



STRENGTHENING NEIGHBORHOODS

DRIVING CHANGE

in Des Moines
Neighborhoods

ANNUAL
REPORT

2022





We love our house and love living in this neighborhood.
We're so grateful Invest DSM helped make it possible for us.

We were able to do so much more to make sure we updated the house with the long term in mind and invest in the right foundational pieces!

So excited to see work continue and for the neighborhood to continue to improve. These old houses needed some love and y'all are making it happen :)

— HOMEOWNER, DRAKE SPECIAL INVESTMENT DISTRICT

Thriving Neighborhoods for a Thriving Future

ABOUT INVEST DSM

Launched in late 2019, Invest DSM is a first-of-its kind nonprofit and community development organization that combines public and private funding to nurture vibrant, healthy, thriving neighborhoods. An innovative collaboration between the City of Des Moines and Polk County, Invest DSM is working to reverse the disinvestment and decline that have been undermining Des Moines neighborhoods for decades.

Based on national best practices, four middle-market neighborhoods were selected as pilot areas for a long-term strategy of neighborhood investment. Through tailored direct service programs and partnerships, Invest DSM empowers residents and business owners in these Special Investment Districts to improve their properties, strengthen their social connections, and create a community that works for them.

WHY WE EXIST

Over the past several decades, Des Moines has transformed into a shining gem of the Midwest. This tremendous progress came from the shared vision and strategic decisions of Des Moines leaders and residents. The overwhelming success of the downtown development efforts has proven that — when we all come together around a common goal — incredible things can happen. Now it's time to shift our focus to investing in the neighborhoods where Des Moines residents live, work, play, and shop.

Long-term sustainable investment strategies can reverse the decline of these neighborhoods — improving quality of life, promoting a thriving local economy, attracting new residents, and keeping people from leaving for the suburbs or other Midwestern metro areas.

WHO WE ARE

Invest DSM strengthens Des Moines neighborhoods through holistic, innovative solutions and strategic investments in order to improve quality of life, health, and safety; attract new residents; keep more families in the city; expand the tax base; increase real estate values; and support a thriving local economy.

WHAT WE DO

Invest DSM works to drive change at the neighborhood level. We partner with all interested residents, giving families the power, resources, and support to strengthen their neighborhood in their own way.

Our comprehensive strategy for strengthening neighborhoods is based on expert research and best practices to ensure long-term success. The basic outline of this strategy incorporates:

- **A deliberate focus on four Special Investment Districts** in middle-market neighborhoods, rather than spreading resources too thinly across the city to make an impact.
- **Five grant programs** that provide funding and support for homeowners, business owners, and developers to complete maintenance, update old systems, and improve the quality and appearance of their properties.
- **Financial assistance for property owners** to bridge the gap between the expense of improvements and the expected return on investment, making renovations financially feasible for more families and businesses.
- **Partnerships to install public art** and create other quality-of-life amenities that attract visitors and improve perceptions of these neighborhoods.

OUR VISION FOR DES MOINES

Invest DSM creates vibrant, healthy, thriving Des Moines neighborhoods through holistic, innovative solutions and strategic investments in order to:

- **Improve** quality of life, health, and safety for residents.
- **Attract** new residents and keep more families in the city.
- **Expand** the tax base and increase real estate values.
- **Support** a thriving local economy.



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OUR STAFF



Christopher Civitate
Neighborhood
Development Manager



Sierra Rose
Operations Manager



Jake Ross
Construction Specialist



Matt Brandt
Construction Specialist



Amanda Schlotterback
Administrative Assistant

FROM THE EXECUTIVE DIRECTOR



Amber Lynch, AICP
Executive Director

Every day at Invest DSM, we focus our full attention on four extraordinary Des Moines neighborhoods — our Special Investment Districts (SIDs). With deep roots in our city’s history and a diverse tapestry of residents, businesses, and green spaces, each of these neighborhoods is different. They each have particular strengths and opportunities for growth, as well as a unique community spirit informed by the history of the area, the economic reality on the ground, and the culture and aspirations of the residents.

Although Invest DSM has set specific targets to measure long-term success in each SID, we have a shared goal for all of them — to **unleash investment** that will strengthen the neighborhood, support local businesses, increase property values, and improve quality of life for the residents.

Invest DSM dollars — largely distributed through grants to homeowners — serve as the catalyst for a chain reaction. The funding we provide inspires homeowners, small business owners, landlords, developers, and others to invest their own dollars to improve their properties. That means our money has an outsized impact on each SID.

For every dollar Invest DSM spent in 2022, nearly \$4 of investment was leveraged from other sources.

This strategy is based on national best practices. By focusing our funding and attention on four SIDs — rather than spreading our influence too thinly — we are more likely to spur significant change over a limited period of time. By working in a spectrum of middle-market neighborhoods, we’ve been testing and refining strategies that can then be expanded into different areas of the city with a wider array of housing types and property values.

After three years of investment, we are already seeing signs of success. The small business districts in the Oak Park / Highland Park and Drake neighborhoods are thriving. Hundreds of homeowners have made exterior improvements and/or interior renovations to their properties. We’ve helped to plant nearly 1,000 trees, support public art projects and community-building events, and create modern apartments in old, historic buildings. We’ve demolished eyesores that couldn’t be saved and purchased and renovated homes that the private market wouldn’t invest in. As expected, each SID is showing different signs of success, based on its distinctive character and goals.

I’m extremely proud of our staff for the work we’ve accomplished in 2022 and the projects already in the works for 2023. And I’m immensely grateful to our board and our funders — especially the City of Des Moines and Polk County — for making this innovative work possible. Together, we are unlocking our city’s potential in ways that will reverberate for years to come.

A handwritten signature in black ink, appearing to read 'Amber Lynch', written in a cursive style.

OUR IMPACT

2022 GRANT PROGRAMS



**\$15.75+
MILLION**

in total investment
through grant programs



**\$3.2
MILLION**

Invest DSM's share



**\$12.56
MILLION**

from other sources



\$3.92

leveraged from other
sources, for every dollar
spent by Invest DSM

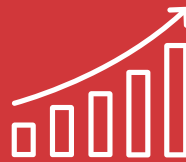


95%

of the
completed
projects
involved
existing
homeowners



**270+ PROJECTS
COMPLETED**



Total investment through grant
programs this year **MORE THAN
DOUBLED**, compared to 2021*

* Includes dollars from Invest DSM and other sources

2022 REDEVELOPMENT WORK

5

**HOMES
RENOVATED
AND SOLD TO
NEW RESIDENTS**

3

**HOMES IN POOR
CONDITION
DEMOLISHED**

5

**VACANT LOTS SOLD
TO PARTNERS
FOR NEW HOMES
TO BE BUILT**

7

**ADDITIONAL
PROPERTIES
ACQUIRED**

2 OF THEM TO AN AFFORDABLE
HOUSING PARTNER

2022 OTHER ACTIVITIES



303 TREES PLANTED
in partnership with Trees Forever



Partnered with HOME Inc. and others
to build one of Des Moines' first newly
constructed ADUs (Accessory Dwelling Unit)



2nd Annual Dogtown Lights
organized and supported



Partnered in key commercial projects, such
as the revival of the Varsity Cinema and the
historic restoration of the Euclid Bank Building

IMPACT TO DATE (SINCE 2020)



**\$24.59
MILLION**

in total investment
through grant programs



**\$5.9
MILLION**

Invest DSM's share



**\$18.65
MILLION**

from other sources



\$3.14

leveraged from other sources, for
every dollar spent by Invest DSM



**825+ PROJECTS
COMPLETED**



96%

of the completed projects
involved existing homeowners

REDEVELOPMENT WORK TO DATE

57

PROPERTIES
ACQUIRED

10

RENOVATIONS
IN PROGRESS

17

HOMES IN POOR
CONDITION
DEMOLISHED

9

VACANT LOTS SOLD
TO PARTNERS
FOR NEW HOMES
TO BE BUILT

OTHER ACTIVITIES TO DATE



899 TREES PLANTED
in partnership with Trees Forever



Facilitated partnerships; Increased neighborhood
participation and neighbor connections



Improved perceptions of
each neighborhood



Supported more than a dozen public art
projects and community-building events

WHERE WE WORK | SPECIAL INVESTMENT DISTRICTS

COLUMBUS PARK SPECIAL INVESTMENT DISTRICT



For people who want to experience spectacular views of downtown with all the amenities of a residential neighborhood, Columbus Park offers the perfect lifestyle. Pop over the bridge for work and downtown events, or stay home and cycle or walk around Columbus Park, a citywide draw for families and friends. Shop in our historic Italian-American businesses and grab a bite in our restaurants. Make your home here in one of our affordable single-family houses with big backyards, a modern mid-rise apartment, or a state-of-the-art new home.

LONG-TERM OUTCOMES / SUCCESS MEASURES

- Strong identity that preserves and capitalizes on our heritage but embraces everyone.
- Streets and infrastructure are in outstanding condition.
- Park and other amenities attract visitors and support the brand.
- New and existing homes and properties show pride.
- Commercial district grows, thrives, and is pedestrian-friendly.
- Housing market features new options, greater homeownership, and stronger values.
- Neighbors celebrate positives and engage to improve the neighborhood.

DRAKE SPECIAL INVESTMENT DISTRICT



The Drake Neighborhood is one of the oldest, largest, and most diverse neighborhoods in Des Moines. Anchored by its namesake, Drake University, it is minutes from downtown Des Moines, home to beautiful boulevards, mature trees, established churches, and a unique mix of turn-of-the-century homes and apartments. Many amenities are within walking and cycling distance: a world-class university, locally-owned restaurants and specialty shops, and downtown workplaces and amenities. Best of all, our neighbors come from all walks of life and take pride in our vibrant, friendly sense of community and fun events.

LONG-TERM OUTCOMES / SUCCESS MEASURES

- Housing stock exhibits pride.
- Dogtown is a destination.
- Brand is clear and consistent: Historic, Diverse, Safe.
- Real estate market is thriving and diverse.
- People walk and bike on beautiful streets.
- There is social cohesion to tap into.

FRANKLIN AREA SPECIAL INVESTMENT DISTRICT



For people who want a vibrant, family-friendly community with character near downtown employment and amenities, the Franklin Area offers the best of city and suburban life. Located at the juncture of the Beaverdale and Waveland Park neighborhoods, neighbors here walk, bike, and drive on leafy streets to iconic local gathering spots and convenient shopping districts. Franklin offers an active lifestyle, great schools, and spacious yards for kids and dogs.

LONG-TERM OUTCOMES / SUCCESS MEASURES

- Business districts are thriving, diverse, and contribute to residential desirability.
- The neighborhood is inviting, safe, and fun for walkers and cyclists.
- Neighborhood's image is well-known and celebrates unique characteristics.
- Public and private spaces have curb appeal and celebrate community character.
- Neighbors are involved and work together to keep the neighborhood great.
- Homes are desirable and maintain their value against inflation.
- Neighborhood invites diverse populations.

OAK PARK / HIGHLAND PARK SPECIAL INVESTMENT DISTRICT



For people seeking a home in a walkable, urban neighborhood, Oak Park and Highland Park are minutes from downtown amenities and employment by bike, foot, car, or bus. The neighborhoods are a fantastic value with well-built homes, mature trees, and a historic business district. Our friendly neighbors and beautiful McHenry Park make it a delight to walk your dog, ride your bike, or meet up for a pint.

LONG-TERM OUTCOMES / SUCCESS MEASURES

- Healthy business district.
- Strong connections and collaborations.
- Homes and shared spaces exhibit pride.
- Property values support neighborhood-friendly investment.
- Strong positive identity.
- Pedestrian and bike friendly.



WHAT WE DO | GRANT PROGRAMS

Invest DSM offers five grant programs to property owners in the Special Investment Districts. These programs directly address the goals in all four of our Revitalization Plans that call for creating new financial tools to prompt investment in private residential and commercial property.

BLOCK CHALLENGE GRANT

This grant allows homeowners and rental property owners to complete exterior curb-appeal projects and to connect with their neighbors. Residents must apply as a team of at least three properties within sight of one another. Once approved, each property owner can receive up to \$2,500 in matching funds. After using the Block Challenge Grant, many property owners go on to do larger repairs and renovations under other grant programs.

2022 BY THE NUMBERS



109
participants



\$479,914
in total investment



\$189,020
contributed by
Invest DSM



\$1.54
invested by homeowners
for every dollar spent
by Invest DSM

“I loved developing a deeper connection with my neighbors and neighborhood. Feels good to invest into a community knowing others around are doing the same.”

- Homeowner, Franklin SID

Cottage Grove



HOMEOWNER RENOVATION PROGRAM

This program helps homeowners make both interior and exterior home improvements, ranging from deferred maintenance repairs to floor plan reconfigurations and additions. Larger grants come with a forgiveness period of either five or seven years to encourage homeowners to stay in the neighborhood.

Home renovations are often stressful, but our experienced staff supports clients through every step of the process. More than anything, we want them to continue to love where they live.



27th St

2022 BY THE NUMBERS



149
projects
fully completed



\$5.6M+
in total investment
(completed projects only)



\$1.94M
contributed by
Invest DSM



\$1.89
invested by homeowners
for every dollar spent
by Invest DSM

2x the number of projects completed and investment made compared to 2021

“If not for the Homeowner Renovation program, some of our projects would have probably gotten lesser-quality materials, some would have been pushed off for a few more months or years, some we probably would have never gotten to. I'm so proud of our home now, and proud to know that the high-quality changes we made to our home are improving the neighborhood and will last for years to come.

- Homeowner, Franklin SID

COMMERCIAL GRANT PROGRAM

Older commercial buildings experience many of the same challenges as residential ones, which can lead to vacancies and vandalism over time. This grant program helps property owners or tenants complete deferred maintenance, fix code-compliance issues, and make exterior improvements. With these challenges out of the way, they can focus on running their business. We provide a matching grant for both pre-development and construction costs. We also have a pool of artists ready to help with everything from window displays to signage and facades so that each business can stand out and attract more customers.

2022 BY THE NUMBERS



8
projects completed



\$7.19M+
in total investment



\$444,913
contributed by Invest DSM



\$15.15
spent by business owners and developers for every dollar spent by Invest DSM

SINGLE-FAMILY DEVELOPER PROGRAM

We recognize that investors, rehabbers, and developers are actors in our neighborhoods, too. This grant program makes high-quality renovations and new infill construction possible to attract new home buyers to the neighborhood. Because the cost of completing a high-quality project often exceeds the final sale price, this program provides funding to cover that gap. With this support, developers don't have to compromise on quality in order to make their investment worthwhile.

2022 BY THE NUMBERS



6
projects completed:
2 rehabs and 4 new-construction homes



\$2.38M+
in total investment



\$598,885
contributed by Invest DSM



\$3.25
spent by developers for every dollar spent by Invest DSM

44th St



RENTAL REHAB PROGRAM

Rental properties are an important component of any neighborhood housing market. Invest DSM wants to ensure that these properties provide tenants with a decent and safe living environment. The program is designed to help landlords make major capital improvements to properties with 10 units or less. The grant comes with a forgiveness period and a restriction on rent rate increases. With the program launching in late 2021, we completed just one project in 2022 and have another 6 in progress.

INVEST DSM DEVELOPMENT WORK

While the grant programs are responsible for the vast majority of projects we complete in a year, Invest DSM is also active in taking on development work that the private market will not complete on its own. This includes acquiring homes that need significant renovation work or that meet a specific strategic goal

in one of the SIDs. On occasion, we purchase a home that is beyond repair and facilitate its replacement with something new. As with everything we do, our development work reinforces high standards of quality and diversifies the housing available.

2022 BY THE NUMBERS



7

properties acquired



5

completely renovated homes sold to new residents



10

more rehabs in progress



3

demolitions



5

lots sold for new home construction

“We are thankful for the vision Invest DSM has. We are all about community. Thanks for pouring investment into our community and for assisting us in doing the same.”

- Homeowner, Drake SID

COLUMBUS PARK

SPECIAL INVESTMENT DISTRICT

With its proximity to downtown and the many recreational assets at the confluence of the rivers, Columbus Park's location is shaping the neighborhood's future in both familiar and unfamiliar ways.

The combination of relatively low-cost land, many vacant lots, and homes in poor condition create one of the more suitable locations in Des Moines for the construction of new single-family homes.

It can take several years to go from purchasing a lot to building a new home. We had our first new construction projects hit the market and sell in late 2022. While we pursue adding new housing

products to the neighborhood, we also aim to help households who are already here invest in repairing and upgrading their homes so that they can build equity and take advantage of rising values.

KEY FEATURES



Little Italy on the Rivers

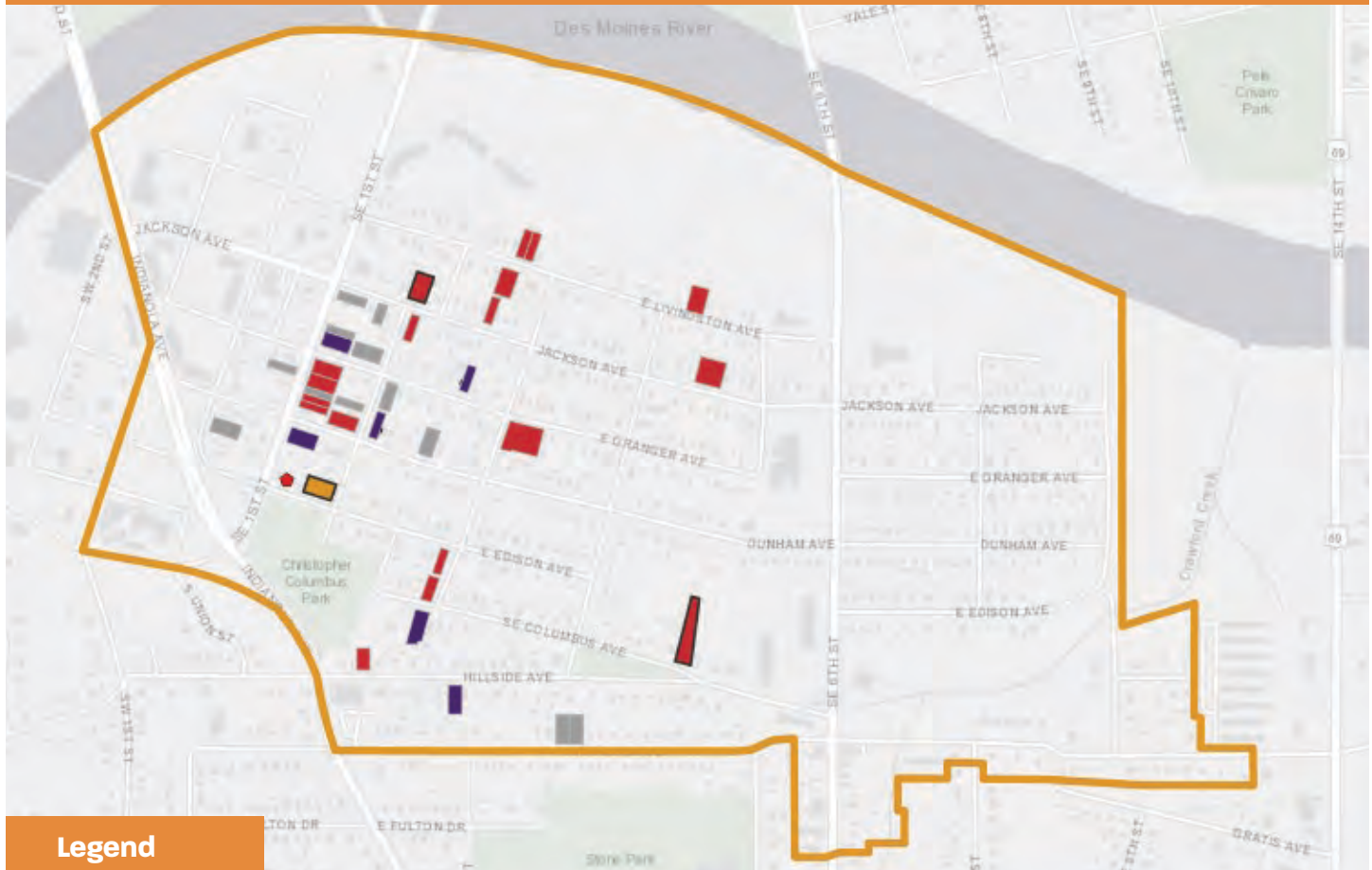


Spectacular views of Downtown



Affordable single-family homes plus upscale, modern apartments

2022 Special Investment District Activity



Legend

- Invest DSM properties
- Single Family Developer projects 2022
- Grant projects completed in previous years
- Block Challenge Grant 2022
- Homeowner Renovation Program completed 2022
- Homeowner Renovation Program & Block Challenge Grant 2022
- SOLD Invest DSM properties
- Commercial Grant completed 2022
- Previously completed commercial grants



\$930,109

in investment through grant programs in 2022



11 PROJECTS COMPLETED



SIRICASSO MURAL

E Dunham Ave



HOMEOWNER PROJECT

Success Targets



60% or more of streets are in good or very good condition by 2024



40% of homes are in excellent or good condition by 2029; at 27% as of Dec. 2022



~80% owner-occupancy rate by 2029



More than 50,000 sq. ft. of high-quality commercial space by 2024

E Columbus Ave



INVEST DSM REHAB

SE 2nd St



NEW CONSTRUCTION

E Jackson Ave



NEW CONSTRUCTION

“You guys do amazing things. My house was bought for \$92,000. With your help and funding, it appraised last week at \$230,000. I can’t thank you guys enough.”

- Homeowner, Columbus Park

DRAKE

SPECIAL INVESTMENT DISTRICT

The Drake Special Investment District is perhaps the most multifaceted area that we're working in.

We continue to unleash the financial capacity of many existing homeowners by offering them an incentive to invest those dollars into their homes, rather than spending them somewhere else.

Our new Rental Rehab Program has begun to tackle the challenge of upgrading the substandard quality of the many rental properties in the area. We are also working through several complicated renovation projects, downsizing homes that were converted to multiple units back to their single-family state — meeting a long-time goal of the neighborhood.

KEY FEATURES



Beautiful historic homes on stately boulevards



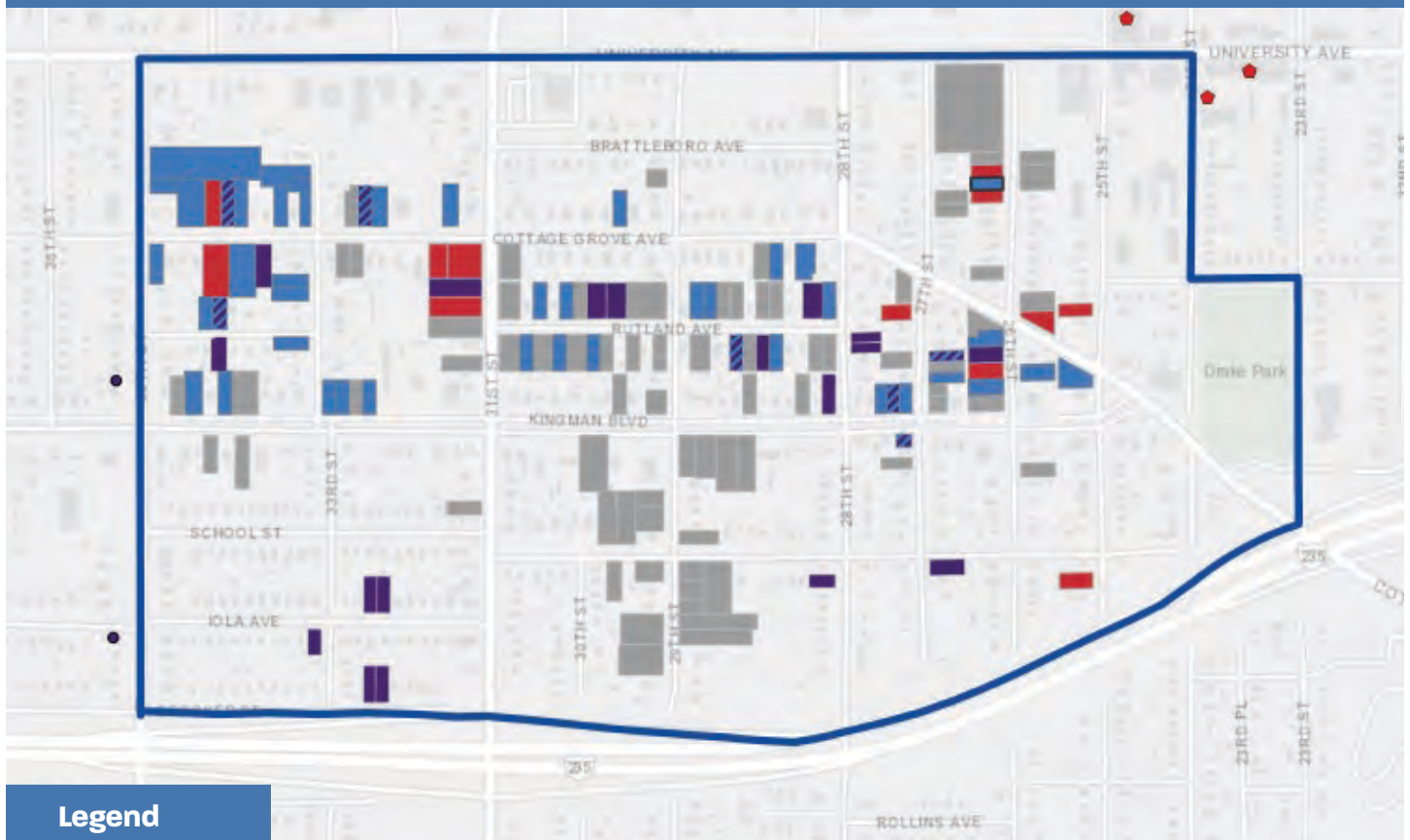
Home to Drake University



Friendly neighbors and unique community events

Finally, Invest DSM is supporting the reinvigoration of the Dogtown Business District by bringing art, light, and other attractions to promote the area as a dining and entertainment district worth visiting.

2022 Special Investment District Activity



Legend

-  Invest DSM properties
-  Block Challenge Grant 2022
-  SOLD Invest DSM properties
-  Single Family Developer projects 2022
-  Homeowner Renovation Program completed 2022
-  Commercial Grant complete 2022
-  Grant projects completed in previous years
-  Homeowner Renovation Program & Block Challenge Grant 2022
-  Previously completed commercial grants



\$6,763,809

in investment through grant programs in 2022



86 PROJECTS COMPLETED



MURAL BY JILL WELLS AT XBK

Success Targets



45-50% of homes in excellent or good condition by 2029; at 27% as of Dec. 2022



~75% owner-occupancy rate by 2029

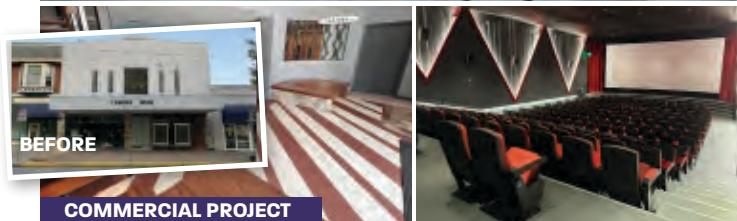


100 apartment units rehabbed



DOGTOWN LIGHTS

Varsity Theater



COMMERCIAL PROJECT

Rutland Ave



HOMEOWNER PROJECT

“We have completed two projects with Invest DSM and are planning a third for 2023. I tell everyone I know in my neighborhood about the opportunities they offer.

- Homeowner, Drake SID

FRANKLIN AREA

SPECIAL INVESTMENT DISTRICT

KEY FEATURES



Charming homes on tree-lined streets with friendly neighbors



Top-rated schools, convenient location



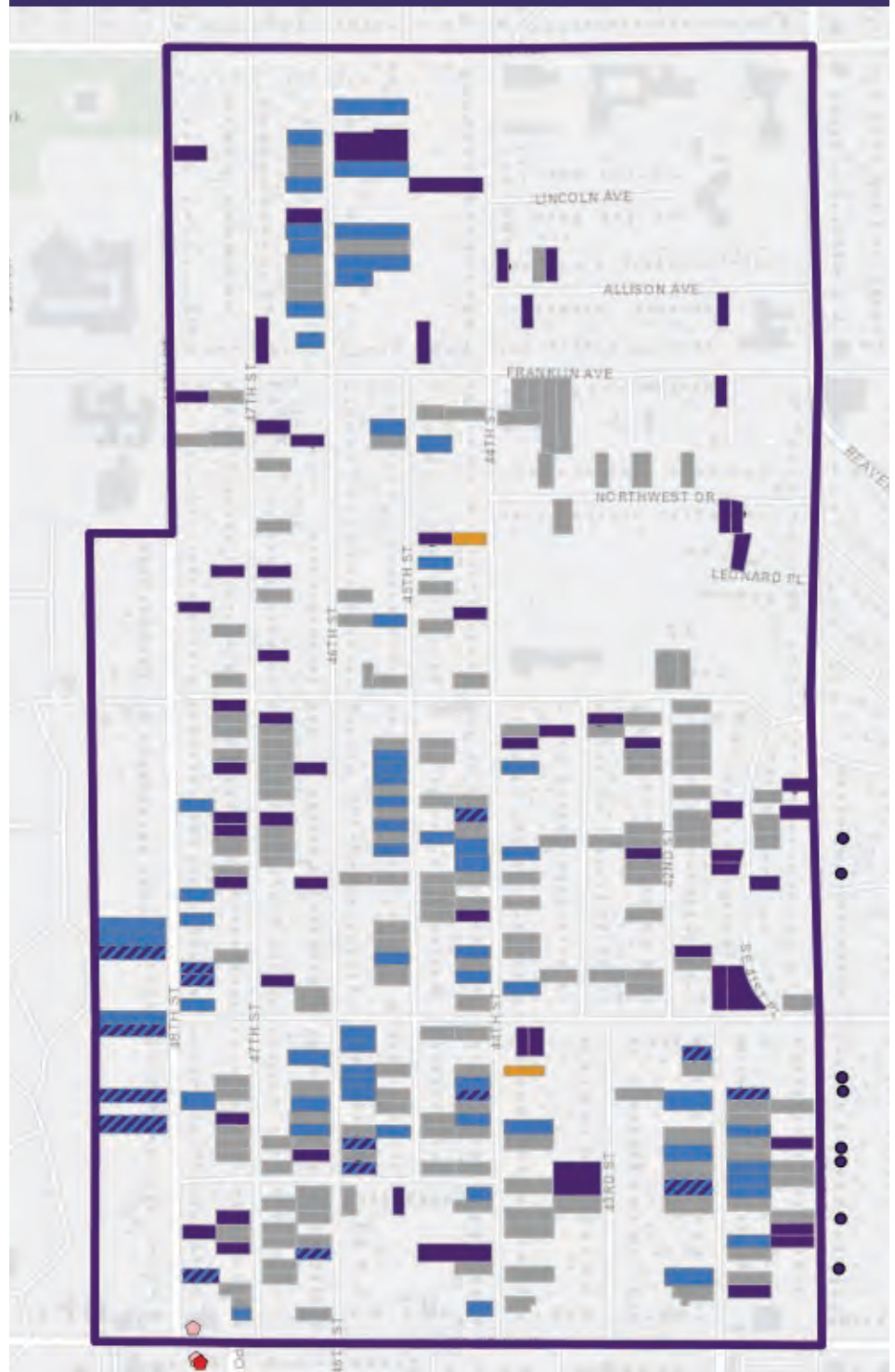
Walk and bike to neighborhood icons

In the Franklin Area neighborhood, our strategy is testing the adage that an ounce of prevention is worth a pound of cure.

Disinvestment and decline were just starting to creep into the area when Invest DSM launched. Our strategy, much like in the Drake neighborhood, is to unleash the spending power of existing homeowners in order to curb disinvestment before it truly takes hold.

Based on the number of projects completed over the past three years, we believe we're heading in the right direction. As investment continues, we can begin to turn our attention towards other strategies, such as making some of the housing more affordable to lower-income households.

2022 Special Investment District Activity



Legend

- Invest DSM properties
- Single Family Developer projects 2022
- Grant projects completed in previous years
- Block Challenge Grant 2022
- Homeowner Renovation Program completed 2022
- Homeowner Renovation Program & Block Challenge Grant 2022
- SOLD Invest DSM properties
- ◆ Commercial Grant completed 2022
- ◆ Previously completed commercial grants



\$4,846,380

in investment through grant programs in 2022



150 PROJECTS COMPLETED



FRANKLIN ART WEEK

44th St



BEFORE



SINGLE-FAMILY DEVELOPER PROJECT

Success Targets



65-70% of homes in excellent or good condition by 2029; at 71% as of Dec. 2022



6,800 ft. added to sidewalk network by 2029



Maintain ~90% owner-occupancy rate

46th St



HOMEOWNER PROJECT



BEFORE

“The kitchen renovation and new trees and bushes will increase my property value. This program helps keep our older neighborhoods from falling into disrepair. I’m thrilled a lot of my neighbors have taken advantage of the program. Since I moved in seven years ago, the look of the neighborhood has definitely improved.

- Homeowner, Franklin SID

OAK PARK / HIGHLAND PARK

SPECIAL INVESTMENT DISTRICT

KEY FEATURES



Historic neighborhood business district surrounded by well-built homes



Beautiful McHenry Park overlooking the river



A great value close to downtown

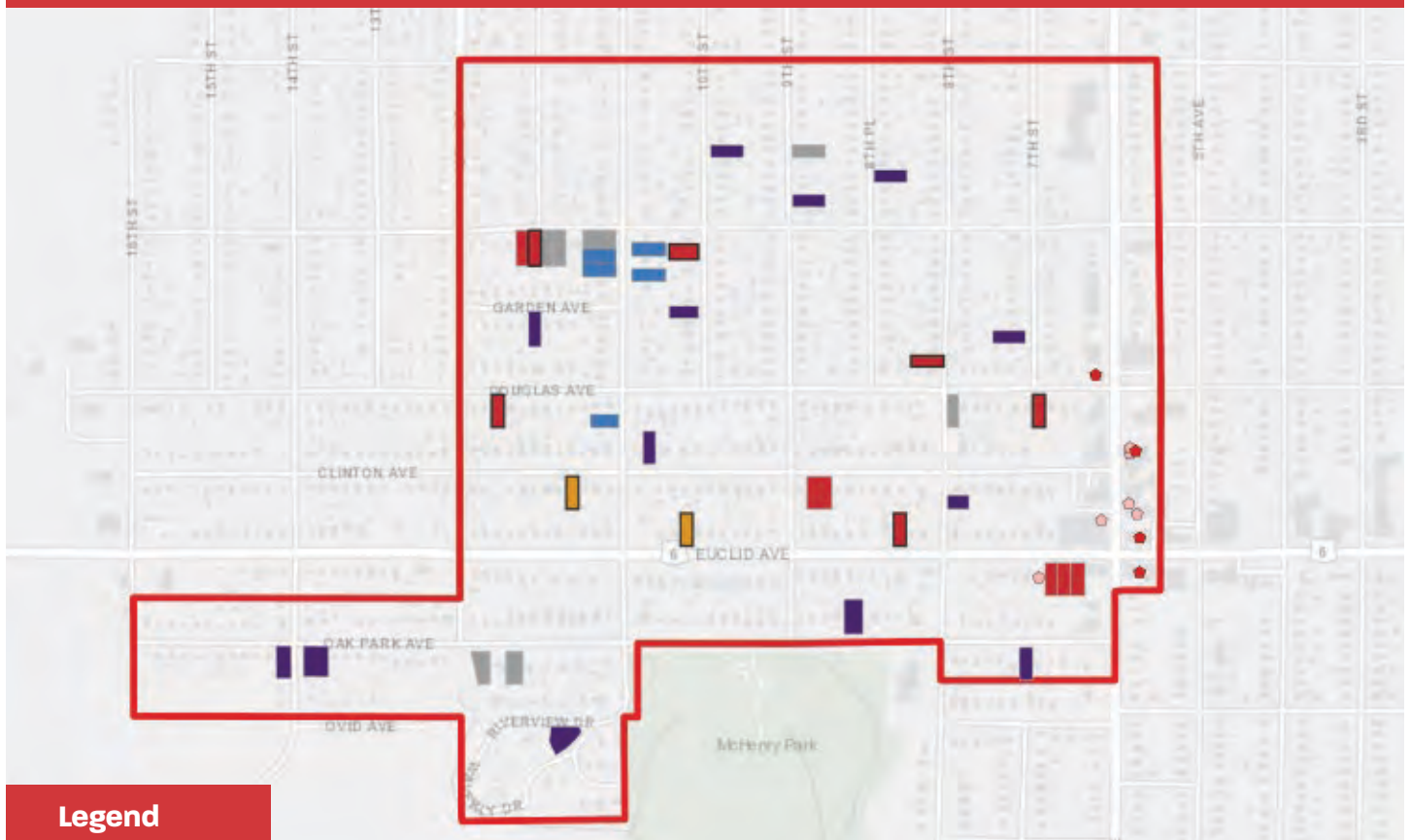
In the Oak Park / Highland Park neighborhood, we've tapped into local stakeholders' passion and energy around restoring health to the historic business district located at the intersection of 6th Avenue and Euclid Avenue.

We've seen some amazing progress in our short time working here, and 2022 continued that momentum.

We believe that, as the business district begins to thrive again, it will attract more people who want to

live near it. It may also give existing residents the confidence they need to invest in their homes. We are beginning to make inroads with our residential programs and continue to look for ways to make them more accessible to existing residents.

2022 Special Investment District Activity



Legend

- | | | |
|--|---|--|
| Invest DSM properties | Block Challenge Grant 2022 | SOLD Invest DSM properties |
| Single Family Developer projects 2022 | Homeowner Renovation Program completed 2022 | Commercial Grant completed 2022 |
| Grant projects completed in previous years | Homeowner Renovation Program & Block Challenge Grant 2022 | Previously completed commercial grants |



\$3,216,813

in investment through grant programs in 2022



27 PROJECTS COMPLETED



COMMERCIAL PROJECT

Oak Park Ave



HOMEOWNER PROJECT

Success Targets



40% of homes in excellent or good condition by 2029; at 19% as of Dec. 2022



75-80% owner-occupancy rate by 2029



2,500 ft. added to sidewalk network by 2029



\$25 increase in the assessed value per square foot of commercial space by 2029

Euclid Ave



NEW CONSTRUCTION WITH ADU

“The program has made it possible to truly transform my home into what it deserves to be.

- Homeowner, Oak Park / Highland Park

FINANCIALS

Audited Statements for 1/01/2022 – 12/31/2022

Statement of Financial Position As of 12/31/2022

ASSETS

| | |
|---|---------------------|
| Cash and cash equivalents | \$ 8,900,187 |
| Beneficial interest in assets held by the Community Foundation of Greater Des Moines | \$ 2,619,429 |
| Loans receivable | \$ 2,789,247 |
| Prepaid expenses | \$ 27,665 |
| Investment in development properties | \$ 4,748,186 |
| Operating right-of-use assets | \$ 128,499 |
| Property and equipment, net of accumulated depreciation | \$ 74,319 |
| Total Assets | \$19,287,532 |

LIABILITIES

| | |
|---------------------------|-------------------|
| Line of credit | \$ 118,127 |
| Accounts payable | \$ 300,543 |
| Refundable advances | \$ 88,704 |
| Accrued compensation | \$ 51,732 |
| Operating lease liability | \$ 129,727 |
| Total Liabilities | \$ 688,833 |

Total Net Assets

\$18,598,699

Total Liabilities & Net Assets

\$ 19,287,532

Statement of Activities For the year ending 12/31/2022

Revenue & Support Without Donor Restrictions

| | |
|---|---------------------|
| Funding from local governments | \$10,000,000 |
| Contributions | \$ 140,083 |
| Contributed nonfinancial assets | \$ 305,000 |
| Fees for service | \$ 37,750 |
| Investment return | \$ (117,801) |
| Total Revenue & Support Without Donor Restrictions | \$10,365,032 |

EXPENSES

| | PROGRAM SERVICES | MANAGEMENT & GENERAL | TOTAL |
|--|---------------------|-------------------------|--------------------|
| Grant awards | \$ 1,739,216 | \$ --- | \$ 1,739,216 |
| Gap financing on development properties | \$ 1,794,664 | \$ --- | \$ 1,794,664 |
| Contract services, Community building events | \$ 171,222 | \$ --- | \$ 171,222 |
| Personnel | \$ 508,222 | \$ 213,749 | \$ 721,971 |
| Administration and office operations | \$ --- | \$ 53,366 | \$ 53,366 |
| Information technology | \$ --- | \$ 13,273 | \$ 13,273 |
| Occupancy | \$ --- | \$ 52,353 | \$ 52,353 |
| Depreciation | \$ --- | \$ 14,018 | \$ 14,018 |
| Professional fees | \$ 111,777 | \$ 50,858 | \$ 162,635 |
| Interest | \$ 762 | \$ --- | \$ 762 |
| Total Expenses | \$4,325,863 | \$397,617 | \$4,723,480 |

Change in Net Assets

\$ 5,641,552



Invest DSM allowed our family to remain in a **neighborhood that we love** for years to come.

— HOMEOWNER, FRANKLIN SID



OUR BOARD

Connie Boesen*

Des Moines City Council
Member At-Large

Jennifer Cooper

Bankers Trust

Matt McCoy

Polk County Supervisor

John Cacciatore

Policy Works

Frank Cownie*

Mayor of Des Moines

Angie Pfannkuch

Sidekick Development

Angela Connolly*

Polk County Supervisor

Tom Hockensmith*

Polk County Supervisor

Carl Voss

Des Moines City Council
Member At-Large

* Executive Committee Member

FUNDERS

Funding for Invest DSM programs and organization administration is made possible by the City of Des Moines and Polk County, Iowa.

Thanks also to Wells Fargo, who contributed to Invest DSM for special projects in 2022.

2022 PARTNERS

ALT Design

Bolton & Menk

Creative DSM

czb, LLC

DeCarlo Demolition

Des Moines Film

Des Moines Music Coalition

Executive Interiors

Group Creative Services

HOME Inc.

Iowa Environmental Solutions

Iowa State Bank

Listening Instruments

Modern Touches

Mike Lambert, IES, FLC - Teknephos

Neighborhood Development Corporation

Neighborhood Finance Corporation

NFC Properties

P7 Design

Plum Building Systems

Rally Cap Properties

RVQ Communications

Sequel Architecture

Shyft Collective

Slingshot Architecture

Tandem Builders

Trees Forever

Tri-City Electric

True Interior Services

Wells Fargo

Woods Bibbin Company