

# POWERFUL SOLUTIONS

TRANSFORMING THE FACE OF A NEIGHBORHOOD | WINTER/SPRING 2012

## 400 VOLUNTEERS TACKLED 40 PROJECTS

READ MORE ABOUT HOW LOCAL ORGANIZATIONS AND WELLS FARGO CAME TOGETHER TO HELP REVITALIZE NEIGHBORHOODS. (PAGE 3)



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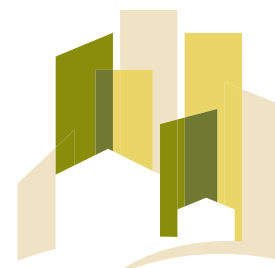
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POLK COUNTY  
**HOUSING  
TRUST FUND**

Basic Needs | Powerful Solutions



It was a little before 7:30 AM in the basement of First Christian Fellowship Hall at 25th & University. More than 40 teams of volunteers — comprised of 400 of my co-workers at Wells Fargo — were eager to get to work on homes in the Drake Neighborhood. As I prepared to take the microphone to welcome and thank them, an expression came to mind: “Being good is commendable, but only when it is combined with doing good is it useful.”

That sentiment of doing good with a useful purpose reflects the focus of Wells Fargo’s Leading the Way Home® Priority Markets program, a nationwide effort to stabilize and rebuild distressed neighborhoods while increasing the availability of affordable housing. Des Moines was one of 41 cities selected to receive a Priority Markets grant, and the Wells Fargo Housing Foundation selected the Polk County Housing Trust Fund to receive grant funds along with an investment of employee volunteer hours. In addition to the property improvement and neighborhood revitalization activities that day, the grant also helped fund a Home School Event that featured classes on everything from winterization tips to homeownership assistance programs.

As a Des Moines native and Wells Fargo team member for 28 years, I am proud of the level of caring our 13,000 Central Iowa employees show not just at work, but also in our communities. Through their commitment and dedication we are able to achieve our vision of promoting responsible lending, reducing the number and impact of foreclosures, and helping stabilize and improve the neighborhoods in which we all live.

#### **Russ Cross**

Senior Vice President/Regional Servicing Director  
Wells Fargo Home Mortgage



## **IMPLEMENTING THE NEIGHBORHOOD ACTION PLAN DRAKE NEIGHBORHOOD**

The Drake Neighborhood Association partnered with the City of Des Moines, Polk County, neighborhood residents, and local business leaders to address revitalization issues within the neighborhood through the creation of a Neighborhood Action Plan.

Since its approval in March of 2011, the Drake Neighborhood Association and many stakeholders have been busy implementing the goals and strategies outlined in the plan.

- The City of Des Moines Public Works Department has repaired streets, curbs and sidewalks throughout the neighborhood.
- The City of Des Moines Parks and Recreation Department installed new playground equipment in Drake Park over the summer, which has increased family use of the park.
- Improvements to Witmer Park are also planned for 2012 and beyond.
- The Roosevelt Cultural District is fundraising for their streetscape concept

plan, and has recently reached their goal of \$20,000.

- An historic survey has been completed for the neighborhood and has been accepted by the State Historic Preservation Office. This will allow the character of these parts of the neighborhood to be protected and can provide homeowners and investors with tax incentives to restore homes.
- The City of Des Moines, Polk County, Habitat for Humanity and Rebuilding Together have worked together to assist almost 50 homeowners with repairs in the northeast part of the neighborhood.
- The Drake Housing Coalition has been working to acquire dilapidated properties and restore them or demolish them and build new historically sensitive homes—particularly on the east side of the neighborhood.

An overview of the Drake Neighborhood Plan as well as information on how you can become involved in bettering your neighborhood can be viewed at [www.drakeneighborhood.org](http://www.drakeneighborhood.org).

## **THANKS FROM POLK COUNTY HOUSING TRUST FUND**

**By Eric Burmeister, Executive Director**

On behalf of the Board of Directors and staff of the Polk County Housing Trust Fund, thank you to all who have helped make this past year successful in the Drake Neighborhood. First, thank you to Wells Fargo Foundation and employees. A Priority Market Grant of \$250,000 along with the invaluable time of hundreds of volunteers, has managed to leverage millions of dollars of construction, which improve the lives of Des Moines residents.

Thank you to all of the service providers who have worked together, provided their own financial and human resources and lent their individual expertise to help make the community better. You are all listed on the back page.

Finally, thank you to the neighborhood residents. You are an important part of the fabric of our community. We hope you recognize that it is only together that we can all make a difference. Thank you for what you have done to help improve the lives of our shared community.



# 400 VOLUNTEERS TACKLED 40 PROJECTS!

“It’s like angels wearing work gloves have descended on our homes,” said one Drake Area property owner who received the benefit of a joint, three-day effort by Greater Des Moines Habitat for Humanity and Rebuilding Together Greater Des Moines.

**“I’M A SINGLE MOM AND EVENTUALLY I COULD HAVE DONE THIS BUT IT WOULD HAVE BEEN YEARS AND YEARS. AND IT WOULD HAVE BEEN LIKE ONE LITTLE PROJECT AT A TIME BUT INSTEAD I’M GETTING IT ALL DONE TODAY.”**

Mindy Romore

The first day of the effort, September 29, 2011 included some 400 Wells Fargo employees who tackled projects helping approximately 40 properties in the northeast area of the Drake Neighborhood. “It is really nice to get out with real homeowners and see face-to-face their struggles and what they are going through. It’s rewarding to make a difference and help foster pride in their neighborhood,” shared Bridget Kasik, Wells Fargo volunteer.

Homeowners in the 22nd and 23rd Street areas were selected for assistance after filling out a form of what they would like worked on at their home and sending it to Habitat for Humanity. Habitat for Humanity and Rebuilding Together then organized materials, work schedules and volunteers. “They came out here to better someone else’s life and that shows good heart,” said Ameda Williams, one of the homeowners who had the good fortune of the winterization and revitalization efforts.

Plans are underway to schedule more work days in the Drake neighborhood this spring. Check [www.pchtf.org](http://www.pchtf.org), [www.gdmhabitat.org](http://www.gdmhabitat.org), or [www.rebuildingtogether.org](http://www.rebuildingtogether.org) in the beginning of 2012 to see how you can apply for assistance for your home.

**“I’M JUST SO HAPPY THAT ALL OF THIS IS BEING DONE FOR OUR NEIGHBORHOOD, NOT JUST FOR ME BUT FOR EVERYONE ELSE.”**

Ameda Williams



Forty teams tackled home and neighborhood improvement projects in the northeast part of the Drake neighborhood. (Pictured L-R) Seth Spath, Ross Jensen, Tonya Keeney, Traci Neal, Alan Hautekeete, Abby Hendrickson, Scott Barsness and Christopher Morse, all Wells Fargo employee volunteers.



One of the forty projects teams tackled in a six-block area of the Drake neighborhood.



Russ Cross, Senior Vice President and Regional Servicing Director for Wells Fargo Home Mortgage, welcomed the employee volunteers and thanked them for being part of the effort to provide much-needed repair, maintenance and weatherization to area homes.



Beth Ryan, Jason Wulfekuhle and Eric Jones were part of a Wells Fargo crew doing the trench work for pipe around a home on 22nd Street in the Drake neighborhood.





# LEARNING VALUABLE LESSONS AT THE HOME SCHOOL EVENT

There's a saying that experience is the best teacher, but the tuition can be awfully high. This is especially true when it comes to mistakes or missed opportunities tied to housing. The first ever Home School Event in October provided insights, information and lessons for FREE to area homeowners, renters and landlords.

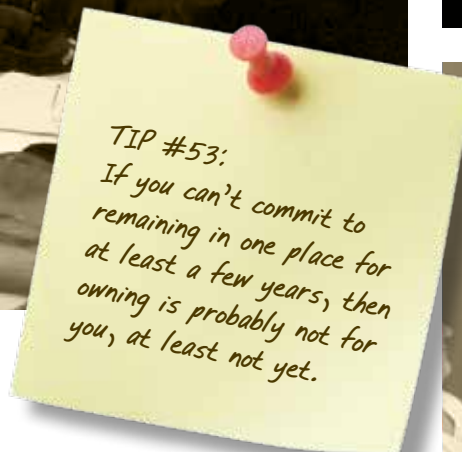
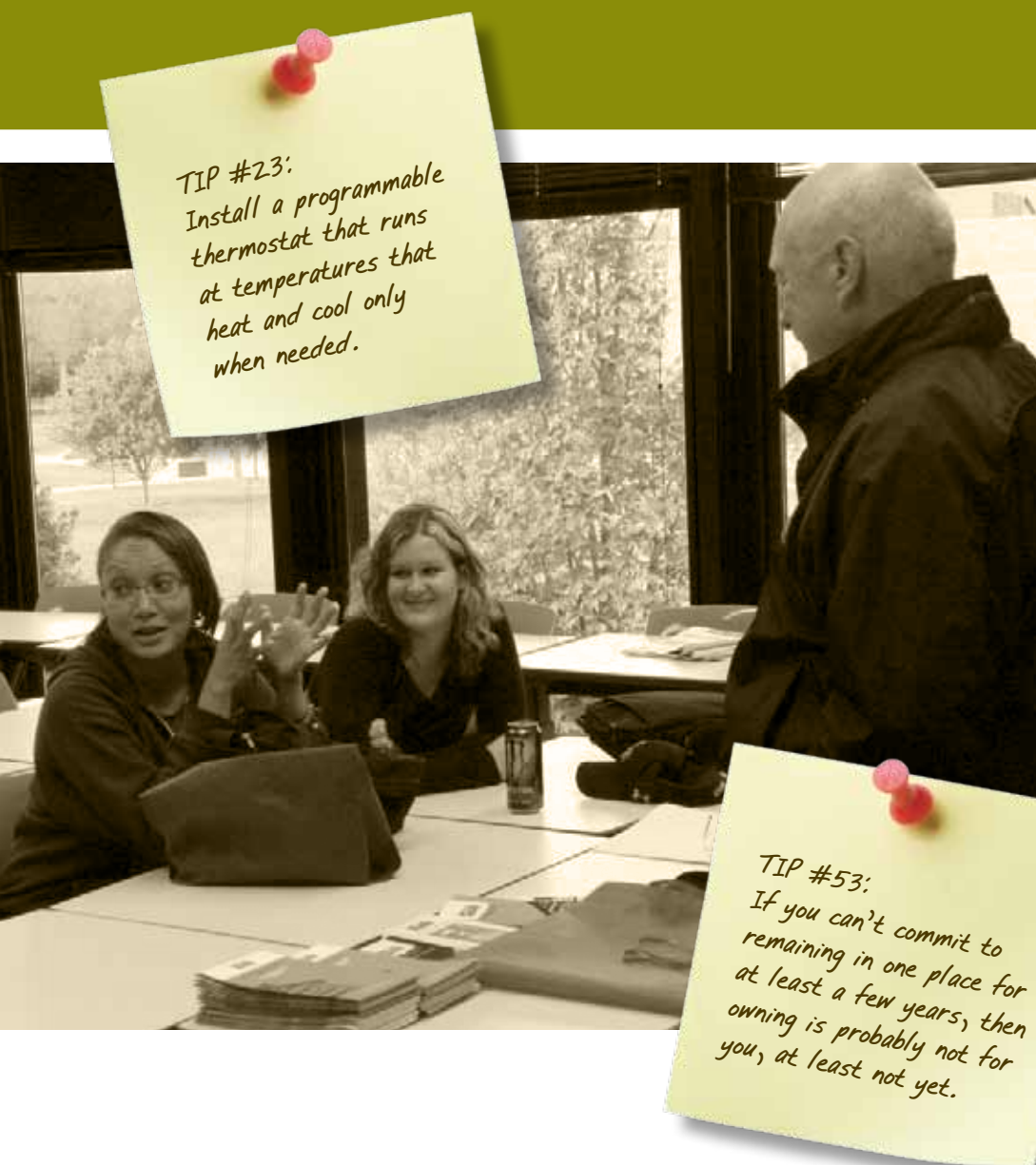
Attendees of the Saturday event on Drake University Campus had an opportunity to learn about various subjects during five, 20-minute classes that ran concurrently throughout the day and included:

- Landlords/Tenants – Pam Carmichael, HOME, Inc.
- Weatherization – Dave Williamson, Polk County
- Home Improvement/Finance – Skip Petts, Neighborhood Finance Corporation

- Home Ownership - Andrew Dean, Kenneth Compton and Debbie Dierenfeld, Wells Fargo
- Help When You Need It (Area Resources) – Kimberly Hansen, Rebuilding Together

As is usually the case, some of the best learning came from questions and discussions around real-life challenges, available resources and encouragement. Attendees also enjoyed a complimentary breakfast, prizes given for each class attended and a chance to win a \$250 card.

**Interested? Be sure to check [www.pchtf.org](http://www.pchtf.org) late summer, early fall to see when the 2012 Home School Event is scheduled.**



## PUBLIC TRANSIT: COMING OF AGE IN GREATER DES MOINES

The year 2012 will be remembered as one of the most significant periods of growth for the Des Moines Area Regional Transit Authority (DART).

Some changes will be highly visible, while others may go unnoticed by casual observers. All of them will have lasting impacts on public transit in Greater Des Moines.



### NEW ROUTES

Of all the changes in store, the biggest improvements will be to the bus service itself. The entire system of bus routes was redesigned in 2011 as part of a planning effort called DART Forward 2035. The plan — basically a blueprint for expanding bus service over the next 25 years — will begin being implemented in 2012.

Service will be offered more often, to more places, with faster travel times. Features include new crosstown services, more service in the suburbs, and high-frequency routes through main corridors including University Avenue through the Drake Neighborhood. More information is available online at [www.ridedart.com/dart-forward-2035.cfm](http://www.ridedart.com/dart-forward-2035.cfm).

### NEW STATION


A new DART Central Station will open this fall at the intersection of 6th Avenue and Cherry Street in downtown Des Moines. Once open, it will replace the aging Walnut Street Transit Mall as the primary hub of the bus system. The new facility will provide customers with indoor waiting areas, public restrooms, covered bus bays and a customer service desk with pass-sales outlet.

### NEW TECHNOLOGY

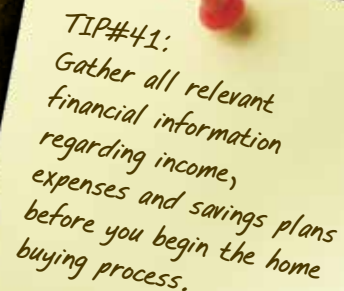
A new online trip planner will be launched in 2012. With a browser or smart phone, customers will soon be able to enter the origin and destination of their trips, and automatically receive directions for making the trips by bus. In addition, the online trip planner will soon have a GPS component, giving customers real time information on when their bus will be to their stop.

Questions? Call DART Public Information Officer Gunnar Olson at 515-283-5008 or email him at [golson@ridedart.com](mailto:golson@ridedart.com).

**FREE RIDE COUPON ON BACK PAGE**



TIP #7:  
Save energy consumption  
by replacing incandescent  
lights with compact  
fluorescent light bulbs  
(CFLs).



TIP#41:  
Gather all relevant  
financial information  
regarding income,  
expenses and savings plans  
before you begin the home  
buying process.



## HEALTH CARE IN YOUR NEIGHBORHOOD: POLK COUNTY HEALTH DEPARTMENT

If you are sick, have a health question or need health care for your child, the Polk County Health Department can help. Located just blocks from the Drake campus, they have convenient walk-in hours, and low service fees. They accept many types of private insurance, Medicare, Medicaid and have payment plans available.

- Sore throats, fevers, feeling sick
- Diabetes testing & follow-up
- Immunizations for kids & adults
- Breast and cervical cancer testing & follow-up
- Travel immunizations
- Well Baby & Well Child check ups
- Work & school physicals
- Lead testing & lead home repair

FOR INFORMATION ABOUT THESE AND OTHER HEALTH CONCERNS CALL THE POLK COUNTY HEALTH DEPARTMENT. THEIR LOCATION AND WALK-IN HOURS MAKE YOUR VISIT CONVENIENT. ALL OF OUR SERVICES ARE CONFIDENTIAL.

515-286-3798

### Polk County Health Department

1907 Carpenter Ave, Des Moines

[polkcountyiowa.gov/health](http://polkcountyiowa.gov/health)

515-286-3798

Hours: M-F 8-5, Tues 8-7



★ HEALTH DEPARTMENT ★

Joshua Swinnie, a PCHTF intern from Grand View University shares his insights during of a tour of the neighborhood in which he grew up. >

### THE JOSHUA SWINNIE STORY: MAKING A DIFFERENCE IN THE COMMUNITY HE CALLS HOME



**Somewhere in the years between being a child raised in the Drake Neighborhood area and becoming a young adult Grand View University student, I have come to appreciate the impact we can have in one another's lives. It's not a new belief, but rather one that has taken on a larger scale thanks to my experience as an intern for the Polk County Housing Trust Fund.**

I became acquainted with Mr. Burmeister, the Executive Director of the PCHTF, as a student of Grand View University. He took an active interest in helping create experiences outside the classroom that will better prepare me to compete for and get a good job. I was so happy the opportunity provided to me also tied back to helping the Ingleside Neighborhood where I grew up and where my father and extended family members still live. One project was supporting the outreach program for

a 3-day "Rock the Block" initiative and supporting the day we had 40 teams made up of 400 Wells Fargo volunteers.

In addition to being out in the community supporting affordable housing initiatives, I also reported to work at the office where I had some of my first professional experiences. I gained experience in time management, strategies for community engagement, constructing demographic reports, learning the role of a board of directors and many other things.

One experience was not one I wanted, but in the end made me better for having done it. The PCHTF conducts community bus tours to show where resources are being invested, the results of those investments and what work needs to be done next. As it turned out, the fall bus tour included part of area where I was raised. Mr. Burmeister asked me

to talk to a large busload of community leaders about my observations of the area and how things have changed and my thoughts on how to improve further. Like many people, I have a fear of taking a microphone and speaking, but I prepared and spoke about what I knew. It was wonderful and I could feel the support and appreciation from those who were listening.

The education I have received at Grand View has created a chance for me to start a great career in Finance. The experiences they helped orchestrate through PCHTF have opened up another world of opportunity that I otherwise wouldn't have had. We live in a community of support where even a student (soon graduate!) like me can have an impact. Thank you for your support — and for anything you can do to continue to help provide safe, stable and affordable housing.

# TOURING OUR COMMUNITIES



Kristi Knous (standing), president of the Community Foundation of Greater Des Moines, addresses guests on the bus tour. ^

Lt. Joe Gonzalez, Des Moines Police Department and PCHTF board member, shares his insights from 35 years of serving the community. >

If a picture is worth a thousand words, a visit must be worth millions. One of the responsibilities of the Polk County Housing Trust Fund is to educate the community about affordable housing needs and available options. Nothing does that better than a bus tour.

Three times each year the Trust Fund organizes a morning bus tour for community leaders. These tours are focused on selected housing needs. Our Fall 2011 tour focused on affordable rental housing. Almost 40 community leaders visited 10 sites across the metro area. Each development reflected a different style of affordable housing options. A complete itinerary along with project descriptions can be found on our website: [www.pchtf.org/about-us/recent-news/pchtf-fall-bus-tour/](http://www.pchtf.org/about-us/recent-news/pchtf-fall-bus-tour/)

These tours are a high-energy opportunity to explore what the community has to offer, what more it can offer and to share ideas with other leaders interested in making a difference for affordable housing.



## JOIN US ON OUR NEXT BUS TOURS

Dates for the 2012 Tours are April 20, July 20 and October 19. The itinerary for the April tour will include options for affordable home ownership. Reservations can be made by calling the PCHTF office at 515.282.3233 or by email to [cduncan@pchtf.org](mailto:cduncan@pchtf.org).

POLK COUNTY  
**HOUSING  
TRUST FUND**  
BUS TOUR

# PROVIDER UPDATES



## HOME, INC.

- Purchased foreclosed four-plex at 1415 23rd Street
  - Removed all asbestos
  - Scheduled for demolition
  - Now in pre-development phase on four bedroom single family home



## HABITAT FOR HUMANITY

- GDM Habitat completed more than 40 home repair, maintenance and neighborhood beautification projects in the northeast section of the Drake neighborhood during 2011.
- GDM Habitat sold four new construction homes to qualified Habitat homebuyers in the Drake neighborhood in 2011.
- GDM Habitat plans to complete and sell five Habitat homes (3 rehabs, 2 new constructions) located in the Drake neighborhood to qualified homebuyers during 2012.
- GDM Habitat will hold a Spring Rock the Block™ event, likely to occur April 18-21.

- Through GDM Habitat's Rock the Block™, Habitat will serve approximately 20 additional NE Drake homeowners during 2012, including four whose projects are still underway.
- First priority for participation in this Rock the Block™ will be given to qualified homeowners whose applications are complete but came in too late for participation in the Fall 2011 event.



## ANAWIN

- Completed and leased 100% of 16 units on 22nd & Forest Avenue.
- Groundbreaking for eight new townhouses at 21st and Forest scheduled for spring 2012.
- Planning dedication of Prairie Meadows Courtyard at 22nd and Forest.



## REBUILDING TOGETHER DMACC Neighborhood Leadership Classes March 1 - April 28, 2012

Learn how to become more active in your community. Scholarships are available!  
**Call 280-1807 for more information.**

## Senior Emergency Repairs

Seniors aged 60 and above can request assistance with repairs such as frozen water pipes, furnace repairs, clogged drains, and etc. **Call 284-7403 for more information.**

## National Rebuilding Together Day Saturday May 5, 2012

Rebuilding Together Greater Des Moines will hold their 17th Annual Workday.

More than 700 volunteers will help 40 low-income homeowners receive assistance with repairs that they cannot complete themselves. Repairs may include items such as roof and window repairs, handicap accessibility issues and wheelchair ramps. Applications to receive assistance will be accepted until January 31, 2012.

**Call 284-7403 to request an application for services.**

## Year Round Volunteering

Want to volunteer and make a difference in the lives of a struggling senior or family? Volunteers are needed to help with simple repairs such as fixing a broken window, home weatherization or repairing a hand railing for safety. Year round projects are being scheduled for 2012. Just a few hours a month will make a big difference in the quality of life for many! **Call 280-1674 to register as a volunteer and join a team.**



## MARS CAFE

### FREE COFFEE W/PURCHASE OF BREAKFAST SANDWICH

You must present this coupon at time of purchase.  
Expires 02/29/2012



## WOODY'S SMOKE SHACK

### SAVE 10% ON YOUR NEXT MEAL DEAL.

You must present this coupon at time of purchase.  
Expires 03/31/2012



## IRENE'S FLOWERS

### SAVE 20% ON YOUR NEXT PURCHASE.

You must present this coupon at time of purchase.  
Expires 03/31/2012



## DART

### GOOD FOR ONE FREE RIDE ON LOCAL AND EXPRESS ROUTES

1. Ticket is good for one trip, Monday - Sunday.
2. Ticket must be given to the driver upon boarding.
3. Ticket is not transferable or refundable.

Valid through 06/30/2012  
www.ridedart.com | 515.283.8100