

MAKING HOUSING SAFE, STABLE AND AFFORDABLE

Founded in 1995 as an independent 501(c)3 corporation, the Polk County Housing Trust Fund (PCHTF) is focused on ensuring the availability of safe, stable and affordable housing in the Des Moines metropolitan area. The Trust Fund organizes its work around three equally important Strategic Priorities.

The first Strategic Priority is **Assessment and Planning**. The Trust Fund is the only community organization whose focus is on the entire continuum of affordable housing — from homelessness to homeownership. Because of its unique view, the PCHTF is able to establish a long-range strategic vision for Polk County.

The second Strategic Priority is funding for **Supportive Services**. There are five non-profit providers who partner with the PCHTF. Each of these organizations plays a critical role in providing support, education and care to persons and families in need of affordable housing.

The third Strategic Priority is **Capacity Building**. As a qualified Local Housing Trust Fund, under Iowa law, the Trust Fund is able to receive government monies to invest in building projects that add or retain affordable housing units in Polk County.

The PCHTF is managed by an independent Board of Directors of community members who are passionate about housing. It is their responsibility to have the wide- and long-range vision to meet existing needs and anticipate new ones. Setting policy for this organization requires commitment and leadership. It requires dedication to learning and understanding all aspects of housing and making decisions that move the community to a better place.

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POLK COUNTY
**HOUSING
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Basic Needs | Powerful Solutions



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ASSESSMENT AND PLANNING

Working within the entire continuum of housing, the PCHTF's view is broad and long-range. Needs, circumstances and funding opportunities change. Anticipating and planning for that change is the value the PCHTF brings to the community. Positioning Polk County and its service providers to be prepared for the best use of resources is a basic function of the Trust Fund.

INVESTING IN OUR COMMUNITY INVESTING IN OUR FUTURE

Because the PCHTF is the only organization with this broad and long-range vision, it is often called upon to work as a manager and fiscal agent in times of crisis. During natural disasters and large dislocations of low-income persons, the Trust Fund becomes the organization to mobilize and manage multiple provider organizations working with those in need. The PCHTF is a trusted fiscal agent for deployment of monies raised by community groups to assist in these difficult situations.

Recently, the funding community has recognized the ability of the PCHTF to effectively deploy monies for special projects that target specific needs or neighborhoods. When a project requires the work and cooperation of multiple organizations working around housing issues, the PCHTF strives to be the leader in providing powerful solutions.

SUPPORTIVE SERVICES

The second Strategic Priority is planning and funding for Supportive Services. There are five non-profit providers who partner with the PCHTF. Each organization plays a critical role in providing support, education and care to persons and families in need of affordable housing.

HOME, Inc. helps prepare families to be homeowners.

Anawim Housing provides housing and support for the ill and disabled.

Hawthorn Hill provides support to families in crisis.

Habitat for Humanity makes affordable homeownership possible.

Community Housing Initiatives makes renting affordable.

Annually, these organizations and the PCHTF work together to plan ways to meet the community's needs in the coming year. The collaboration forms the basis for a written plan to allocate charitable dollars to address basic supportive service needs.

Each year, the PCHTF conducts a community-wide campaign to raise the dollar amount to fund that plan. By aggregating the fundraising of a number of housing agencies, the Trust Fund is able to leverage the support of the business community through a single appeal, and to save the agencies the administrative costs of conducting multiple campaigns. Each year the PCHTF deploys 100 percent of its campaign proceeds to Operating and Supportive Services.

CAPACITY BUILDING

In 2011, the PCHTF received over \$2 million from Polk County and the State Housing Trust Fund to deploy toward building or rehabilitation of affordable housing in the area.

The Trust Fund operates as a "last dollar" funder. Through low-interest or forgivable loans, the PCHTF is able to leverage its funds on a ratio of 1:18. That is to say for each dollar the Trust Fund contributes to a building project, 18 additional dollars are contributed from other sources. Using public dollars in this fashion is an efficient and economical way to provide affordable housing.

Each year, as a trustee of these public funds, the PCHTF prepares a Housing Allocation Plan. Relying on the knowledge of its independent Board of Directors and experts from the community, substantial time is invested in making sure current and anticipated housing needs are being met by both non-profit and for-profit housing developers working in Polk County. Using the allocation of its dollars, the Trust Fund is able to make certain the community's needs are met and the vision fulfilled.

