that are the non-profit partners of **Polk County Housing Trust Fund: Anawim Housing, Community Housing Development Corporation, Greater Des Moines Habitat for Humanity, The Home Connection and Home Opportunities Made Easy, Inc. (HOME, Inc.)**. As you digest this annual report, you will read about how five families who needed help got it from our non-profit partners. Their stories are inspiring, and serve to generate sustained joy among those of us who have in some way given them the stability of a home that made their lives better.

The **Polk County Housing Trust Fund**, established in 1995 as a public/private partnership, has a goal of making sure that every resident of the county has a safe and affordable place to live. The Trust Fund has made a significant impact in the housing inventory since its inception. Nearly 8,600 affordable housing units have been granted funding. That total includes more than 1,000 new homes; the remainder are rehabilitated homes, many of which would have fallen into total disrepair without our assistance.

However, the need is even more acute today than it has been in years past. It underscores the prominent role **Polk County**

Housing Trust Fund has assumed over the nearly 15 years of its existence and the role it must play in the future. There are some who call us the “United Way of Affordable Housing,” which is fitting in that we do for housing what the **United Way of Central Iowa** does for social services in our community. Without our assistance, it is likely that the five front line agencies would fail.

Consider this from Lance Henning, executive director of **Greater Des Moines Habitat for Humanity**: “The Trust Fund has been the foundation of our support. Without that support, we could do little.”

Sister Stella Neill, executive director of **Anawim Housing**, observes: “Those funds (from **Polk County Housing Trust Fund**) are the base from which everything else we do can happen. . . . Without them, we can’t do anything.”

THEREFORE IT IS IMPERATIVE THAT WE ARE IN THE MIDST OF A FUND-RAISING CAMPAIGN; money raised will go to the Fund’s agencies for operating costs so they can continue to do what they do best—provide affordable housing to low-income residents of Polk County.

Our board of directors is 100 percent behind our efforts and I am proud of their work. They are great, energetic people who come from a varied cross section of the community. Many of their children sit in the classroom next to the children of those working poor who are struggling to maintain a home. They are not strangers of those we are trying to assist.

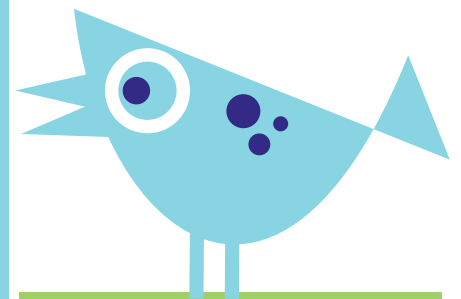
Right now, we are recruiting additional board members as we seek to balance our economic cross section. Our goal is to find those who have entree to the financial largess, to those who can assist us reach an even higher level.

There are those who see a rapid end to the recession. We are not optimistic. While the stock market has risen, the employment levels, which I consider to be a much better indicator of the economy, remain stagnant. There has not been a surge of employment recently, nor will there be in the next 18 months.

Regardless of all else, I am confident the **Polk County Housing Trust Fund** will meet the challenge. Our mission is to “create and support opportunities to collaboratively develop resources and facilitate effective solutions to make housing affordable.” You can be assured we shall do so in a community-wide effort.



E. J. Giovannetti
Chairperson, Board of Directors





Sheila A. Lumley
Executive Director

The Need RE-EMPHASIZED

One of the interesting phenomena I've noted over the past year has to do with the way a lot of central Iowans are handling their finances. Instead of the "shop 'til you drop" mentality that was so common for the last several decades, these people seem to be going back to the more conservative '50s fiscal formula: They are living on one income.

I'm well aware that some couples have been so blessed financially over the years that only one person, usually the husband, has headed to work each week-day morning. That is what it was like in the middle of the last century: Mom stayed home and took care of the kids, did the laundry and prepared dinner so the family could sit down together around the dining room table when Dad got home after a hard day in the office.

It was a simpler time, a time when families seemed to get by without all the "extras" that we think make life more enjoyable and comfortable. But in the last half of the 20th century, we found that those creature comforts were almost a necessity. That took money, more money than the average wage earner could accumulate in a week's time.

As a result, Mom went to work. After paying for babysitting for the couple's children, she had enough money left over to buy groceries and some of the non-essentials that we've all come to expect. Dad's check went for everything else.

What I have seen a lot of in the past year is that Mom's check is going into a savings account. Instead of eyeing that flat-screen, plasma television set that the neighbors just bought, many of the couples of today are focusing on the future, in many cases saving money so they have enough for a down payment on the American dream, a home of their own.

But there is another side to that dream. Many of the families served by Polk County Housing Trust Fund's partner agencies don't have the option to salt away money for a home of their own. They are single parents, some of them in two-parent households who are not earning enough so one parent can stay home.

The recession of the last year has re-emphasized the growing need for affordable housing. Many families who once were going for that American dream no longer want to own a home. The efforts of the Clinton administration to push home ownership are falling on deaf ears today. What we are seeing is that the majority of the heads of household looking for a roof over their heads—single mothers with two or three children—would be happy to rent the rest of their lives, or at least have ownership options that don't require them to be fully responsible for home maintenance and repairs.

Unfortunately, we don't have enough rental stock to offer. The housing presently available is occupied by renters who are staying longer than they have in the past, or is being rented by families with higher incomes. Until more rental units are developed, we just

don't have enough housing inventory in the county today to meet the demands.

As a result, our five partner agencies—Anawim Housing, Community Housing Development Corporation, The Home Connection, Greater Des Moines Habitat for Humanity and Home Opportunities Made Easy, Inc. (HOME, Inc.)—are being asked to do ever so much more. They are being asked to take on more clients, to build more, to re-house rapidly those who find themselves on the streets. They are working daily to help those with the least incomes and the greatest need obtain and maintain housing that is affordable. We are giving them all the support possible, leveraging public and private dollars creatively.

Thankfully, they are up to the task. While they have more challenges to overcome, I have all the confidence in the world that they will continue to stretch their resources and their talent over the next five years to provide the housing that is needed. And while we can provide more flexible funding in areas of need, it is our hope that resources can increase from both the public and private sectors to help us continue to address the ongoing and emerging needs.

We're pleased that our longest and strongest donors who are listed later in our report, have maintained their high levels of support. While others have had to tighten their belts as their businesses have been affected by these challenging economic times, our long-time donors have continued to maintain their partnership with us. For that we are most appreciative. They all have supported our mission and our goal of providing affordable housing to care for low-income families of the community.

What few people know is our involvement in the housing recovery after the floods of 2008. A third of our \$3-million budget went to help rehabilitate the homes that were damaged. Working with the City of Des Moines and Polk County, and with donations from Prairie Meadows Racetrack and Casino, Embrace Iowa, Community Foundation of Greater Des Moines, the Greater Des Moines Board of Realtors, the cities of Des Moines and Pleasant Hill and Polk County, we were able to get all but three families back in their flood-ravaged homes by Christmas.

During that flood, residents of the Greater Des Moines community came together to assist those in need. As they have in previous times of crisis, they will again as we face the need for housing we are now experiencing. I am optimistic that more people from the private sector will step forward to volunteer their time and resources to help the Polk County Housing Trust Fund and our five member partners.

I think a lot about the families we help and often wonder about their stories, especially when we know that one of them is closing on their home loan. When I see a unit has opened up at Anawim Housing (rental) or the Home Connection (transitional housing) I know a family most likely has saved enough for a down payment for home ownership or for the deposit and first month's rent in other permanent housing they can still afford. They are all individuals or families who are working hard with help from our partners to improve their housing and their lives.

On the following pages, you will learn a lot more about our families and the paths they have taken to become home owners or obtain affordable rental housing. Each one has a special story, and our agencies adapt every day to provide the services they need.

The focus at all times must be on those people in need who we can help by providing stable housing. It is our vision that those less fortunate can overcome adversity and become successful in our community. I know that if we work together we can make that happen.



Sheila A. Lumley
Executive Director



THIS YEAR'S PROJECTS

| CONTRACT RECIPIENT | PCHTF \$ | TOTAL Project cost | LEVERAGE SOURCES |
|---|--------------------|---------------------|---|
| SINGLE FAMILY Habitat for Humanity- Single Family Acquisition Rehab | \$60,000 | \$392,000 | HOME Funds, CDBG, Donations, Gifts-In-Kind |
| Habitat for Humanity- Single Family New In-fill | \$47,500 | \$724,000 | HOME Funds, CDBG, Donations, Gifts-In-Kind, NCS, NSP |
| DeLeon Construction- Single Family New In-fill | \$10,000 | \$227,000 | City of Des Moines, NFC |
| JRW & Associates- Single Family Acquisition Rehab | \$35,000 | \$347,569 | City of Des Moines |
| JRW & Associates- Single Family Acquisition Rehab | \$62,500 | \$1,335,000 | City of Des Moines |
| HOME, Inc. (WDM)- Single Family New In-fill Green Elements | \$50,000 | \$313,000 | City of West Des Moines, CDBG |
| HOME, INC.- Single Family Acquisition Rehab | \$165,000 | \$1,256,000 | City of Des Moines |
| OWNER-OCCUPIED REPAIRS Polk County- Emergency Repairs | \$175,000 | \$509,320 | Polk County |
| City of WDM's Metro Home Improvement Program-OOR | \$175,000 | \$433,153 | MHIP Cities |
| City of Des Moines-OOR Minor | \$175,000 | \$420,000 | CDBG |
| City of Des Moines- Lead Remediation | \$85,000 | \$402,000 | CDBG |
| Rebuilding Together Greater Des Moines-OOR | \$90,000 | \$180,000 | Corporate Contributions, Fundraising |
| CAPITAL IMPROVEMENT OF EXISTING TRANSITIONAL HOUSING OR RENTAL The Home Connection | \$32,000 | | |
| Children & Families Iowa | \$100,000 | | |
| REPAIR AND MAINTENANCE Anawim Housing | \$71,212 | \$589,467 | Rents, Fundraising |
| The Home Connection- Transitional Housing | \$12,600 | \$65,000 | Rents, Fundraising |
| OPEN GRANTS TOTAL: MULTI-FAMILY LOAN YMCA of Greater Des Moines- MF Rental Loan | \$50,000 | \$12,471,575 | Grants, Tax Credit Equity, Mortgage |
| | \$1,395,812 | \$19,665,084 | |

ON THE FRONT LINE

Our five nonprofit partners worked directly with those seeking affordable housing in Polk County. To assist them with their Operating and Housing Supportive Services, the **Polk County Housing Trust Fund** awarded a total of \$600,000 to the agencies.

DURING THE LAST FISCAL YEAR, THESE AGENCIES SERVED 785 FAMILIES, WHICH INCLUDED 1,247 CHILDREN. Fifty-eight percent of those clients were from culturally diverse backgrounds. Of the 785 families, 92 percent had incomes under 50 percent Median Family Income for Polk County.

OUR NONPROFIT PARTNER AGENCIES ARE:

Anawim Housing

**Community Housing
Development Corp.
(CHDC)**

The Home Connection

**Greater Des Moines
Habitat For Humanity**

**Home Opportunities
Made Easy, Inc.
(HOME, Inc.)**

A PLACE TO CALL HOME

During the past fiscal year, Anawim Housing and its Shelter Plus Care program served:

457 HOUSEHOLDS

120 of these households were new to Anawim

553 ADULTS

141 of these were new to Anawim

700 CHILDREN

202 of these were new to Anawim

**Family Incomes:
Households**

Less than 30% MFI
(\$0-\$20,450): **279, of
which 94 were \$0 income**

31-50% MFI
(\$20,451-\$34,050): **145**

51-60% MFI
(\$34,051-\$40,600): **21**

61-80% MFI
(\$40,601-\$54,500): **12**

**Sources of Income:
Households**

Soc Sec/SSI/SSDI: **47**
Public Assistance: **90**
Employment: **216**
Retirement/Pension: **10**
Other: **92**



Shantrell Smith and her daughter, Tiyé Samson, 13, in front of their Anawim Housing apartment.

SHANTRELL SMITH HAS FOUND A HOME IN DES MOINES.

Originally from Florida, Smith moved her children to Des Moines from Memphis, Tenn., in 2007 at the suggestion of a friend.

“As a single mother with three kids, Memphis was just ‘too fast’ for me,” she says. “My kids, my son especially, were running in the wrong crowds. I needed to get out of there.”

She’s found Des Moines “slower paced,” a place “where parents actually want to talk to you about their kids.” It’s a place she now calls home.

After living for a year in a “tiny, little one-bedroom apartment with no central heat or air-conditioning,” another friend told her about Anawim Housing. For the last year she and son Alexander Samson, 16, and daughters Samariah Samson, 14, and Tiyé Samson, 13, have lived in a three-bedroom, second-story Anawim Housing apartment on Sixth Avenue.

“What I like most about it, even though it’s affordable and you have to be income eligible, I still have the amenities that others who pay more have, things like central air and carpeting,” she says. Storage is convenient and there are laundry facilities available.

“And the building is secure,” she says. “There is controlled access.”

Smith, 33, who has worked in the medical records department at the Iowa Orthopaedic Center for the past year, occupies just one of the 211 affordable units Anawim Housing has to rent to low-income residents who are searching for the stability housing provides. Anawim, which began with just a couple of old homes in the mid 1980s, is one of five agencies that receive financial assistance from the Polk County Housing Trust Fund.

“A large percentage of our operating funds come from the Polk County Housing Trust Fund,” says Anawim’s executive director, Sister Stella Neill. “Those funds are the base from which everything else we do can happen.”

She explains that “other funding groups tend to fund specific projects or specific functions, but they don’t fund your basic operating costs. Without them, we can’t do anything.”

While Anawim Housing is spending hundreds of thousands of dollars raised in a capital campaign for structural improvements to its properties, “Polk County Housing Trust Fund provides for basic maintenance costs,” she says. “If we have a lot of turnover, those funds see us through that.”

The Trust Fund also participated in the construction of nine row houses that were built for Anawim at the corner of Twenty-first Street and Forest Avenue in nine days in September. That project is just one of the ways in which Polk County Housing Trust Fund aids in the development of new housing.

“In the housing development process, Polk County Housing Trust Fund has flexible dollars,” says Sister Stella. “The Trust Fund is able to fill in where nothing else does. They can make housing affordable for our lowest income tenants.”

One of those is Shantrell Smith. While she may not know it, some of the funds that the Polk County Housing Trust Fund provides helped her make a home in Des Moines.

A LEAP TO THE FUTURE

During the past year, CHDC home ownership and senior affordable rental through the Home Ownership program served our community as follows:

2 New Single Family Households

147 Rental Households
16 new households

159 Adults
18 new households

95 Women Head of Household

54 Men Head of Household

Family Incomes: Households

Less than 30% MFI (\$0-\$20,450): **130**

31-50% MFI (\$20,451-\$34,050): **18**

51-80% MFI (\$34,051-\$54,500): **1**

Sources of Income: Households

Soc Sec/SSI/SSDI: **144**
Retirement/Pension: **19**
Employment: **5**
Public Assistance: **1**
Other: **0**



Tj and Michelle Raymer and their newborn daughter Isabelle Jodi in front of their new home on Forest Avenue.

COMMUNITY HOUSING DEVELOPMENT CORP. (CHDC) RETURNED TO ITS ROOTS AND JUMPED INTO THE FUTURE—ALL AT THE SAME TIME—IN THE LAST YEAR.

First, says Larry James, Sr., CHDC's interim consultant, "We went back to focusing on the neighborhoods, on community development in the near-north side neighborhoods. It's a challenging area. It has the most needs for community housing development, either new or rehabilitated."

While CHDC was reorganizing to target what James and the board of directors concurs is its core mission, it was also finishing construction of a house on Forest Avenue, across the street from the Evelyn K. Davis Park, that incorporates all the eco-friendly materials used in home building today. The "green" house has been awarded a silver level Leadership in Energy and Environmental Design (LEED) rating for being "environmentally responsible, profitable and a healthy place to live."

For CHDC, the “green” house was a demonstration of what might be commonly used in the future. But for now, James says, he and staff are working with neighborhood groups to develop three- to five-year strategic plans that will put emphasis on the continuing demand for comprehensive neighborhood housing development. Funding by Polk County Housing Trust Fund—“The lifeblood of this program,” James says—is essential to the task.

“What are the needs? And how can we help you get there?” are the questions being asked in the neighborhood meetings.

“We want to promote affordable housing, to develop lots, to build the houses,” he says. “But in a down economy, houses don’t sell.”

One house that did sell, one of more than 100 new and rehabilitated homes CHDC has sold since 1995, was the two-story, three-bedroom “green” house that Tj and Michelle Raymer, a pair of Anamosa natives, moved into over the Independence Day weekend. The Peace Corps veterans—they spent seven months in Guinea before moving to Des Moines two years ago—watched the house go up from the Forest Avenue Library, where they were frequent visitors while living in an apartment on Kingman Boulevard.

“Being good stewards of the environment is important to us,” says Michelle Raymer, 24, a Central College graduate who is volunteer coordinator for Refugee Cooperative Services. “Environmental sustainability is a reflection of who we are.”

Certainly their home reflects environmental sustainability.

As Tj Raymer, 25, a Wartburg College graduate and now an administrator at Advanced Therapy Solutions points out, the outer shell of the house is a “tight envelope,” meaning it is well insulated. Many of the materials used in the construction were recycled, as were any materials that remained after the house was completed.

Additionally, the house has bamboo flooring and “counter tops made of recycled paper that is harder than oak or maple,” he says. Paint is comprised of low or non-volatile organic chemicals.

The all-electric house also has highly efficient Energy Star appliances, such as a water heater, washer and dryer and refrigerator. No incandescent lamps are in the house; all lighting is with compact fluorescent bulbs.

The “green” movement moves right into the yard. Grass in the lawn is a “no-mow” variety. And there are three rain gardens in front that are fed by water that pours off the roof. None of it makes its way to the storm sewer.

While the new house and the environmental promise it holds is highly important to these first-time homeowners, nothing beats the joy that came into their lives on July 30. Their first child—Isabelle Jodi—truly turned their green house into a home.

GOAL + PLAN = HOME

During the past year, Greater Des Moines Habitat for Humanity has served:

134 HOUSEHOLDS

25 of these households were new

207 ADULTS

15 of these were new

423 CHILDREN

63 of these were new

**Family Incomes:
Households**

Less than 30% MFI
(\$0-\$20,450): **20**

31-50% MFI
(\$20,451-\$34,050): **113**

51-80% MFI
(\$34,051-\$54,500): **1**

**Sources of Income:
Households**

Soc Sec/SSI/SSDI: **16**
Public Assistance: **0**
Employment: **122**



Kelli Carter, son Mackes, 10, and daughter Kaija, 12, moved into the home in the background early this summer.

KELLI CARTER HAD A GOAL. THEN SHE MADE A PLAN.

NOW SHE HAS A HOME.

But getting from goal to house was not easy. Not a lot of people would have the foresight or the discipline to do what Kelli Carter did. Few would have the patience or the work ethic to get from where she was to where she is. Her path from poverty to home ownership is the thing of storybooks.

Kelli Carter was in her early 20s when a job transfer took her from her hometown of Waterloo to New Mexico. There she met and married a guy and had two kids, but by 2000 the marriage was crumbling. So she moved back to Iowa, landing in a Section 8 subsidized apartment in Johnston where the monthly rent of \$610 ate up most of her take-home pay.

“We were just living paycheck to paycheck,” she says. “The rent, car payment, phone took most of it. People were buying me groceries. We were going to food pantries to make it stretch.”

She sought help from the employee assistance program counselor at work. The message: “You’re not doing anything wrong. You just don’t have enough income. Get another job.” But that wasn’t an option for Carter, now 39. “I was a single mom. I didn’t want to rob my two kids of my time.”

So in 2006 she gave up her nice apartment in Johnston and moved her son and daughter to the YWCA in downtown Des Moines. For \$310 a month, the three of them lived in one room. They shared a community kitchen and a community bathroom with other tenants before finally getting a one-bedroom spot at the Y where she had her own kitchen and bath.

“I needed to make strategic decisions,” she says. “My plan was to get out of debt and get a home of my own. I was tired of living paycheck to paycheck.” While at the Y, she started knocking off, one by one, the pile of bills she had accumulated.

And she prayed.

“In my prayers, I felt I needed to be with Habitat for Humanity.”

In February, 2008, she applied to Greater Des Moines Habitat for Humanity to enter the agency’s home ownership program. By the end of May of this year, she had done everything necessary—completed home ownership classes, completed hundreds of hours of “sweat equity,” showed financial stability—to move into a renovated home that looks like new. It is a three-bedroom

ranch house, says Lance Henning, executive director of Greater Des Moines Habitat for Humanity, that the agency had purchased from the City of Des Moines, then rehabilitated before turning it over to Carter.

She took possession of one of 21 Habitat homes that were completed in the last year. She has a 20-year, 0-percent interest loan that costs her \$353.17 a month, less than \$1.50 a day more than the one-room place she first rented at the YWCA for herself and her children—Kaija, 12, and Mackes, 10, both Merrill Middle School students.

Greater Des Moines Habitat for Humanity, which has built or rehabilitated 106 homes since it was started in 1987—76 of them in the last five years, emphasizes home ownership—not home buying—with those it serves. “We work with the people in a supportive fashion,” says Henning. “We try to make people as prepared for home ownership as possible.”

Habitat for Humanity is one of the five agencies supported by the Polk County Housing Trust Fund. “The Trust Fund has been the foundation of our support,” says Henning. “Without that support, we could do little.”

That means people like Kelli Carter, now an administrative assistant at the Drake University Law School, might not have had the opportunity she had. Fortunately, she did.

“Anyone who wants to succeed will,” says the woman who obviously has. “There are a lot of services here to help. Iowa is a wonderful place.”

BETTER TIMES AHEAD

During the past year,
Home, Inc. has served:

15 HOUSEHOLDS
1 of these households
was new

21 ADULTS
2 of these were new

27 CHILDREN
3 of these were new

Family Incomes:
Households

Less than 30% MFI
(\$0-\$20,450): **2**

31-50% MFI
(\$20,451-\$34,050): **2**

51-80% MFI
(\$34,051-\$54,500): **11**

Sources of Income:
Households

Soc Sec/SSI/SSDI: **2**
Employment: **15**
Retirement/Pension: **0**
Other: **1**



Kimberly Murphy and her two children, Felicia, 17, and Michael, 11, moved from rural Warren County to Des Moines.

The roof on the old rural Warren County farmhouse leaked whenever it rained. The ceiling plaster in the living room, saturated with repeated soakings of rainwater, crumbled to the floor. Groundwater trickled into the basement, leaving a musty smell on anything stored there.

THE LANDLORD WAS UNABLE TO ARRANGE FOR TIMELY REPAIRS.

After seven years of that, combined with hard winters and high heating costs, rising gasoline prices and added mileage on her vehicle, Kimberly Murphy had had enough.

“It was not a healthy place for me and the kids,” she says.

It was also the place her 11-year-marriage, like the saturated plaster, finally disintegrated “after we had lived in several places in Des Moines,” says Murphy. “He was self-employed and we made some poor decisions. Money was always tight. Things just didn’t work.”

It was tough for Kimberly Murphy, a 38-year-old East High School graduate with two children, no child support, and a pile of debt—“I was divorced!” she explains—to keep things together. Fortunately, she says, “We were never homeless. By the grace of God, we still had a house. I don’t know how I did it, but we got by.”

She is looking forward to better times.

Murphy is the administrative assistant and grant administrator for the Iowa Institute for Community Alliances. Its offices are in the Human Services Campus building, which also houses Home Opportunities Made Easy, Inc. (HOME, Inc.), the oldest private, non-profit housing organization in Des Moines.

In June, 2008, she walked into the HOME, Inc. offices and applied to purchase a house through the agency, one of the five that receive funding from the Polk County Housing Trust Fund. She met the income guidelines to be accepted into the lease-to-purchase program. She was on a budget, and was whacking away at the credit card debt.

Six months later, she and daughter Felicia, 17, and son Michael, 11, moved into a four-bedroom, two-story home that HOME, Inc. had purchased from the City of Des Moines, then renovated before offering it for sale. Murphy pays \$800 a month on the home on the southeast side of Des Moines, and will assume the mortgage in 2011.

Murphy, who received her associate of arts degree in leadership from William Penn University, is pleased with the house and

her arrangement with HOME, Inc. “I’m very happy with it,” she says. “HOME, Inc. is a great agency. It’s great that we have them” in Des Moines to help other low-income people who want to buy a house.

She was one of the fortunate HOME, Inc. clients, says Pam Carmichael, executive director of the agency.

“The housing market really slowed in the last year,” she says. “We had a number of clients who couldn’t get loans. For instance, where people who had been in bankruptcy could apply for a loan after three years, now it is four.”

The majority of those who seek help from this 42-year-old agency are women, more than half of them minorities, with children. To qualify for inclusion, they must be employed, says Carmichael.

HOME, Inc. builds new homes and purchases existing homes for renovation, all of which are sold to low-income families. For instance, a 12-unit condominium project, which HOME, Inc., bought from the City of Des Moines and rehabilitated, is being sold, unit by unit, for \$65,000 to \$75,000. Keeping the price low is a grant from Polk County Housing Trust Fund, “which underwrites the cost of many of our transactions,” says Carmichael.

In the next year, HOME, Inc. plans to acquire and rehab 10 or more properties. Carmichael says with the housing stock now being renovated, sales should amount to 20 or more for those in the low-income range.

One of the proposed projects is a “green” home, she says. It’s a demonstration project that will get help from Polk County Housing Trust Fund. The plan is to use “green” building techniques in the construction of one of HOME, Inc.’s standard home designs to determine which techniques are cost effective within the affordable housing market.

A HELPING HAND

During the past year,
The Home Connection
has served:

30 HOUSEHOLDS

10 of these households
were new

37 ADULTS

12 of these were new

93 CHILDREN

34 of these were new

**Family Incomes:
Households**

Less than 30% MFI
(\$0-\$20,450): **9**

31-50% MFI
(\$20,451-\$34,050): **8**

51-80% MFI
(\$34,051-\$54,500): **13**

**Sources of Income:
Households**

Soc Sec/SSI/SSDI: **1**
Public Assistance: **12**
Employment: **21**
Other: **1**



Jodi Bailey and her four sons: Greg Leverett, 18, in back, Edric Bailey, 5, in the middle, and Allen Killings, 14, and Markus Killings, 12.

JODI BAILEY IS ONE BUSY LADY.

She's the mother of four sons. She works full-time. She's a full-time college student.

It's a tough balancing act, made somewhat easier by the low rent she pays for the three-bedroom home on Thirteenth Street she's rented from The Home Connection program of Hawthorn Hill since October of 2007. The \$375 rent—utilities included—is a far cry from the \$800 a month she'd been paying for two years for a home in West Des Moines.

That was before Jodi Bailey got sick. Before she had surgery. Before she had to give up her job as a patient registrar in the emergency department at Iowa Lutheran Hospital. Before medical bills made it impossible for her to make her monthly payments.

Before she turned to The Home Connection for help.

Bailey and her family occupy just one of 21 properties that The Home Connection has for families who were considered to be homeless at the time they applied for housing assistance. The majority of those families, says Tim Shanahan, the agency's executive director, are headed by single mothers, but, he says, "We are seeing more applications from single fathers. Right now we have four couples" who are renting from the agency, one of five that receive assistance from the Polk County Housing Trust Fund.

And if he had more housing, he would have little trouble finding qualified homeless families to occupy them, he says.

"The demand is high. We'd like to increase our housing stock so we could serve more people," says Shanahan.

The Home Connection normally gives families two years to occupy one of their 21 units, but families are being given a chance to stay in the program a little longer to finish college classes—most of them at Des Moines Area Community College (DMACC) or Grand View University—because of the recession.

"With the economy being what it is, some of our clients have not been able to work on their debt as much as they could have in the past," he says. "It's hard for them to get extra hours at work. Their pay is stagnant; some have even had their pay cut."

Part of the work of the transitional housing program for homeless families with children

is to counsel the families on budgeting and home ownership, to give them the training, experience and skills they need to be good neighbors in the future.

"We want them to keep the property up, to keep the neighbors happy," says Shanahan. "But we also want the clients to be able to move into any neighborhood and feel comfortable subscribing to the neighborhood values."

Funds provided by the Polk County Housing Trust Fund make the case management counseling possible, he says. "Polk County Housing Trust Fund is extremely important to us. Besides case management, the PCHTF money helps us with the maintenance of our homes to make them better and better in the neighborhoods," Shanahan says.

Jodi Bailey, one of those who have benefited from the pass-through of Polk County Housing Trust Fund dollars, is doing her part to make a better neighborhood. She has had a full-time job at Goodwill Industries since she moved into her Home Connection house, home to her and sons Greg Leverett, 18, Allen Killings, 14, Markus Killings, 12, and Edric Bailey, 5.

"I'm a store clerk and cashier and make bank deposits for Goodwill," says the 43-year-old graduate of Roosevelt High School. At DMACC, she is working on an associate arts degree in business administration, which she plans to finish in 2010.

"I would like to work in the medical field," says the woman who earlier spent 11 years as an administrative assistant at Merrill Middle School in Des Moines to go with her year at Iowa Lutheran Hospital.

With the help she has had from The Home Connection, she just might make it.

Sharing Our Vision **OUR FUNDING PARTNERS**

**JULY 1, 2008 -
JUNE 30, 2009**

FOUNDERS \$30,000 +

Allied Insurance/Nationwide Foundation
Bankers Trust Company
Community Foundation
of Greater Des Moines
Principal Financial Group Foundation
United Way of Central Iowa
Wells Fargo Foundation on behalf
of Wells Fargo Home Mortgage

FRAMERS \$10,000-\$29,999

American Republic Insurance
Andersen Corporate Foundation
Aviva USA Group Charitable Foundation
Bank of America
Gannett Foundation/
The Des Moines Register
Prairie Meadows Race Track & Casino
West Bancorporation Foundation
William C. Knapp Charitable Foundation

FINISHERS \$100-\$9,999

Allied Construction
Bank of the West
Community State Bank
Conlin Construction Services
Des Moines Area
Association of Realtors
RDG Planning & Design
Sayles Graphic Design, Inc.
Snyder & Associates
US Bank

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Polk County
State Housing Trust Fund

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Statement of FINANCIAL POSITION

FINANCIALS ASSETS

| | 2009 | Totals | 2008 |
|--|---------------------|--------|---------------------|
| Cash and cash equivalents | \$ 436,652 | | \$ 838,153 |
| Investments | 2,453,030 | | 1,600,453 |
| Interest receivable | 11,514 | | 8,841 |
| Contributions receivable | 98,611 | | 215,011 |
| Mortgage loans and notes receivable, less loan loss reserve \$62,909 | 672,566 | | 676,593 |
| Forgivable loans, less accumulated amortization 2009 \$1,621,358 | 2,236,364 | | 1,931,936 |
| Office equipment, at cost less accumulated depreciation 2009 \$13,191 | 10,080 | | 14,300 |
| Total assets | \$ 5,918,817 | | \$ 5,285,257 |

LIABILITIES AND NET ASSETS LIABILITIES

| | | | |
|---|------------------|--|------------------|
| Accounts payable and accrued expenses | \$ 5,406 | | \$ 5,835 |
| Accrued compensation and payroll withholdings | 23,803 | | 17,815 |
| Grants payable | 2,149,508 | | 2,743,925 |
| Note payable, equity program | 200,000 | | 200,000 |
| Total Liabilities | 2,378,717 | | 2,967,575 |

NET ASSETS

| | | | |
|---|---------------------|--|---------------------|
| Unrestricted | | | |
| Undesignated | 997,916 | | 170,735 |
| Board designated for forgivable loans | 2,236,364 | | 1,931,936 |
| Board designated for down payment/closing costs | 100,000 | | -- |
| Temporarily restricted | 205,820 | | 215,011 |
| Total net assets | 3,540,100 | | 2,317,682 |
| Total liabilities and net assets | \$ 5,918,817 | | \$ 5,285,257 |

Statement of ACTIVITIES

| ACTIVITIES SUPPORT AND REVENUE | Unrestricted | Temporarily restricted | 2009 | Totals | 2008 |
|---|---------------------|-----------------------------------|---------------------|---------------|---------------------|
| Contributions | \$ 2,018,232 | \$ 1,265,664 | \$3,283,896 | | \$ 2,635,539 |
| Investment income | 51,655 | 4,400 | 56,055 | | 105,731 |
| Net realized and unrealized gain (loss) on investments | (572) | -- | (572) | | 8,511 |
| Interest on mortgage loans and notes | 6,976 | -- | 6,976 | | 20,267 |
| Miscellaneous income | 4,269 | -- | 4,269 | | 1,350 |
| | 2,080,560 | 1,270,064 | 3,350,624 | | 2,771,398 |
| Net assets released from restrictions | | | | | |
| Expiration of time restriction | 1,279,255 | (1,279,255) | -- | | -- |
| Total support and revenue | 3,359,815 | (9,191) | 3,350,624 | | 2,771,398 |
| EXPENSES | | | | | |
| Program services | | | | | |
| Affordable housing | 1,889,310 | -- | 1,889,310 | | 1,926,030 |
| Supporting services | | | | | |
| Management and general | 160,150 | -- | 160,150 | | 161,525 |
| Fundraising | 78,746 | -- | 78,746 | | 23,432 |
| Total expenses | 2,128,206 | -- | 2,128,206 | | 2,110,987 |
| CHANGE IN NET ASSETS | 1,231,609 | (9,191) | 1,222,418 | | 660,411 |
| NET ASSETS , beginning of year | 2,102,671 | 215,011 | 2,317,682 | | 1,657,271 |
| NET ASSETS , end of year | \$ 3,334,280 | \$ 205,820 | \$ 3,540,100 | | \$ 2,317,682 |

DIRECTING Our Way

The board of directors of Polk County Housing Trust Fund during the past year include the following area citizens.

E. J. Giovannetti

Polk County Board
of Supervisors
Chair

Stephanie Reynolds

City of Johnston
Vice Chair

Victoria Facto

Bankers Trust Co.
Secretary

Doug Sharp

BSB Design
Treasurer

Dean Armantrout

EDGE Commercial

Angela Connolly

Polk County Board
of Supervisors

Larry Goodell

Wells Fargo Home
Mortgage

Christine Gordon

City of West Des Moines

Christine Hensley

Bank of the West

Barbara Mueller

Principal Bank

**Sister Stella Neill,
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Anawim Housing

**John Sayles/
Sheree Clark**

Sayles Graphic Design

Robert Sherwood

Nationwide Advantage
Mortgage

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Doug Sharp
Treasurer



Kris Saddoris
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slumley@pchtf.org



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not pictured: **Merlie Crowley**, Housing Continuum Coordinator, mcrowley@pchtf.org

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