

# POLK COUNTY HOUSING TRUST FUND



Looking to the future,  
reflecting on the past.

## ANNUAL REPORT 2009-2010

Affordable housing today,  
the economic foundation  
for Polk County tomorrow.



## OUR MISSION

*“To help make  
housing affordable.”*

**On the cover:** Among those who have been served by Polk County Housing Trust Fund partners are Tracy and Conner Schrier. You can read more about them elsewhere in this annual report.

## Making housing affordable

The fiscal year 2010 was one of significance for the Polk County Housing Trust Fund.

For one thing, it was during this period that the Trust Fund celebrated its fifteenth anniversary. During those 15 years, more than 9,600 housing units either have been built or renovated by those agencies that have been associated by the agencies affiliated with the Trust Fund. Thousands of households have found the stability they need with that housing.

In the last year, the Greater Des Moines Habitat for Humanity announced it was going to build 10 houses in 20 days. That number, paired with the dozen of other new homes or rehabilitations, means Habitat will turn over 22 homes to new owners. That is the same number as last year; both are records.

Last fall, Anawim Housing built nine housing units in nine days. Since then it completed a new headquarters building on Forest Avenue. The top floor of the building

includes six new apartments for those seeking affordable housing.

Home Opportunities Made Easy, Inc. (HOME, Inc.) collaborated on the construction of a “green” house in West Des Moines. HOME, Inc., has been working to make their homes energy efficient, and the lessons learned on this house will be used in future construction.

The Home Connection of Hawthorn Hill contributed to provide housing for homeless families. The focus is on education and work, with plenty of counseling that helps those families make the transition from instability to being productive members of the community.

Meanwhile, Community Housing Initiatives, Inc., joined the Trust Fund as one of the five partner agencies. CHI provides affordable rental housing for low-income seniors, for families and for those with special needs.

You’ll learn more about the Trust Fund and its partners on the following pages.

# PLANNING FOR TOMORROW



**E.J. Giovannetti, chairman of the Polk County Housing Trust Fund's board of directors, says building families is the ultimate goal of the Trust Fund.**

The economic concerns that highlight the national news every night have not bypassed Polk County. The economy, nationally and locally, has had a profound effect on many of our largest employers and, as a result, they have been forced to reduce incomes or eliminate jobs.

To make things worse, there's a trickle-down impact in play, and firms of all sizes have had to revise their business plans to maintain viability. In many cases that means more job cuts.

Iowa's unemployment rate late this summer hit the highest it's been in years, partly due to the layoffs that have affected so many. In turn, many of those without jobs are looking for affordable places to live. Sadly, Polk County does not have the housing stock to meet those needs. There are more lookers than places to look at.

That lack of affordable housing was one of the concerns the board of directors of the Polk County Housing Trust Fund addressed when

the board took stock of the future and developed a new strategic plan for the Trust Fund. We identified the needs and adopted a method to accomplish a meaningful response. At the same time, we realize that housing needs change—sometimes radically and almost immediately—so our plan is flexible enough to allow us to respond quickly as housing requirements shift.

The strategic plan comes as we have a better understanding of our role as a provider of affordable housing, and our place in the community. We have 15 years of experience; as the needs grow, the wealth of knowledge accumulated over that decade and a half has given us the credibility and the ability to take leadership in many different aspects of housing.

For instance, when the YWCA building in downtown Des Moines fell into disrepair and the low-income mothers and their families who lived there had no place to go, Polk County Housing Trust Fund

stepped in and moved them to Unity Place, an apartment complex on McKinley Avenue that we found and renovated to meet that need. Without that action, those women and their children would have been homeless; there was just no place for them to go.

Another example: Our newest partner, Community Housing Initiatives, Inc., has had a presence in Iowa for 15 years, but only came to Des Moines after we reached out to them. Community Housing Initiatives, Inc. operates rental units that have provided affordable housing for 67 single-parent families in the last year.

Both the action at the YWCA and the recruitment of CHI to Des Moines were because of the proactive efforts of our executive director, Sheila Lumley. Sheila, who is retiring by year's end, has led our agency for seven years. The examples cited are typical of the work she has done to make the Polk County Housing Trust Fund

such a credible force in the housing community.

Our reputation for success puts us in good stead as a leader in our changing community. We recognize that responsibility. We are working constantly to meet the challenges associated with affordable housing

***“It is, in the end, building families that is our ultimate goal. If we can provide stable housing, the stable families will follow.”***

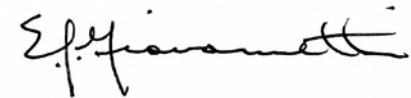
for those who desire and need a place to call home.

As you read this, the Polk County Housing Trust Fund is in the midst of a fund-raising campaign. We are seeking \$900,000, primarily from the business community, to support

our operative and supportive services. That would include case management, counseling, crisis intervention and advocacy programs that are provided by our five member agencies for their respective clients. Over the years we have found those items, along with the bricks and mortar involved in actual construction, are meaningful pieces of the blueprint needed to build a strong family.

It is, in the end, building families that is our ultimate goal. If we can provide stable housing, the stable families will follow. That will contribute to our stable community, a community that will continue to attract business and industry to what is already one of the best places in America to live.

Sincerely,



**E.J. Giovannetti**  
**Chairperson, Board of Directors**

# NEEDS MET, MORE NEED TO BE



**The growth in affordable housing needs and housing options in recent years has amazed Sheila Lumley, the executive director of the Polk County Housing Trust Fund.**

Anyone who has lived in Polk County for any length of time is aware of the “Flood of ’93.” It was the first of three 100-year floods we’ve had in less than 20 years.

Besides wreaking havoc throughout the community—we went without drinking water for days, roads were wiped out, some businesses were so damaged that they never reopened—the Flood of ’93 demonstrated just how far some of our neighborhoods had deteriorated. It was readily apparent to anyone surveying the flood damage that there was just not enough good, affordable housing to meet the demands of the community.

That awareness was the catalyst for the formation of the Polk County Housing Trust Fund as we know it today. We officially formed in 1995—15 years ago—and became a not-for-profit organization five years later.

During our decade and a half, we have grown to the point that we are the “point agency” on many affordable housing projects in this region. Our five member agencies—Anawim Housing, Community Housing Initiatives, Inc., Greater

Des Moines Habitat for Humanity, Home Opportunities Made Easy, Inc. (HOME, Inc.), and The Home Connection of Hawthorn Hill—receive financial assistance and services from the Trust Fund. All of that has made it possible for us to help in the development or rehabilitation of more than 9,600 housing units, as well as provide our member agencies’ clients various forms of non-financial aid.

As I look back over my time with the Trust Fund, I am amazed at the growth in affordable housing needs and housing options available to meet them. While we continue to help create new units and rehabilitate existing ones, we are losing others to foreclosure and program changes.

In 2003, we became one of the first local housing trust funds to become certified with the Iowa State Housing Trust Fund. Since then the number of local housing trust funds has grown to more than 20, with more being certified this year. The Polk County Housing Trust Fund has acted as a coordinating and fiscal agent for legislative purposes and to help keep

communication flowing among all of the trust funds.

The financial support from the State Housing Trust Fund, combined with the ongoing support from Polk County, has allowed us the flexibility to address ongoing as well as emerging housing needs in our community. We have invested nearly \$21 million and with that have leveraged more than \$240 million to fund more than 9,600 units. Of those, 1,314 are new units.

When the City of Des Moines decided to sell 394 of its scattered-site housing units, our board made a commitment to help our non-profit partners purchase as many as possible so they could be retained as affordable for low- and moderate-income families. We invested more than \$2.5 million and leveraged more than \$10 million to help purchase and rehabilitate more than 200 units. Most are being used as affordable rental, while the rest have been sold for affordable home ownership. That means more than 200 families accessed affordable housing that had been vacant and unused for several years.

We also have had the

opportunity to help with home restoration after the Floods of 2008, by acting as the fiscal agent for donated funds from Polk County, the City of Des Moines, the City of Pleasant Hill, Prairie Meadows and the Des Moines Area Realtors. These funds were used to pay for rehabilitation of owner-occupied homes in the Birdland neighborhood and the Saylorville unincorporated areas, and a mobile home park in Pleasant Hill. Those most seriously affected were back in their homes by Christmas that year. These are good examples of the community coming together to help those in need.

When the YWCA closed this past winter, many of our partners and agencies from the Housing Continuum came together to help relocate the women and children who needed to find other housing. While most moved on to other programs, 15 women and nine children had no options. We found a vacant building that didn't need a lot of work and could be available fairly quickly. With the help of Polk County, the Des Moines Radio Group and Prairie Meadows, funds

were raised to help cover the costs for repairs and furnishings. That funding was used to leverage state I-JOBS funding to complete all of the work and begin operations. We signed contractor agreements on February 5 and the women and children moved in 22 days later.

This would not have been possible without the support of everyone involved. The building became Unity Place and is now home to even more single women since it opened. With the help of Conlin Properties, which provides in-house management services, and Primary Health Care, which provides supportive case management services, the women and children are putting their lives back together and working toward self-sufficiency.

It has really been a pleasure to work with our non-profit partners and see how they have grown into their missions over the years. The goals they set and achieve each year are outstanding and truly meant to serve those with the greatest need.

This past year we hired a consultant to complete in-depth assessments of each agency partner.

The primary purpose was to determine their capacity to develop more units and/or services. Each agency, each with unique strengths, is prepared and has begun to build capacity. We will continue to work with them as their plans are implemented. I certainly thank them for all of their hard work and the risks they have taken to improve and expand our housing stock and serve our citizens. It truly has been a pleasure to work with each of them.

Finally, thanks to all of you for supporting the work of the Trust Fund and contributing to our ongoing success. Going forward, your continuing support will help move the organization and its partner agencies even further in our efforts “to help make housing affordable.”

Sincerely



Sheila Lumley  
Executive Director  
Polk County Housing Trust Fund



Heather Armstrong of Cedar Rapids (left), a member of the board of directors or the Iowa Finance Authority, presents Polk County Housing Trust Fund Executive Director Sheila Lumley a plaque honoring the Trust Fund for its work in heading a group that found housing for 15 women and nine children when the YWCA in downtown Des Moines closed. The Finance Authority said the work of the Trust Fund in overseeing a collaborative effort to renovate Unity Place “showcased the speed and unity of the community in response to a crisis that would have left women and children homeless.” Unity Place, a multi-family transitional property, was cited as the Iowa Finance Authority’s 2010 Housing Iowa Multi-Family Housing Development.



# FINDING HOPE IN THEIR HOMES

Their origins matter little. Their background matters little. Their occupations matter little.

What really matters to all is to have a home. A place for stability. A place for the family.

The Polk County Housing Trust Fund has been working with local housing agencies for 15 years. The goal has been—and is—to provide affordable housing for those who need it. Since its inception, thousands of residents of Polk County have found the help they need from Trust Fund agencies.

Five of those families are featured on the following pages. They are typical of those who have found help, a home, stability.



**Tracy Schrier and her son Conner are finding an Anawim Housing apartment gives them the stability they need as Tracy deals with drug addiction concerns.**

## **From chaos to stability**

Tracy Schrier is looking for what she calls “a godly man. I want a role model for my son. Before I bring anyone into my son’s life, he needs to show me,” she says.

A godly man will be a change for Schrier. After she ran away from home at age 14, she had a string of relationships, most of them bad. For instance, the father of her 18-year-old daughter is in prison. She spent time in jail when she and the man with whom she was involved were convicted of conspiracy to manufacture methamphetamine. The father of her 5-year-old son lives out of state and has never been a part of the boy’s life.

The search for the godly man is not the only change in her life. She now has a good relationship with her daughter, a freshman at Iowa State University in Ames, and has reconciled with her mother, who is living in the same Hope Ministries facility on Des Moines’ east side where Schrier lived for a year before she moved into an apartment above the new offices of Anawim Housing on Forest Avenue

That time at Hope Ministries saw the biggest change in her 34

years. After what she describes as “a spiritual battle” and “a battle with demons,” she says “God put me back together. I’d always believed, but I was doing things that made me feel ashamed and guilty. He has forgiven all of those things.”

But before she found that inner peace, she had gone back on drugs after she’d given up her habit for a while. “I was a full-blown opiate addict,” she says. That’s when the Iowa Department of Human Services stepped in and took son Conner out of her home.

“When they took him from me, it took my soul,” she says. “They told me I could never get him back” unless she quit using drugs.

That was the spark that turned her around. Conner is the obvious center of her universe.

Her two-bedroom Anawim Housing apartment is offering the affordable housing she needs as she focuses on Conner while battling the drug habit that ruled her life for years and pursuing a hotel management degree at Des Moines Area Community College in Ankeny. She seems to be doing well in both regards; she continues her recovery from drug dependency, and she is on the dean’s list for her academic accomplishments. She hopes to finish the hotel management

program next year as she continues her two-year residential after-care drug rehab program.

Schrier and Conner are among the 501 families served by Anawim Housing in the last year. Anawim’s focus is on affordable residential housing aimed at stabilizing families, many of them families just like the Schriers. It is one of the five local housing agencies that are partners with Polk County Housing Trust Fund.

“I continue to be impressed with how the Trust Fund props up the organizations it supports,” says Russ Frazier, who became president of Anawim Housing in March. The Trust Fund “is so collaborative. It works so hard to create new ways to make sure Anawim and the other partners succeed.” For instance, the Trust Fund gave \$64,000 to Anawim for construction of its new headquarters building on Forest Avenue this year.

It also directs the Operating and Housing Supportive Services program, which offers case management, counseling, crisis intervention and advocacy for the clients of the five member agencies. Tracy and Conner Schrier haven’t had the need for any of those services, but they’re there should the need arise.

## Anawim Housing

Anawim Housing and its Shelter Plus Care program reached out to hundreds of people during the past fiscal year. Those served:

501 Households

103 of these households were new to Anawim. 185 were stable for one year or more.

625 Adults

123 of these were new to Anawim.

790 Children

158 of these were new to Anawim.

Family incomes: Households

Less than 30% MFI (\$0-\$21,950) for a family of four: 277, of which 99 were \$0 income

31-50% MI (\$21,951-\$36,600): 188

51-60% MFI (\$36,601-\$43,920): 26

61-80% MFI: (\$43,921-\$58,550): 10

Sources of Income: Households

Soc.Sec./SSI/SDI: 55

Public Assistance: 103

Employment: 242

Retirement/Pension: 6

Other: 72



**The opportunity to rent a home has proven to be a blessing for LaTonya Carroll who lives on Des Moines' south side with sons Immanuel (pictured) and DaKarai.**

## **A huge blessing for a single mom**

Since the Polk County Housing Trust Fund recruited the Spencer-based Community Housing Initiatives, Inc., to establish a presence in the Des Moines metropolitan area five years ago, CHI has secured 115 units to rent to low-income residents.

But the agency, which has regional offices in four Iowa cities, does more than provide affordable housing, says Malai Amfahr, resident services director in the Des Moines office.

“We offer a full range of services,” says Amfahr. “Some of those are resident leadership skill building sessions; supportive services to assist residents to remain in housing; and a resident appreciation program with social events and volunteer landscaping efforts to beautify our properties.” CHI is also ready to help those who face eviction.

The company, which has housing for seniors, for families and for those with special needs, also coordinates counseling services, as do the other Polk County Housing

Trust Fund partners.

“We link our clients with the counselors; we don’t do the actual counseling,” says Amfahr, “but we advocate for them. It’s done on a case-by-case basis.”

Among those who have used the services of CHI is LaTonya Carroll, 44, who found she couldn’t afford the rent payments on the West Des Moines apartment where she had been living before she and her husband divorced two years ago.

“With just one income, I got behind on the rent payments and couldn’t catch up,” she says. To make ends meet, she moved in with a friend.

“All the time I am praying, asking God for direction,” she says. It was a local church ministry that sent her in the direction of CHI.

She is in a three-bedroom home on Des Moines’ south side, not real big but comfortable for her and sons Immanuel, 5, a kindergarten student at Phoenix Elementary School in West Des Moines, and DaKarai, 14, who is a freshman at Dowling Catholic High School, also in West Des Moines. She has two other children and three grandchildren: Shawndra, 20, lives in West Des

Moines with her daughter, and Jason, 27, lives in Spencer. He has a daughter and a son.

Carroll is a graduate of East High School and Grand View University. She has also taken courses at Des Moines Area Community College and the College of Massage and Holistic Arts, where she graduated in 2000.

“I was a self-employed massage therapist with my own shop, and also worked with another group,” she says. She is now the lead massage therapist at two Massage Heights locations, one in West Des Moines, the other in Clive. Her interest in massage therapy comes from her father’s family in Gary, Ind., who focus on various holistic therapies.

Her goal, she says, “is to get out of debt.” She’s taken classes that help her in that direction. “I’m still working my way out, but I’m not making any more debt.”

She says CHI has been a big financial help.

“They’ve given me an opportunity to rent at a decent price,” she says. “After what I had gone through, it was a huge blessing to me. It still is.”

## Community Housing Initiatives, Inc.

Community Housing Initiatives, Inc., in its first year as a partner with Polk County Housing Trust Fund, served 67 households in the fiscal year that ended June 30. Those served:

67 Households

18 of these households were new to CHI. 7 families were stable in their home for one year or more.

87 Adults

22 of these were new to CHI.

46 Children

5 of these were new to CHI.

Family incomes: Households

Less than 30% MFI (\$0-\$21,950) for a family of four: 24

None reported no income.

31-50% MI (\$21,951-\$36,600): 33

51-60% MFI (\$36,601-\$43,920): 7

61-80% MFI: (\$43,921-\$58,550): 3

Sources of Income: Households

Soc.Sec./SSI/SDI: 37

Public Assistance: 5

Employment: 29

Retirement/Pension: 11

Other: 19



**After nearly two decades of renting an Anawim Housing apartment, Bonnie McMillian bought a house from Greater Des Moines Habitat for Humanity where she lives with her sons, Frankie, 24, (right) and Corey, 17. Frankie attends Des Moines Area Community College and Corey goes to North High School.**

## **An impact on the neighborhood**

When Bonnie McMillian decided she wanted to buy a house from Greater Des Moines Habitat for Humanity, she—like every other person who takes title to a Habitat home—had to take part in a financial counseling course.

She could have been the instructor.

McMillian, 45, a single mother of two sons, owed a total of \$177—the remainder of a hospital bill—when she applied. No credit card accounts, no bank loans, no car payments, nothing but that \$177.

“I’ve had to budget,” she says. “I know what I can or cannot spend.”

She uses cash or money orders when making purchases. She has no credit cards. And she has a savings account, which she has earmarked for any needed home repairs.

“Owning my own home was a big step for me,” she says. “I was used to renting. If there were any problems, you called the manager. Now if something breaks down, it’s my responsibility.”

McMillian, a graduate of the

former Des Moines Technical High School who was raised in the Oakridge Neighborhood, moved into her Habitat house on Tenth Street after living in three different Anawim Housing units for a total of 18 years, longer than any other Anawim resident.

It was a friend who suggested she look into the Habitat home-ownership program.

“You should sign up. I just have the feeling you’ll be accepted,” McMillian remembers her friend saying.

“So,” says McMillian, “I signed up. Sure enough, here I am.”

Her monthly house payments are lower than her rent was at Anawim, but she still works at two jobs. She’s a special education associate at Moulton Extended Learning Center, where she has been on staff since 1988, and now works as a part-time cashier at the HyVee store on M. L. King Jr. Parkway “just to stay ahead.”

Her three-bedroom, bath-and-a-half house is one of five Habitat homes on Tenth Street, one of the building blocks in the efforts of Greater Des Moines Habitat for Humanity to rebuild the

neighborhood. It was one of 22 homes Habitat turned over to low-income buyers in 2009, the same number that will be completed in 2010, says Lance Henning, executive director of the local affiliate.

“That home ownership and activity has an impact on the neighborhood,” he says. Since its inception, Habitat has built or renovated more than 700 homes in the Des Moines area, almost all of them in what had been economically depressed neighborhoods.

He gives the Polk County Housing Trust Fund, of which Habitat is a partner, much of the credit for the revitalization of many local neighborhoods.

“The Trust Fund continues to be the key foundation that allows us to do the things we do,” he says. “It allows us to work with families to give them home ownership opportunities that make a difference in the community.”

It made a difference for Bonnie McMillian.

“I’m still in shock a little,” she says, “but I’m really glad I bought this house.”

## Greater Des Moines Habitat for Humanity

During the past year, Greater Des Moines Habitat for Humanity sold 22 homes to low-income residents who participated in 400 hours of sweat equity and home ownership classes.

157 households, all of which were stable for one year or more.

247 Adults

40 of these were new to Habitat.

479 Children

55 of these were new to Habitat.

Family incomes: Households

Less than 30% MFI (\$0-\$21,950) for a family of four: 20

No family reported no income.

31-50% MI (\$21,951-\$36,600): 134

51-60% MFI (\$36,601-\$43,920): 3

61-80% MFI: (\$43,921-\$58,550): 0

Sources of Income: Households

Soc.Sec./SSI/SDI: 18

Public Assistance: 0

Employment: 144

Retirement/Pension: 0

Other: 0



**The energy-efficient, environmentally friendly house in West Des Moines built by Home Opportunities Made Easy, Inc. and its partners is now home to the Khadka family. They are (from left) Bishnu Nepal, mother of Mrs. Khadka; Prabin, 12; Gopal; Nabin, 16; and Saraswati.**

## **Making homes more efficient**

Home Opportunities Made Easy, Inc. (HOME, Inc.) has been working in recent years to make the homes they build more energy efficient. HOME, Inc., has made it a practice to make the houses they build be constructed with more insulation, better windows, and high-efficiency heating and cooling systems.

But in 2009, HOME, Inc. made the big leap to construct an environmentally friendly house. It didn't qualify for Leadership in Energy and Environmental Design certification, an internationally recognized green building certification system, but it's estimated that it will save its new owners up to \$500 a year in utility costs, as well as being an even more comfortable environment in which to live than HOME, Inc.'s previous projects.

Pam Carmichael, executive director of HOME, Inc., says "the City of West Des Moines wanted to collaborate with us on an environmentally friendly energy efficient-house. We wanted to do a home that was energy efficient with



a payback to the home owner. We used this house as a model to see what was most cost-effective for us and the client with what is 'green.'

HOME, Inc. and West Des Moines were joined in the project by the Center on Sustainable Communities and the Polk County Housing Trust Fund, which provided funding for some of the green materials that made the project more affordable.

From inception to occupancy, the house was a year in the making. It was late in August, 2010, before Gopal and Saraswati Khadka, both 39, and their sons, Nabin, 16, and Prabin, 12, moved into the home on Maple Street in West Des Moines. But for months prior to that, the Khadkas had worked with the staff at HOME, Inc. "from pre-qualification each step of the way through the closing process, to include counseling on budget issues," says Carmichael.

For the Khadka family, it is a dream come true. Originally from Bhutan, they left their native land when the ruling monarchy, a minority group in the country, made life unbearable for the Khadkas and thousands of others like them. They lived in Nepal, where Gopal was a social studies teacher, from

1990 until coming to Des Moines and settling into an apartment in February of 2008.

Gopal's first job was at Wal-Mart, but he went to the Mercy College of Health Sciences to earn his certified nursing assistant designation. He now works in the cardiology department at Mercy Medical Center while Saraswati works at the Marriott Residence Inn in West Des Moines.

"I love working with people," Gopal Khadka says. "It is my dream job that I work with people in cardiology."

It was his sister, who is awaiting her HOME, Inc. house, who directed him to the 43-year-old agency that helps low-income Polk County families improve their housing situations by enabling self-sufficiency and stabilizing their lives. She came from Nepal at the same time as Gopal and another brother.

Turns out there is a fairly large contingent of immigrants from Nepal living in the Des Moines area, and Gopal is actively engaged in the group.

"I was a teacher and social advisor while living in Nepal," he says. "Here, I am an advisor to the people."

## Home Opportunities Made Easy, Inc.

HOME, Inc., in business 43 years, served 19 households as the fiscal year concluded. Three were new households in HOME, Inc., in the last fiscal year. Six of the 19 families were stable in their homes for more than one year.

28 Adults

5 of these were new to HOME, Inc.

22 Children

6 of these were new to HOME, Inc.

Family incomes: Households

Less than 30% MFI (\$0-\$21,950) for a family of four: 3

None reported no income.

31-50% MI (\$21,951-\$36,600): 5

51-60% MFI (\$36,601-\$43,920): 1

61-80% MFI: (\$43,921-\$58,550): 10

Sources of Income: Households

Soc.Sec./SSI/SDI: 1

Public Assistance: 0

Employment: 19

Retirement/Pension: 0

Other: 0



**The Hilsons are A.J., A.J., Jr., Elena and Elaine. After living in transitional housing provided to the homeless by The Home Connection, they are now renting a home and hoping to one day own their own house.**

## **Hopes and goals for the future**

The day A.J. Hilson opens his custom automobile body shop, one of the dreams of him and his wife Elena will have been accomplished.

But it's only one of the things they have on their "to-do" list.

They want to get out of debt.

They want to buy a house.

They want to raise their family, which will include four children when Elena delivers twin girls in November.

And when all of those goals have been met, they will be able to look back and give thanks to The Home Connection of Hawthorn Hill. For it was The Home Connection that gave the then-homeless couple with two children a place to live. It gave them the stability they needed as they both completed their General Educational Development (GED) degrees. It's where they got their feet under them and found jobs, much of it because of the counseling and cajoling of The Home Connection team.

The Home Connection has facilities to accommodate 21

families, all of whom have been homeless, some of them literally living on the street, when they came searching assistance.

“These families have bounced around a lot,” says Tim Shanahan, the agency’s executive director. “It’s sad to see, especially the kids.”

The Home Connection helps with financial counseling, including developing household budgets, and sets goals for the families, such as pursuing more education and getting a job. Shanahan says it is the Polk County Housing Trust Fund, of which The Home Connection is one of the partners, that “allows us to provide the much-needed transitional housing. Not only does the Trust Fund help maintain the homes, they help with staffing,” those who work with the Hilsons and others like them.

“Sergio Hernandez, operations manager at The Home Connection, helped me a lot,” says A.J. “He gave me a lot of advice on how to do things. He helped me find a job. He helped me when I was in school (at Des Moines Area Community College in Ankeny).”

A.J. and Elena have not what one would call a traditional relationship.

Their first child, Elaine, now 9, was born when Elena was just 13, A.J. 16. They lived for several years with their parents, eventually dropping out of high school, then moved in together. But they ended up in a homeless shelter before they made their way to The Home Connection. When they got there, they brought along their second child, A.J. Jr., now 4.

A.J., who had played three sports at Hoover High School (“I was really good at all of them,” he says) completed his GED before going to Des Moines Area Community College where he completed requirements for his certificate in auto collision repair. Elena, who went to North High School, is working on her cosmetology degree.

While Elena is working on her degree, A.J. is working at the Big Lots store on Merle Hay Road, a job he’s had for more than two years. He’s also worked a part-time job as they prepare for the twins.

And, like so many young couples, they are working on eliminating debt.

“We’re working on our credit so we can buy a house,” says A.J.

## The Home Connection

During the past fiscal year, The Home Connection of Hawthorn Hill served homeless families in its single-family homes and duplexes.

### 35 Households

7 of these households were new to The Home Connection. 28 families were stable for one year or longer.

### 43 Adults

8 of these were new to The Home Connection.

### 107 Children

22 of these were new to The Home Connection.

### Family incomes: Households

Less than 30% MFI (\$0-\$21,950) for a family of four: 18, of which one family reported less than \$0 income

31-50% MI (\$21,951-\$36,600): 10

51-60% MFI (\$36,601-\$43,920): 6

61-80% MFI: (\$43,921-\$58,550): 1

### Sources of Income: Households

Soc.Sec./SSI/SDI:	1
Public Assistance:	17
Employment:	24
Retirement/Pension:	0
Other:	2

# OUR FUNDING PARTNERS

## Valuable help from donors

The work of the Polk County Housing Trust Fund could not be accomplished without the valuable financial assistance provided by those who are so generous with their giving. We are grateful and appreciative of their help.

Every effort has been made to accurately reflect in this annual report the financial assistance of our funding partners. Should any inconsistency appear, it will be corrected in the next annual report.

*July 1, 2009 - June 30, 2010*

**FOUNDERS \$30,000 +**  
Prairie Meadows  
Community Foundation of Greater Des Moines  
Nationwide Foundation  
Principal Financial Group Foundation  
United Way of Central Iowa  
Wells Fargo  
Bankers Trust Co.

**FRAMERS \$10,000 - \$29,999**  
Bank of America  
Aviva Charitable Foundation  
William C. Knapp Charitable Foundation  
Gannett Foundation/  
The Des Moines Register  
Andersen Corporate Foundation  
West Bank

**FINISHERS \$100 - \$9,999**  
American Enterprise Group, Inc.  
Conlin Construction Services  
EMC Insurance  
Snyder & Associates  
Wellmark Blue Cross and Blue Shield  
First American Bank  
Foth Infrastructure & Environment LLC  
US Bank

Iowa State Bank  
Pioneer Hi-Bred  
RDG Planning & Design  
Two Rivers Bank & Trust  
Baker Group  
Heartland Finishes, Inc.  
Hubbell Realty Co.  
Connie Wimer Trust

### **UNITED WAY DONOR CHOICE**

Merlie Crowley  
Carol Duncan  
Lori Kauzlarich  
Dana Moomey  
Stephanie Reynolds  
Robert Sherwood

### **PUBLIC PARTNERS**

Polk County  
State Housing Trust Fund  
Federal Home Loan Bank

### **IN-KIND**

Boesen The Florist  
Etech  
Iowa Realty  
NorthStar Photography  
Polk County  
Prairie Meadows  
Saturday Mfg.  
Sayles Graphic Design, Inc.

# THIS YEAR'S PROJECTS

<u>Contract Recipient</u>	<u>PCHTF \$</u>	<u>Total Project Cost</u>	<u>Leverage Sources Comments</u>
<b>Owner-Occupied Repairs</b>			
UW funds-Ankeny-MHIP		\$5,000	United Way-Ankeny
Polk County OOR	\$75,000	\$885,249	Polk County
Polk County ER	\$175,000	\$493,900	Polk County
City of DM Lead	\$260,000	\$712,400	CDGB/HOME Funds
City of DM Minor	\$175,000	\$650,000	CDBG; Thrivent
			Aging Resources of Central Iowa;
			Prairie Meadows;
<hr/>			
Rebuilding Together	\$45,000	\$292,000	Private & Corporate Donations
<hr/>			
<b>Capital Improvements Existing</b>			
St. Paul Transformation Center	\$55,000	\$488,185	HOME Funds; Polk County Lead Grant
<hr/>			
<b>Multi-Family Rental</b>			
Anawim 9 in 9	\$186,000	\$1,515,382	Private Donations; IDED/ City of Des Moines; Gifts In-Kind
Anawim Housing (21st & Forest)	\$64,000	\$1,476,327	HOME Funds; Private Donations; Mortgage
Anawim Housing Shelter Plus Care	\$28,000	--	
<hr/>			
<b>Repair and Maintenance</b>			
Anawim Housing	\$60,000	\$146,207	Rents, Fundraising
The Home Connection	\$12,000	\$50,248	Rents, Fundraising
<hr/>			
<b>Multi-Family Loan</b>			
Christ the King Senior Housing	\$100,000	\$5,946,124	IFA; IDED; City; Tax Credit Equity; Mortgage
South View Senior Apts II	\$100,000	\$6,449,568	HOME Funds; CDGB Funds; Tax Credit Equity; Mortgage
Fort Des Moines Senior Housing	\$100,000	\$6,312,190	IFA; IDED; City; Tax Credit Equity; Private monies; Mortgage
<hr/>			
<b>Technical Assistance</b>			
The Home Connection	\$2,500	--	Repair and Maintenance Toolkit
Polk Co. Housing Continuum	\$2,225	--	Permanent Supportive Housing Training
<hr/>			
	<b>\$1,439,725</b>	<b>\$25,422,780</b>	

# FINANCIALS

Following is the un-audited Statement of Financial Position for the Polk County Housing Trust Fund as of June 30, 2010, with comparative totals for 2009. The audit was prepared by Denman & Company, LLP, and was approved by the Trust Fund's board of directors on October 1, 2010.

	<b>Totals</b>	
	<u>2010</u>	<u>2009</u>
<b>Assets</b>		
Cash and cash equivalents	\$639,517	\$436,652
Investments	\$2,350,034	\$2,453,030
Interest receivable	\$4,053	\$11,514
Contributions receivable	\$195,277	\$98,611
Grant receivable	\$197,829	--
Mortgage loans and notes receivable, less loan loss reserve 2010 \$62,909	\$723,854	\$672,566
Forgivable loans, less accumulated amortization 2010 \$1,978,266	\$2,063,456	\$2,236,364
Office equipment, at cost less accumulated depreciation 2010 \$16,822	\$6,449	\$10,080
<b>Total assets</b>	<b>\$6,180,469</b>	<b>\$5,918,817</b>
<b>Liabilities</b>		
Accounts payable and accrued expenses	\$9,163	\$5,406
Accrued compensation and payroll withholdings	\$26,972	\$23,803
Grants payable	\$2,169,297	\$2,149,508
Note payable, equity program	\$200,000	\$200,000
<b>Total liabilities</b>	<b>\$2,405,432</b>	<b>\$2,378,717</b>

	<b>Totals</b>	
	<u>2010</u>	<u>2009</u>
<b>Net assets</b>		
Unrestricted		
Undesignated	\$1,241,948	\$997,916
Board designated for forgivable loans	\$2,063,456	\$2,236,364
Board designated for down payment/closing costs	\$100,000	\$100,000
Temporarily restricted	\$369,633	\$205,820
<b>Total net assets</b>	<b>\$3,775,037</b>	<b>\$3,540,100</b>
<b>Total liabilities and net assets</b>	<b>\$6,180,469</b>	<b>\$5,918,817</b>

# STATEMENT OF ACTIVITIES

Following is the un-audited Statement of Activities for the Polk County Housing Trust Fund as of June 30, 2010, with comparative totals for 2009. The audit was prepared by Denman & Company, LLP, and was approved by the Trust Fund's board of directors on October 1, 2010.

	<u>Unrestricted</u>	<u>Temporarily Restricted</u>	<u>2010</u>	<u>Totals</u> <u>2009</u>
<b>Support and revenue</b>				
Contributions	\$2,560,429	\$687,902	\$3,248,331	\$3,283,896
Investment income	\$14,874	\$1,100	\$15,974	\$56,055
Rent Income	\$16,479	--	\$16,479	--
Net realized and unrealized (loss) on investments	(72)	--	(72)	(572)
Interest on mortgage loans and notes	\$6,789	--	\$6,789	\$6,976
Miscellaneous income	--	--	--	4,269
	<b>\$2,598,499</b>	<b>\$689,002</b>	<b>\$3,287,501</b>	<b>\$3,350,624</b>
Net assets released from restrictions				
Expiration of time restriction	\$525,189	(\$525,289)	--	--
<b>Total support and revenue</b>	<b>\$3,123,688</b>	<b>\$163,813</b>	<b>\$3,287,501</b>	<b>\$3,350,624</b>



	<u>Unrestricted</u>	<u>Temporarily Restricted</u>	<u>2010</u>	Totals <u>2009</u>
<b>Expenses</b>				
Program services				
Affordable housing	\$2,811,466	--	\$2,811,466	\$1,889,310
Supporting services				
Management and general	\$142,373	--	\$142,373	\$160,150
Fundraising	\$98,725	--	\$98,725	\$78,746
<b>Total expenses</b>	<b>\$3,052,564</b>	<b>--</b>	<b>\$3,052,564</b>	<b>\$2,128,206</b>
<b>Change in net assets</b>	<b>\$71,124</b>	<b>\$163,813</b>	<b>\$234,937</b>	<b>\$1,222,418</b>
<b>Net assets, beginning of year</b>	<b>\$3,334,280</b>	<b>\$205,820</b>	<b>\$3,540,100</b>	<b>\$2,317,682</b>
<b>Net assets, end of year</b>	<b>\$3,405,404</b>	<b>\$369,633</b>	<b>\$3,775,037</b>	<b>\$3,540,100</b>

# OUR LEADERSHIP TEAM

## Directors give agency guidance

The board of directors of the Polk County Housing Trust Fund during 2009-2010 represents both the public and private sector. The directors listed here provide the agency with the insight and guidance that are so important as the Trust Fund assists its partner agencies and others in the development of affordable housing in Polk County.

The directors meet regularly at the Trust Fund offices to discuss and act on issues of importance to the Trust Fund. Meetings are open to the public.

E.J. Giovannetti  
Polk County Board of Supervisors  
Chair

Stephanie Reynolds  
Iowa Department of  
Administrative Services  
Vice Chair

Victoria Facto  
Bankers Trust Co.  
Secretary

Doug Sharp  
BSB Design  
Treasurer

Dean Armantrout  
EDGE Commercial

Angela Connolly  
Polk County Board of Supervisors

Creighton Cox  
Home Builders Association of  
Greater Des Moines

Larry Goodell  
Wells Fargo Home Mortgage

Christine Hensley  
Des Moines City Council

Lance Henning  
Greater Des Moines Habitat for  
Humanity

Gary Lorenz  
Lorenz & Jones Marine Distributors,  
Inc.

Barbara Mueller  
Principal Bank

Robert Sherwood  
Nationwide Advantage Mortgage

# THE EXECUTIVE COMMITTEE



**E.J. Giovannetti**  
Chair



**Stephanie Reynolds**  
Vice Chair



**Victoria Facto**  
Secretary



**Doug Sharp**  
Treasurer



**Kris Saddoris**  
Past Chair

# THE POLK COUNTY HOUSING TRUST FUND STAFF



**Sheila Lumley**  
Executive Director



**Lori Kauzlarich**  
Associate Director



**Carol Duncan**  
Administrative Coordinator



**Merlie Crowley**  
Housing Continuum Coordinator

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**POLK COUNTY  
HOUSING TRUST FUND**  
Sheila Lumley  
Executive Director  
108 Third St., Suite 350  
Des Moines, IA 50309  
slumley@pchtf.org  
515-282-3233

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**POLK COUNTY HOUSING TRUST FUND**

**[www.pchtf.org](http://www.pchtf.org)**

